

## Summary of the Results

### 1. Corporations' ownership state of land and buildings

#### (1) Corporations' ownership state of land and buildings

##### Corporations owning both land and buildings account for 30% of the total.

As of January 1, 2013, the number of corporations owning land <sup>\*1</sup> is 670,000 and that owning buildings <sup>\*2</sup> is 809,000. The number of corporations owning buildings is larger than those owning land.

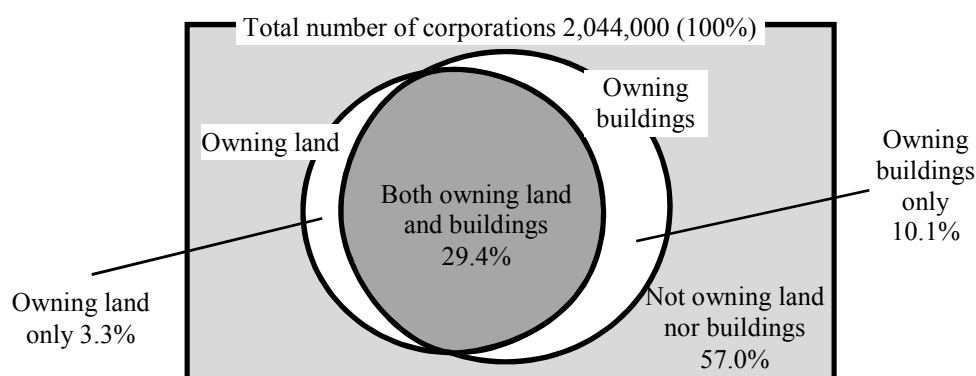
When broken down by the tenure state of land and buildings, the number of corporations owning both land and buildings is 602,000 (29.4% of the total number of corporations), corporations owning only land 68,000 (3.3%), and corporations owning only buildings 207,000 (10.1%). This shows that when a corporation has either land or buildings, the corporation has both land and buildings in many cases. The number of corporations owning neither land nor buildings is 1,166,000 (57.0%). <See Attached Table 1-1-1>

**Table 1-1 Number and proportion of corporations by tenure of land and buildings**

	Number of corporations	Proportion (%)
Total 1)	2,044,260	100.0
Owning land	669,920	32.8
Owning buildings	808,920	39.6
Both owning land and buildings	601,860	29.4
Owning land only	68,060	3.3
Owning buildings only	206,960	10.1
Not owning land nor building	1,165,720	57.0

- 1) Includes the land and buildings whose tenure is "not reported." The table below exclude any cases where the tenure state of either land and buildings is reported but the tenure state of the other is "not reported."

**Figure 1-1 Proportion of corporation of by tenure of land and buildings.**



<sup>\*1</sup> Corporations engaging in businesses and other than national and local public organizations (private sector) are subject to the Corporation Survey on Land and Basic Survey on Building. When making comparison between surveys conducted at two or more different points in time, it is necessary to note that the attribute of corporations may have been changed due to the privatization of national administrative organizations as well as the establishment, out of business and consolidation of corporations at the time of survey. (For example, change from national and public universities to national university corporation after 2004)

<sup>\*2</sup> "Building" includes buildings built in land other than "building site, etc." and buildings having a total floor space of less than 200 m<sup>2</sup>. Buildings mainly used as residential buildings (housing) such as housing for employees and rental housing are also included unless described otherwise.

**The number of corporations owning land is 670,000 and the land ownership rate is 32.8%.**

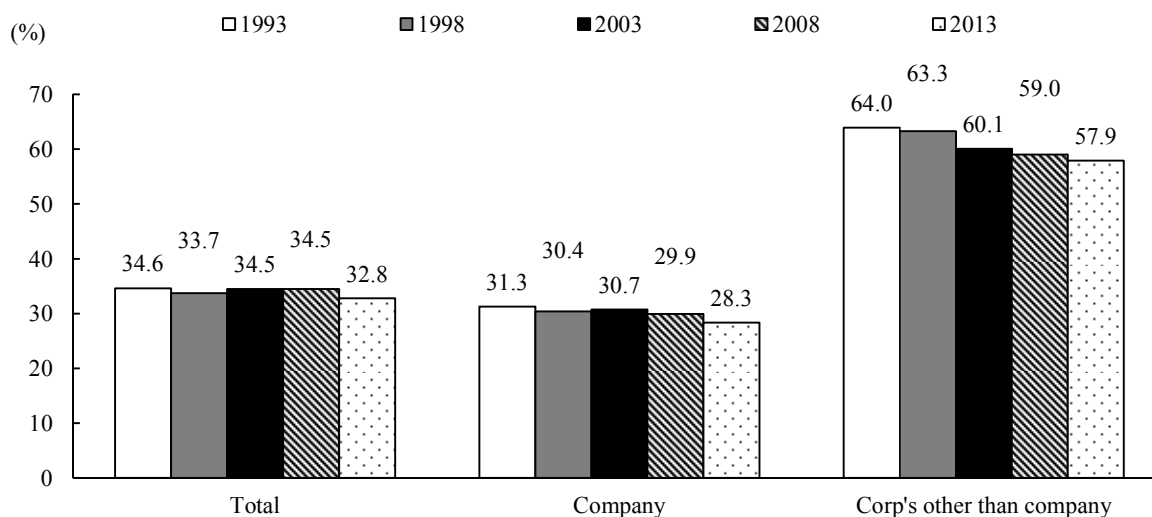
As of January 1, 2013, the number of corporations owning land is 670,000 and the proportion of the number of corporations owning land (land ownership rate) to the total number of corporations is 32.8%, which is a decrease by 1.7 points over 2008.

When broken down by type of corporation, the number of “companies” owning land is 493,000 and the land ownership rate is 28.3%, which is a decrease by 1.5 points over 2008. The number of “corporations other than companies” is 177,000 and the land ownership rate is 57.9%, which is a decrease by 1.1 points over 2008. Because many “corporations other than companies” such as social welfare corporations, educational foundations, medical corporations, and religious corporations engage in business on the assumption of ownership of land, the land ownership rate is high. <See Attached Table 1-1-2>

**Table 1-2 Number of corporations owning land (1993–2013)**

	1993	1998	2003	2008	2013
Total	1,744,060	1,870,420	1,859,720	1,810,950	2,044,260
Owning land	603,930	630,760	641,400	624,440	669,920
Company	1,567,810	1,679,180	1,622,590	1,525,500	1,738,200
Owning land	491,170	509,720	498,900	455,990	492,710
Corp's other than company	176,260	191,240	237,110	285,450	306,050
Owning land	112,770	121,040	142,480	168,450	177,210

**Figure 1-2 Ownership rate of land (1993–2013)**



**The number of corporations owning buildings is 809,000 and the building ownership rate is 39.6%.**

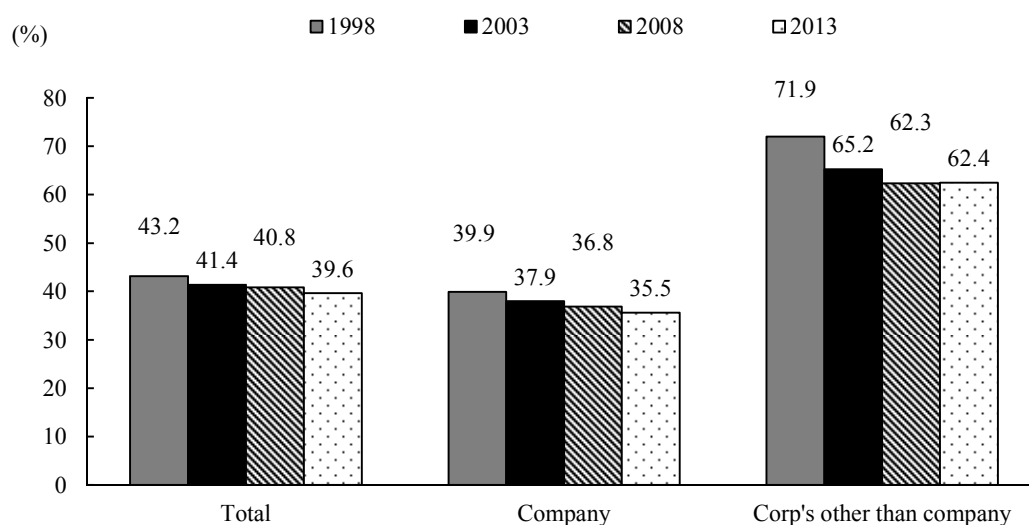
As of January 1, 2013, the number of corporations owning buildings is 809,000, and the proportion of corporations owning buildings to the total number of corporations (building ownership rate) is 39.6%, which is a decrease by 1.2 points over 2008.

When broken down by type of corporation, the number of “companies” owning buildings is 618,000 and the building ownership rate is 35.5%, which is a decrease by 1.2 points over 2008. The number of “corporations other than companies” is 191,000 and the building ownership rate is 62.4%, which is an increase by 0.1 point over 2008. Because many “corporations other than companies” engage in business on the assumption of ownership of land, the building ownership rate is high as in the case with the land ownership rate. <See Attached Table 1-1-3>

**Table 1-3 Number of corporations owning buildings (1998 – 2013)**

	1998	2003	2008	2013
Total	1,870,420	1,859,720	1,810,950	2,044,260
Owning buildings	807,560	770,100	738,890	808,900
Company	1,679,180	1,622,590	1,525,500	1,738,200
Owning buildings	669,970	615,410	561,110	617,890
Corp's other than company	191,240	237,110	285,450	306,050
Owning buildings	137,590	154,670	177,780	191,000

**Figure 1-3 Building ownership rate (1998–2013)**



**(2) Types of industry of corporations owning land and buildings**

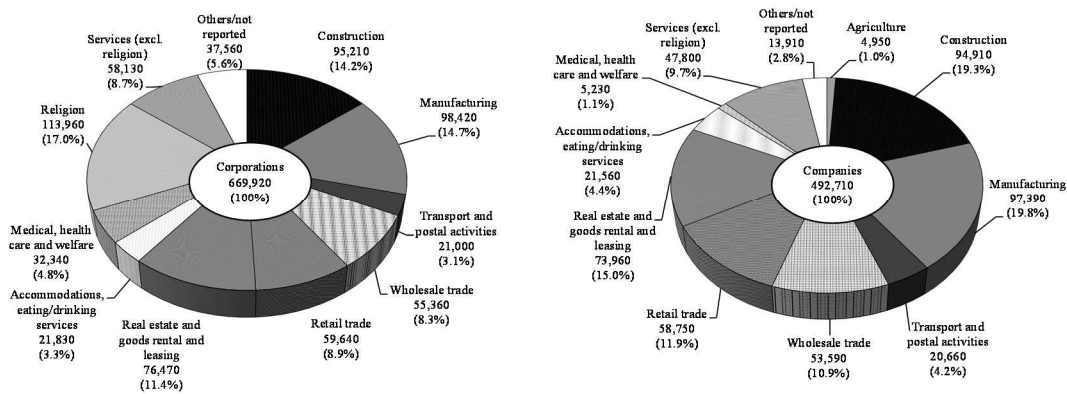
**The number of companies owing land is high in “manufacturing” and “construction” while the land ownership rate is high in “mining, quarrying, and gravel extraction.”**

Among land-owning corporations broken down by type of industry, “religion” has the most (114,000), followed by “manufacturing” (98,000, “construction” (95,000), and “real estate, goods rental and leasing” (76,000). The top four types of industry account for over half of the total (57.3% of the total number of corporations).

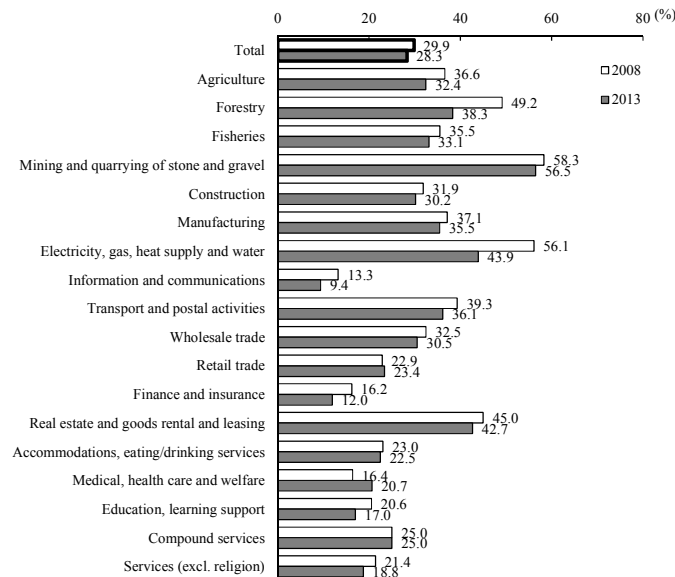
Among companies, “manufacturing” has the most, followed by “construction” and “real estate, goods rental and leasing.” The top three types of industry account for over half of the total (54.0% of the total number of companies).

Of the land ownership rate of companies by type of industry, “mining, quarrying, gravel extraction” has the largest proportion (56.5%), followed by “electricity, gas, heat supply and water” (43.9%), and “real estate, goods rental and leasing” (42.7%). The land ownership rate of “information and communications” (9.4%) and “financial institutions, insurance institutions” (12.0%) is low. <See Attached Tables 1-2-1, 1-2-2, 1-2-3>

**Figure 1-4 Number of corporations owning land by type of industry (2013)**



**Figure 1-5 Ownership rate of companies by type of industry (2008, 2013)**



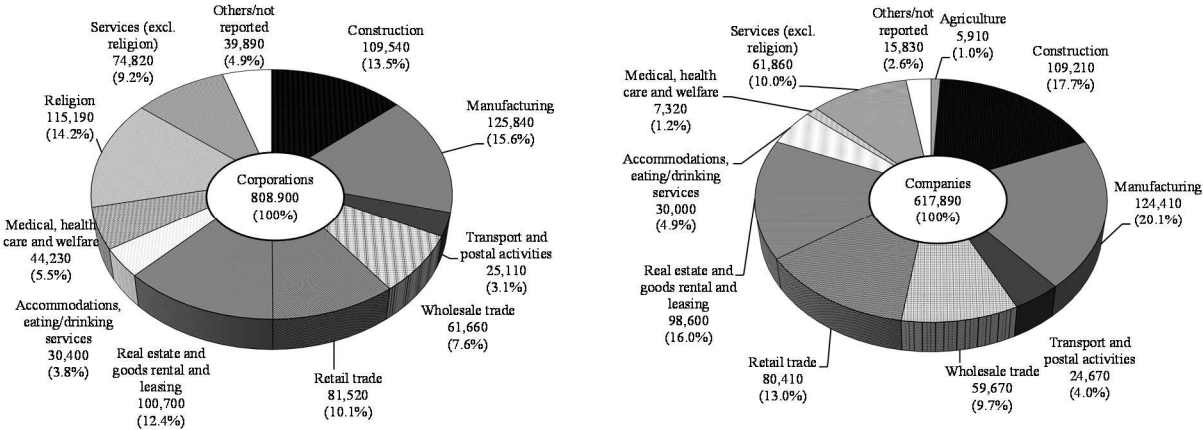
**“Manufacturing” and “religion” are high in the number of companies owning buildings, and the building ownership rate is also high in “mining, quarrying, and gravel extraction.”**

Among corporations owning buildings, when broken down by type of industry, “manufacturing” is at the top (126,000), followed by “religion” (115,000) “construction” (110,000), and “real estate, goods rental and leasing” (101,000). The top four types of industry account for over half of the total (55.8% of the total number of corporations).

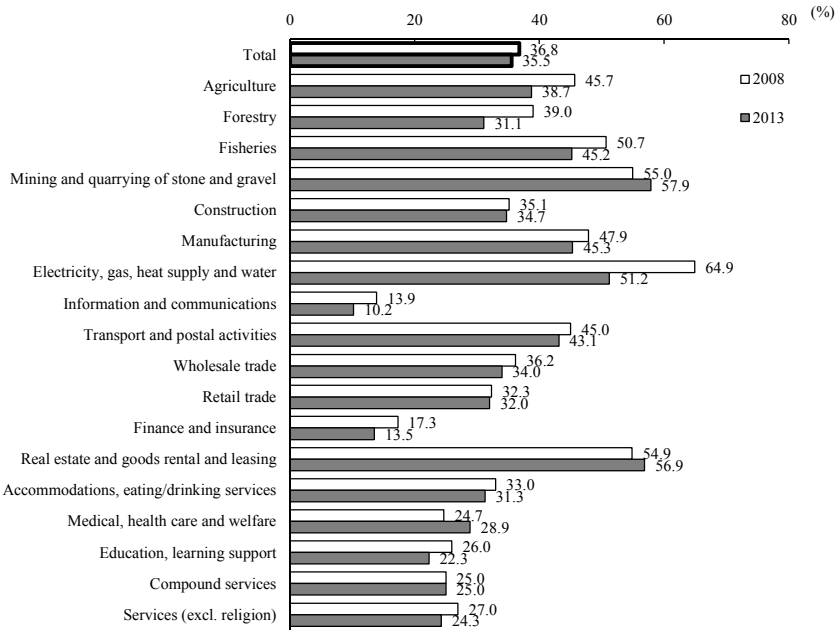
Among companies, “manufacturing” has the most, followed by “construction” and “real estate, goods rental and leasing.” The top three types of industry account for over half of the total (53.8% of the total number of companies).

Of the ownership rate of corporate-owned buildings by type of industry, “mining, quarrying, gravel extraction” is the highest at 57.9%, followed by “real estate, goods rental and leasing” (56.9%), and “electricity, gas, heat supply and water” (51.2%). In “information and communications” (10.2%) and “financial institutions, insurance institutions” (13.5%), the building ownership rate is low. <See Attached Tables 1-2-4, 1-2-5, 1-2-6>

**Figure 1-6 Number of corporations owning buildings by type of industry (2013)**



**Figure 1-7 Ownership rate of companies by type of industry (2008, 2013)**



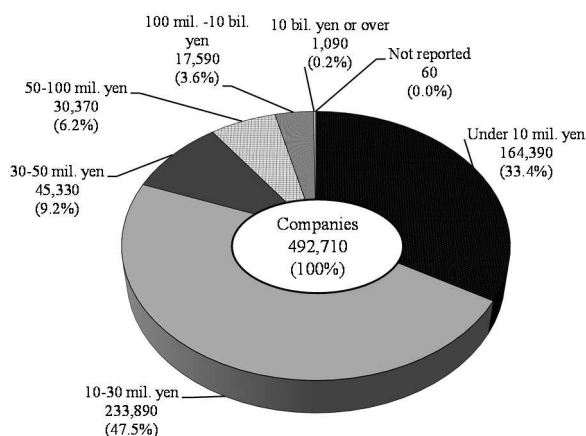
### (3) Amount of capital of companies owning land and buildings

**Companies having a capital of less than 100 million yen account for 96% and the land ownership rate becomes higher as the capital becomes larger.**

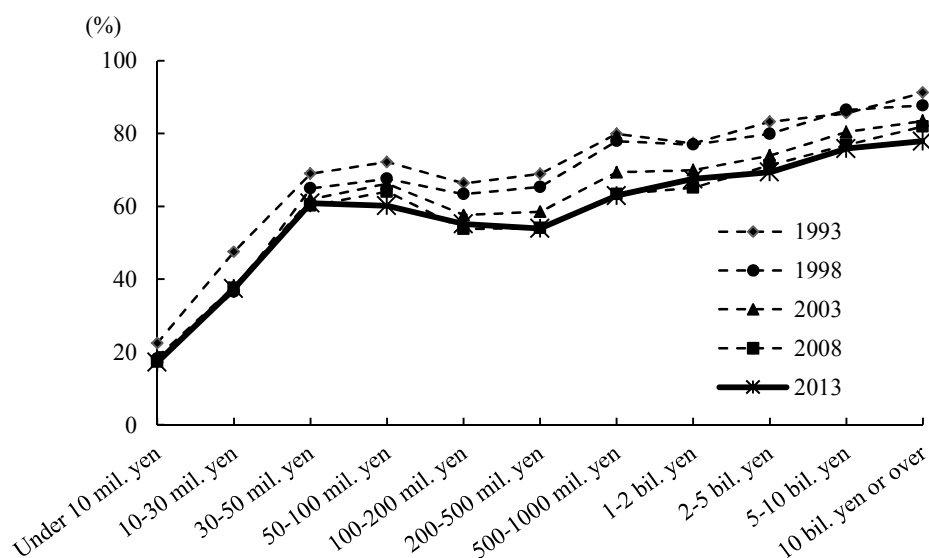
Among companies owning land, when broken down by amount of capital, companies with a capital of “10 to 29 million yen” come top (234,000), followed by “less than 10 million yen” (164,000). Companies with a capital of less than 30 million yen account for 80% of the total number of companies while companies with a capital of less than 100 million yen for a substantial portion (96.2%).

When broken down by amount of capital, the land ownership rate of companies has shown a decrease since 1993 in most segments. In 2013, corporations with a capital of 10 billion yen or over showed a significant decrease by 4.0 points in the ownership rate over 2008. <See Attached Tables 1-3-1, 1-3-2>

**Figure 1-8 Number of companies owning land by amount of capital (2013)**



**Figure 1-9 Land ownership rate of companies by amount of capital (1993–2013)**

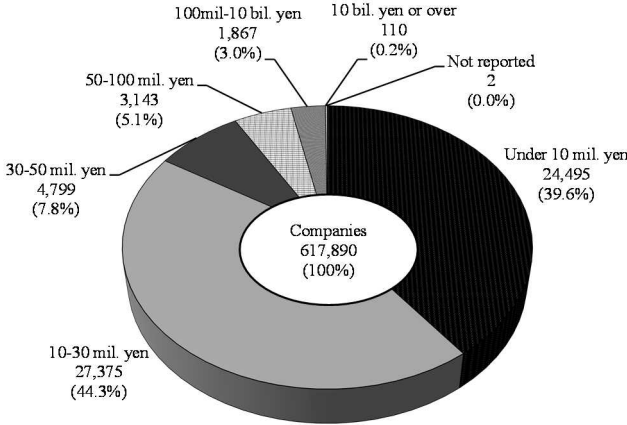


**Companies with a capital of less than 100 million yen account for 97% of the total and the building ownership rate becomes higher as the amount of capital becomes larger.**

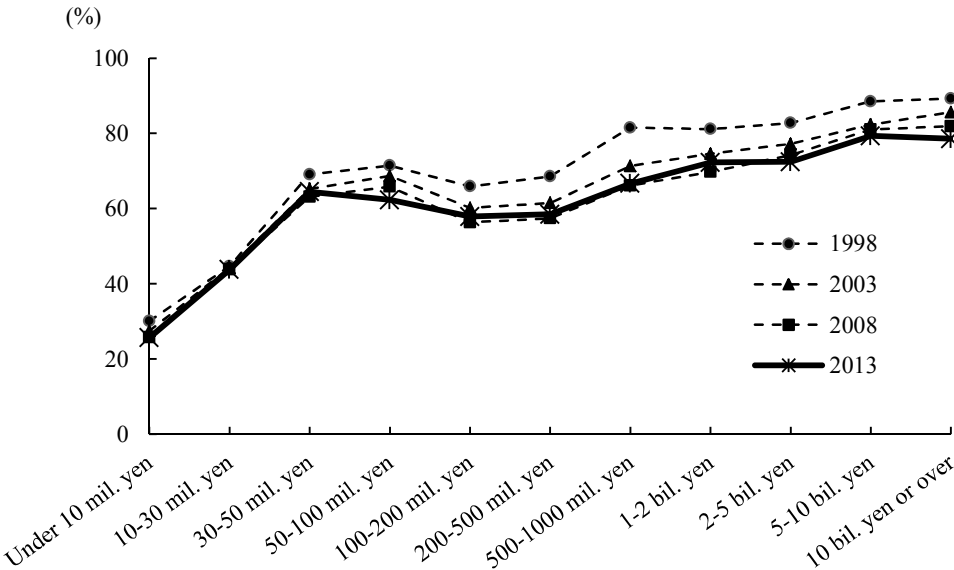
Among companies owning buildings, when broken down by amount of capital, companies with a capital of “10 to 29 million yen” occupy the largest portion (274,000), followed by “less than 10 million yen” (245,000). These companies with a capital of less than 30 million yen account for 80% of the total number of companies and the companies with a capital of less than 100 million yen for a substantial portion (96.8%).

When broken down by amount of capital, the building ownership rate of companies has shown a decrease since 1998 in most segments. In 2013, companies with a capital of 10 billion yen or over showed a significant decrease by 3.3 points in the ownership rate over 2008. <See Attached Tables 1-3-3, 1-3-4>

**Figure 1-10 Number of companies owning buildings by amount of capital (2013)**



**Figure 1-11 Building ownership rate of companies by amount of capital (1998–2013)**



## 2. Tenure size and asset amount of land and buildings owned by corporations

### (1) Tenure size of land

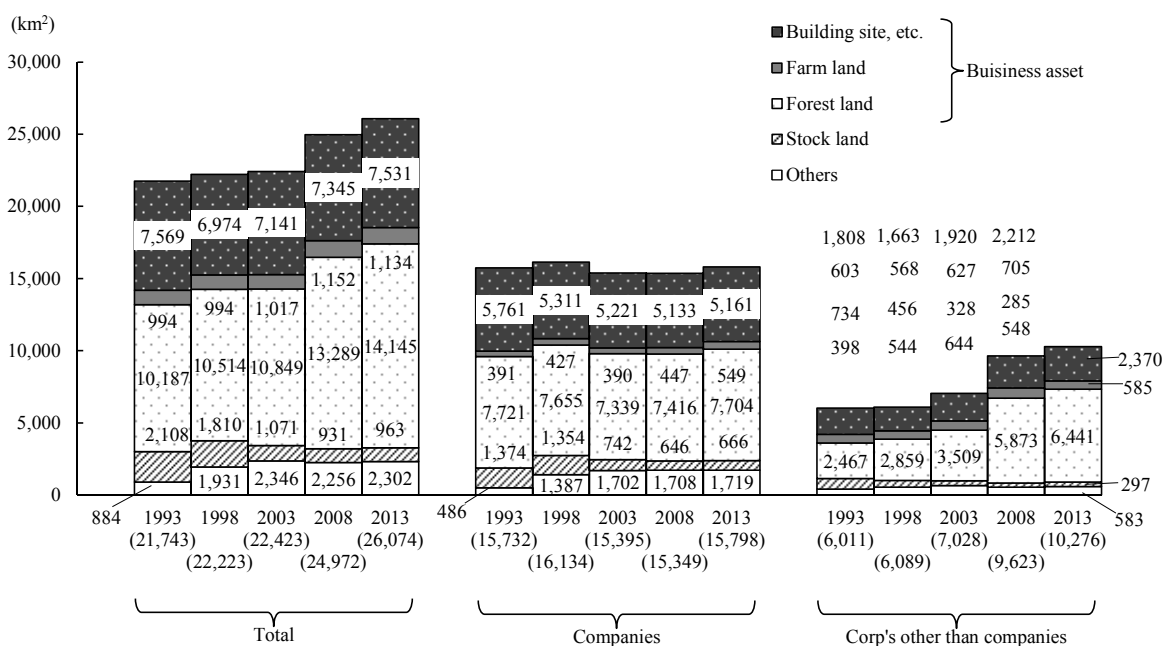
**The size of corporate-owned land is 26,000 km<sup>2</sup>. Of these sites, the “building site, etc.” (land other than farmland and forest land) accounts for 30% of the total.**

As of January 1, 2013, the size of corporate-owned land is 26,074 km<sup>2</sup>, which is an increase by 1,102 km<sup>2</sup> (4.4%) over 2008.

When broken down by category of land, “building site, etc.” of business assets (Land other than farmland and forest land; hereinafter referred to as “building site, etc.”) accounts for 7,531 km<sup>2</sup> (28.9% of the total size of land), farmland of business assets (hereinafter referred to as “farmland”) for 1,134 km<sup>2</sup> (4.3%), forest land of business assets (hereinafter referred to as “forest land”) for 14,145 km<sup>2</sup> (54.2%), “stock land” for 963 km<sup>2</sup> (3.7%), and “others” (special-purpose land such as land for railway and land for power collection) for 2,279 km<sup>2</sup> (8.7%).

When broken down by type of corporation, the size of company-owned land is 15,798 km<sup>2</sup> and the size of land owned by “corporations other than companies” is 10,276 km<sup>2</sup>, which is an increase by 449 km<sup>2</sup> (2.9%) and 653 km<sup>2</sup> (6.8%), respectively over 2008. <See Attached Table 2-1-1>

**Figure 2-1 Tenure size of land by category of land (1993–2013)**



Notes) Figures in brackets are tenure size of land (km<sup>2</sup>).

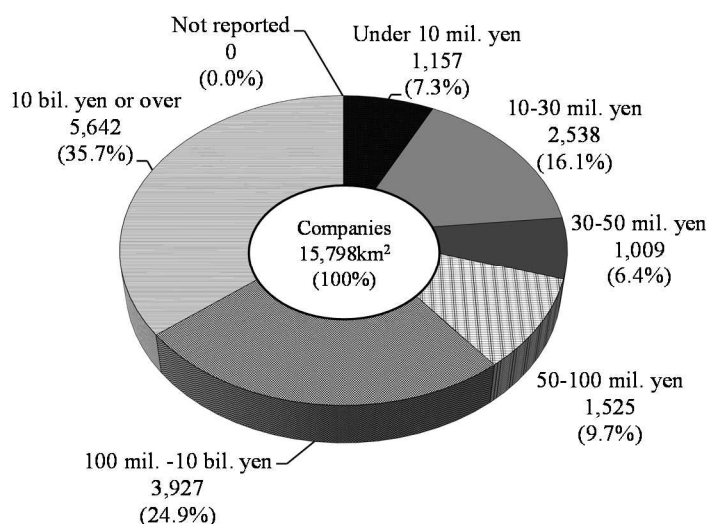


**Companies with a capital of 100 million yen or more hold 60% or more of land owned by companies.**

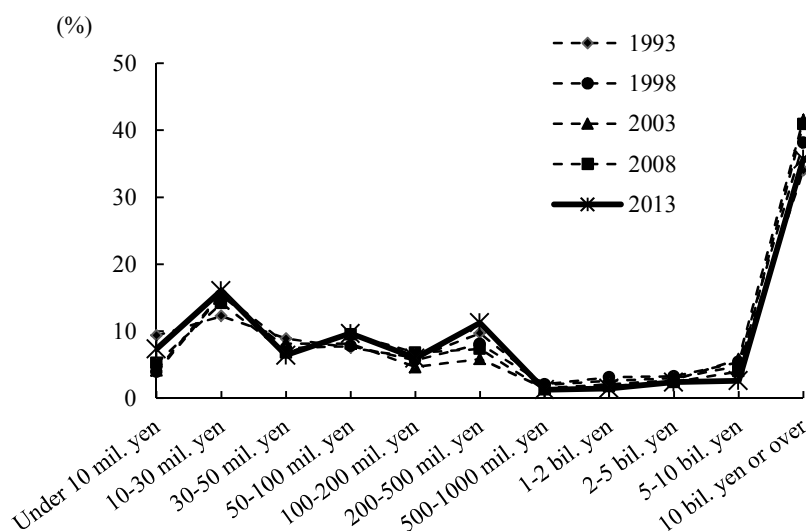
Of the size of company-owned land by amount of capital, companies with a capital of 10 billion yen or over come top (5,642 km<sup>2</sup>), followed by “100 million to 9.9 billion yen” (3,927 km<sup>2</sup>). The size of land owned by these corporations having a capital of 100 million yen or over is 9,568 km<sup>2</sup>, accounting for 60.6% of the total size of company-owned land. The number of corporations with a capital of 100 million yen or over is 32,000 and accounts for only 1.8% of the total number of companies but occupies 60% of the total size of company-owned land.

When compared to 2008, the proportion of corporations with a capital of 100 million yen or over decreased by 3.8 points while that of the corporations with a capital of less than 100 million yen increased by 3.8 points. <See Attached Tables 1-3-1, 2-1-2>

**Figure 2-2 Tenure size of land owned by companies by amount of capital (2013)**



**Figure 2-3 Proportion of tenure size of land owned by companies by amount of capital (1993–2013)**



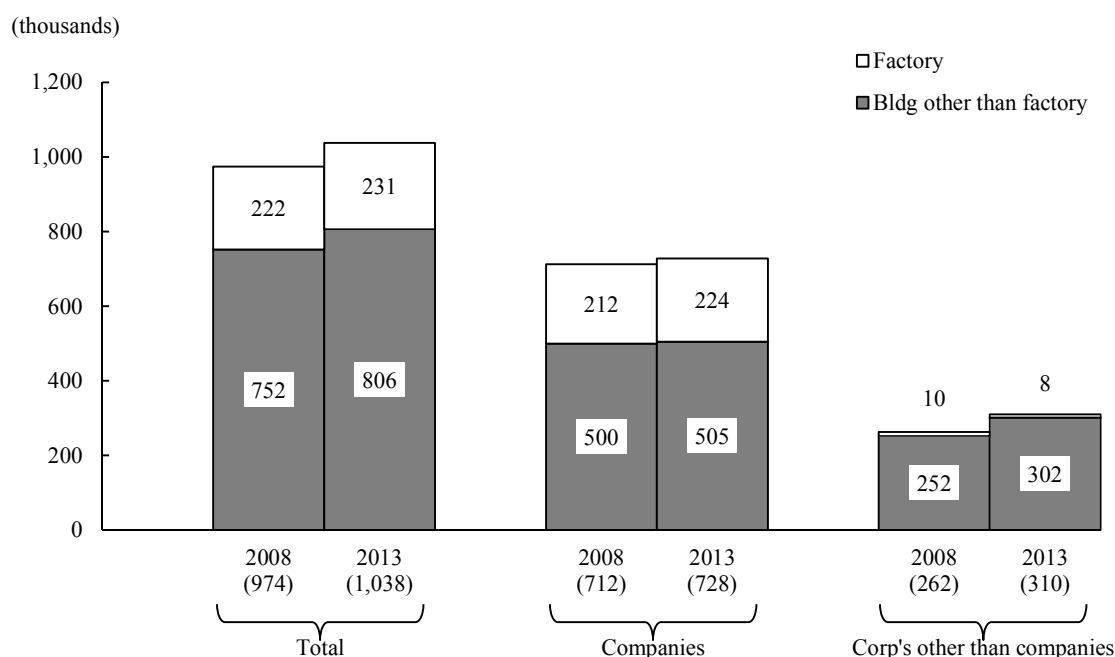
## (2) Number and total floor space of tenure buildings

**The number of “buildings other than factories,” owned by corporations, is 810 thousand and that of “factory” is 230 thousand.**

Of the number of corporate-owned buildings <sup>\*3</sup>(for buildings other than ones inside a factory site, the number is counted on a building-by-building basis; as for “buildings inside a factory site,” the number is counted on a site-by-site basis), the number of “buildings other than ones inside a factory site” (hereinafter referred to as “buildings other than factories”) is 806,000 while the number of “buildings inside a factory site” (hereinafter referred to as “factories”) is 231,000, which is an increase by 54,000 (7.2%) and 9,000 (4.1%), respectively over 2008.

When broken down by type of corporation, the number of “buildings other than factories” owned by “companies” is 505,000 and that of “factories” is 224,000, which is an increase by 5,000 (0.9%) and 12,000 (5.4%) over 2008, respectively. The number of “buildings other than factories” owned by “corporations other than companies” is 302,000 and that of “factories” is 8,000, which is an increase by 50,000 (19.7%) over 2008 and a decrease by 2,000 (23.5%), respectively. <See Attached Table 2-2-1>

**Figure 2-4 Number of tenure buildings (2008, 2013)**



Notes) Excludes “housing.” Figures in brackets are number of tenure buildings (thousands).

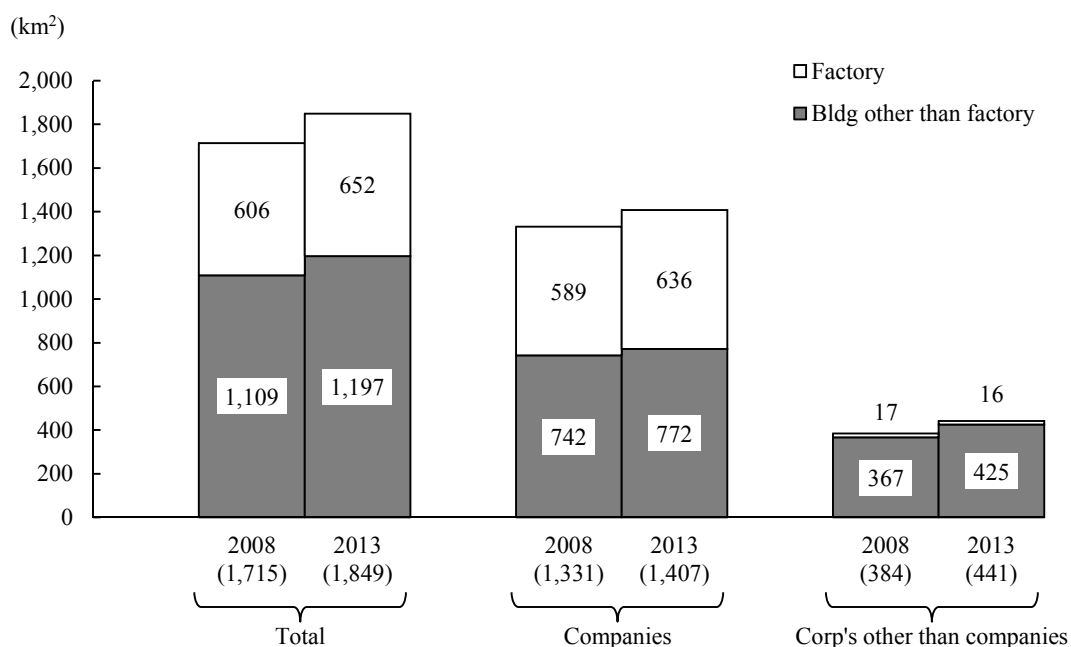
<sup>\*3</sup> In this Survey, for the number of “buildings other than ones inside a factory site,” not only in the case where a corporation owns a whole building but also in the case where a corporation owns part of a building under sectional ownership, the building is counted as “one building.” Also, as for the number of buildings on factory sites, all buildings on a single factory site are counted as “one building.” Therefore, it should be taken into account that the “number of buildings” used in the Survey is not necessarily the same as the actual number of buildings. In this and following paragraphs, “building” excludes any buildings built on land other than “building site, etc.” and buildings with a total floor space of less than 200 m<sup>2</sup>.

**The total floor space of corporate-owned buildings is 1,849 km<sup>2</sup>. Of these buildings, “buildings other than factories” accounts for 1,197 km<sup>2</sup> and “factories” 652 km<sup>2</sup>.**

The total floor space of corporate-owned buildings is 1,849 km<sup>2</sup>, which is an increase by 134 km<sup>2</sup> (7.8%) over 2008. Of these buildings, “buildings other than factories” accounts for 1,197 km<sup>2</sup> and “factories” for 652 km<sup>2</sup>, which is an increase by 88 km<sup>2</sup> (7.9%) and 46 km<sup>2</sup> (7.6%) over 2008, respectively.

When broken down by type of corporation, of the total floor space of buildings owned by “companies,” “buildings other than factories” accounts for 772 km<sup>2</sup> and “factories” for 636 km<sup>2</sup>, which is an increase by 30 km<sup>2</sup> (4.0%) and 47 km<sup>2</sup> (8.0%) over 2008, respectively. Of the total floor space of the buildings owned by “corporations other than companies,” “buildings other than factories” accounts for 425 km<sup>2</sup> and “factories” for 16 km<sup>2</sup>, which is an increase by 59 km<sup>2</sup> (16.0%) and an decrease by 1 km<sup>2</sup> (5.8%) over 2008, respectively. <See Attached Table 2-2-2>

**Figure 2-5 Total floor space (2008, 2013)**



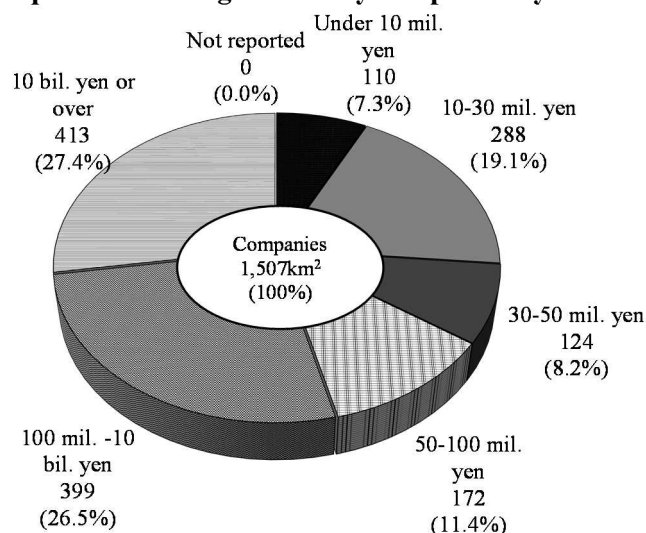
Notes) Excludes “housing.” Figures in brackets are the total floor space of tenure buildings (km<sup>2</sup>).

**More than half of the total floor space of buildings is occupied by corporations with a capital of 100 million yen or over.**

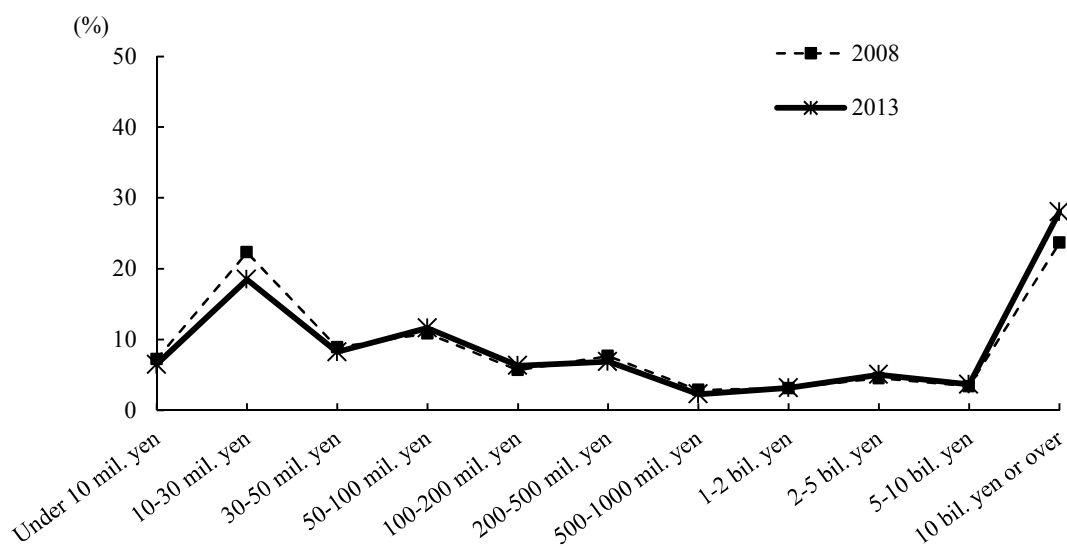
Of the total floor space of corporate-owned buildings by amount of capital, corporations with a capital of “10 billion yen or over” come top at 413 km<sup>2</sup>, followed by “100 million to 9.9 billion yen” (399 km<sup>2</sup>). The total floor space of these buildings owned by corporations with a capital of 100 million yen or over is 812 km<sup>2</sup>, accounting for 53.9% of the total floor space of company-owned buildings. The number of corporations having a capital of 100 million yen or over is 32,000, which accounts for only 1.8% of the total number of companies but occupies half of the total floor space.

When compared to 2008, the proportion of corporations with a capital of 100 million yen or over increased by 4.5 points while the proportion of corporations with a capital of less than 100 million yen decreased by 4.5 points. <See Attached Tables 1-3-3, 2-2-3>

**Figure 2-6 Total floor space of buildings owned by companies by amount of capital (2013)**



**Figure 2-7 Proportion of total floor space of buildings owned by companies by amount of capital (2008, 2013)**



Notes) Excludes “housing.”

### (3) Asset amount of land

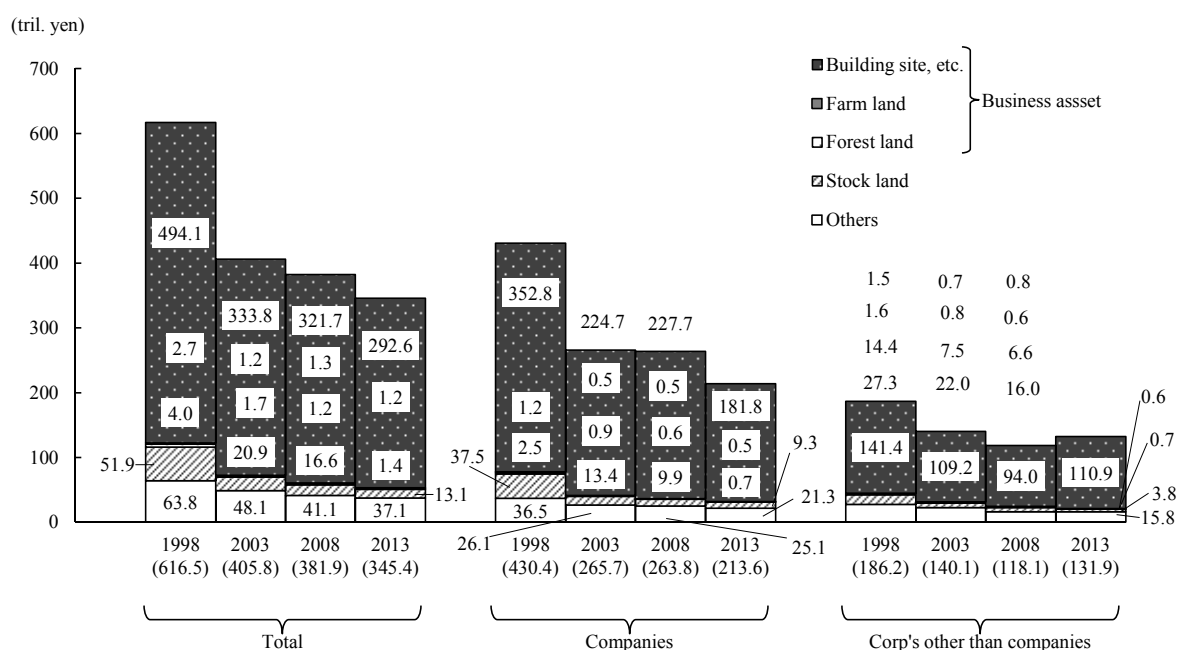
**The asset amount of corporate-owned land is 345 trillion yen, which is a decrease over 2008. Of these sites, “building site, etc.” accounts for 90%.**

The asset amount of corporate-owned land is 345.4 trillion yen, which is a decrease by 36.5 trillion yen (9.6%) over 2008.

Broken down by category of land, “building site, etc.” (land other than farmland and forest land) accounts for 292.6 trillion yen (84.7% of the total asset amount of land), “farmland” for 1.2 trillion yen (0.3%), “forest land” for 1.4 trillion yen (0.4%), “stock land” for 13.1 trillion yen (3.8%), and “others” (special-purpose land such as railway land and power collection land) for 36.7 trillion yen (10.6%).

When broken down by type of corporation, the asset amount of land owned by “companies” is 213.6 trillion yen and that owned by “corporations other than companies” is 131.9 trillion yen, which is a decrease by 50.2 trillion yen (19.0%) and an increase by 13.7 trillion yen (11.6%) over 2008, respectively. <See Attached Table 2-3-1>

**Figure 2-8 Asset amount of land by category of the land (1998–2013)**



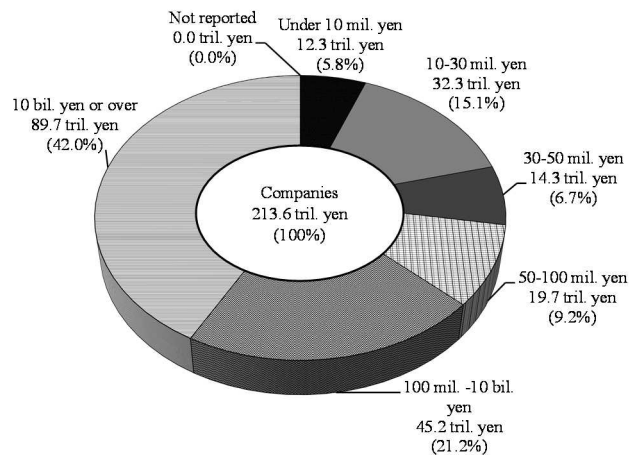
Notes) Figures in brackets are asset amount of land (trillion yen).

**Corporations with a capital of 100 million yen or more account for two-thirds of the asset amount of land owned by companies.**

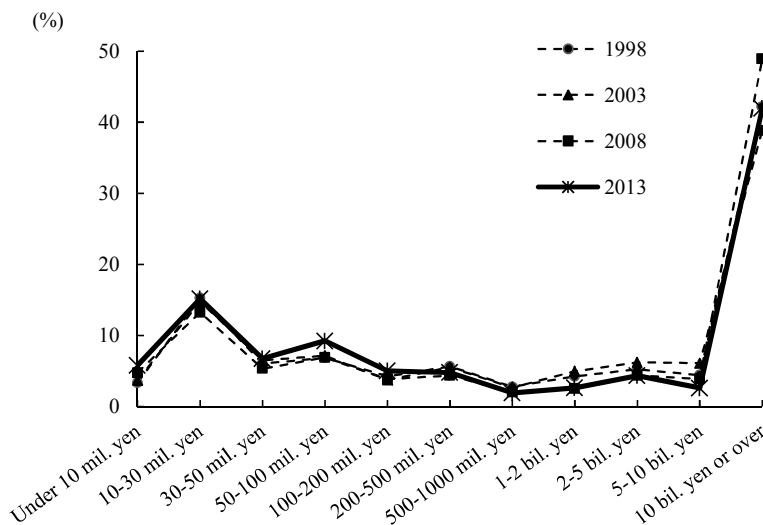
Of the asset amount of company-owned land, when broken down by amount of capital, corporations with a capital of “10 billion yen or over” come top (89.7 trillion yen), followed by corporations with a capital of “100 million to 9.9 billion yen” (45.2 trillion yen). The total asset amount of these sites owned by corporations having a capital of 100 million yen or over is 134.9 trillion yen, accounting for 63.1% of the total asset amount of corporate-owned land. The number of corporations having a capital of 100 million yen or over is 32,000, which accounts for only 1.8% of the total number of companies but occupies two-thirds of the total asset amount of land.

When compared to 2008, the proportion of corporations with a capital of 100 million yen or over decreased by 6.7 points while that of corporations with a capital of less than 100 million yen increased by 6.7 points. <See Attached Tables 1-3-1, 2-3-2>

**Figure 2-9 Asset amount of land owned by companies by amount of capital (2013)**



**Figure 2-10 Proportion of asset amount of land owned by companies by amount of capital (1998–2013)**



#### (4) Asset amount of buildings

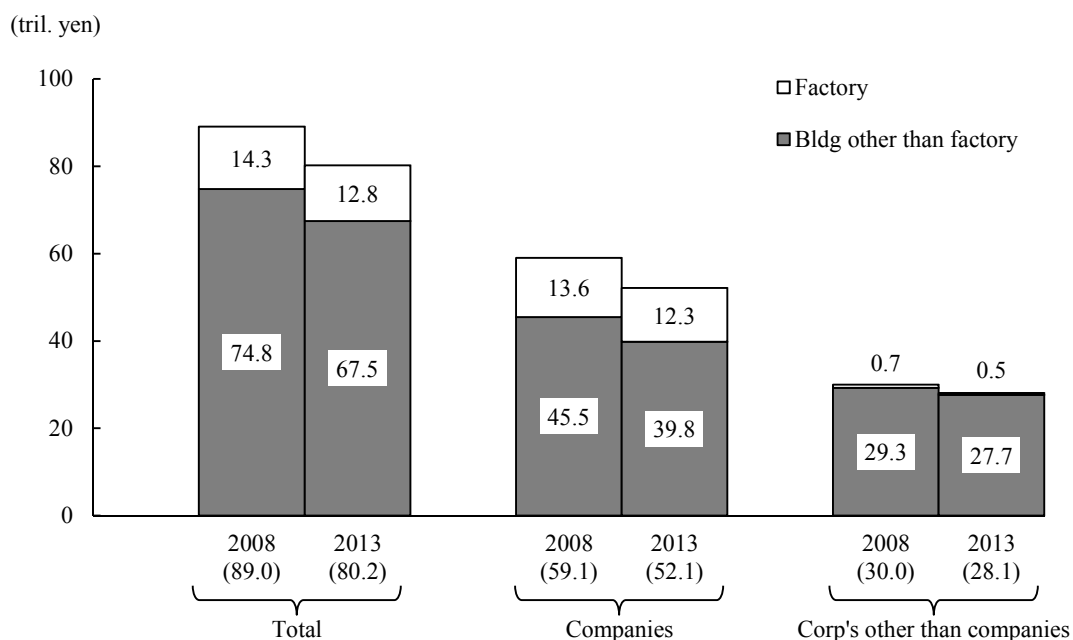
**The asset amount of corporate-owned buildings is 80 trillion yen, which is a decrease over 2008.**

**Of these buildings, “buildings other than factories” accounts for 80%.**

The asset amount of corporate-owned buildings is 80.2 trillion yen, which is a decrease by 8.8 trillion yen (9.9%) over 2008. Of these buildings, “buildings other than factories” accounts for 67.5 trillion yen and “factories” for 12.8 trillion yen, which is a decrease by 7.3 trillion yen (9.8%) and 1.5 trillion yen (10.5%) over 2008, respectively.

When broken down by type of corporation, of the asset amount of buildings owned by “companies,” “buildings other than factories” accounts for 39.8 trillion yen and “factories” for 12.3 trillion yen. Of the asset amount of buildings owned by “corporations other than companies,” “buildings other than factories” accounts for 27.7 trillion yen and “factories” for 0.5 trillion yen. “Companies” showed a decrease by 6.9 trillion yen (11.8%) while “corporations other than companies” showed a decrease by 1.9 trillion yen (6.2%). <See Attached Table 2-4-1>

**Figure 2-11 Asset amount of buildings (2008, 2013)**



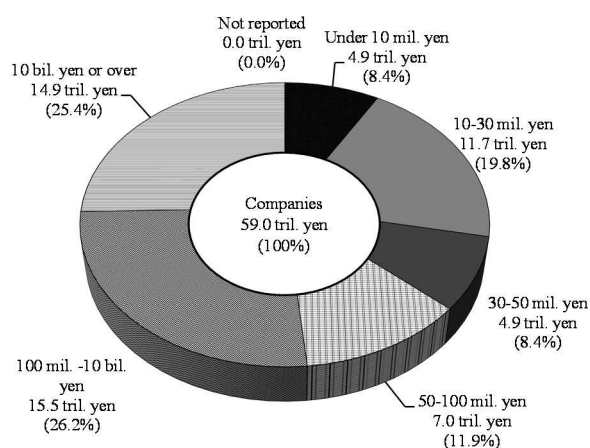
Notes) Excludes “housing.” Figures in brackets are asset amount of buildings (trillion yen).

**Corporations with a capital of 100 million yen or more account for more than 50% of the asset amount of buildings owned by companies**

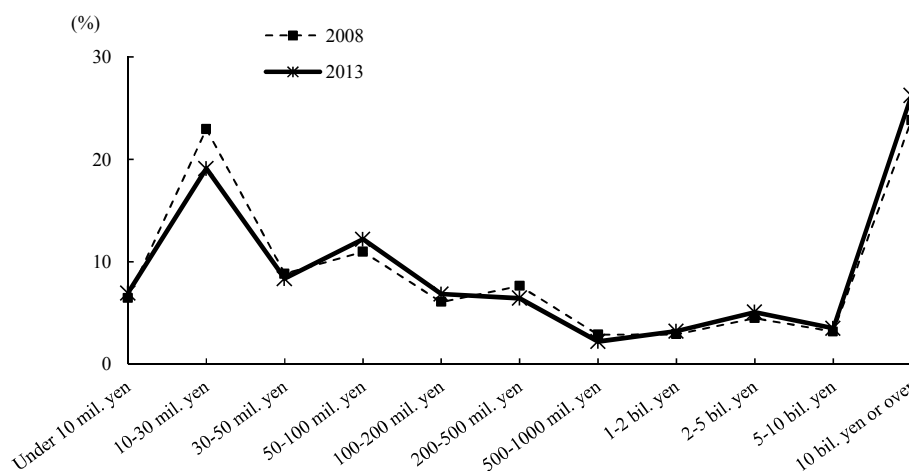
Of the asset amount of company-owned buildings by amount of capital, corporations with a capital of “100 million to 9.9 billion yen” come top at 15.5 trillion yen, followed by corporations with a capital of 10 billion yen or over (14.9 trillion yen). The total asset amount of these buildings owned by corporations having a capital of 100 million yen or over is 30.4 trillion yen, accounting for 51.6% of the total asset amount of company-owned buildings. The number of corporations having a capital of 100 million yen or over is 32,000 corporations, which accounts for only 1.8% of the total number of companies but occupies half of the total asset amount of buildings.

When compared to 2008, the proportion of corporations with a capital of 100 million yen or over increased by 2.6 points while that of corporations with a capital of less than 100 million yen decreased by 2.6 points. <See Attached Tables 1-3-3, 2-4-2>

**Figure 2-12 Asset amount of buildings owned by companies by amount of capital (2013)**



**Figure 2-13 Proportion of asset amount of buildings owned by companies by amount of capital (2008, 2013)**



Notes) Excludes “housing.”



(5) Tenure size and asset amount of land by type of industry

Of the size of company-owned land, “manufacturing” comes top, accounting for 35%.

Of the size of corporate-owned land by type of industry, “manufacturing” is largest at 5,584 km<sup>2</sup>, followed by “forestry” (3,700 km<sup>2</sup>), “religion” (2,542 km<sup>2</sup>), and “services (excluding religion)” (1,860 km<sup>2</sup>). The top four types of industry account for over half of the total (52.5% of the total size of corporation-owned land).

Among companies, “manufacturing” comes top and accounts for 35.1% of the total size of company-owned land, followed by “wholesale trade,” “electricity, gas, and heat supply and water.” The top three types of industry account for over half of the total (53.2%). When compared to 2008, “agriculture,” “construction,” and “wholesale trade” have shown an increase. <See Attached Tables 2-5-1, 2-5-2>

Figure 2-14 Tenure size of land by type of industry (2013)

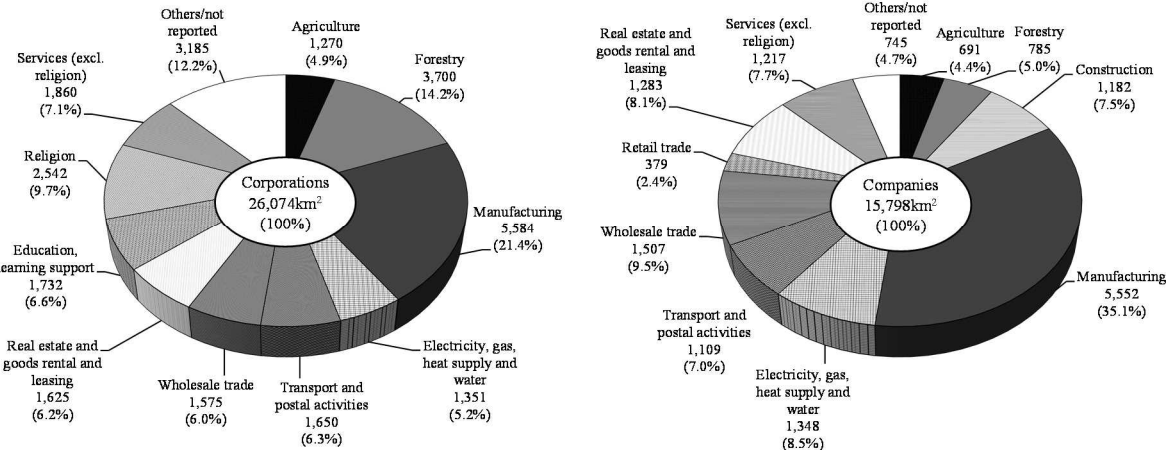
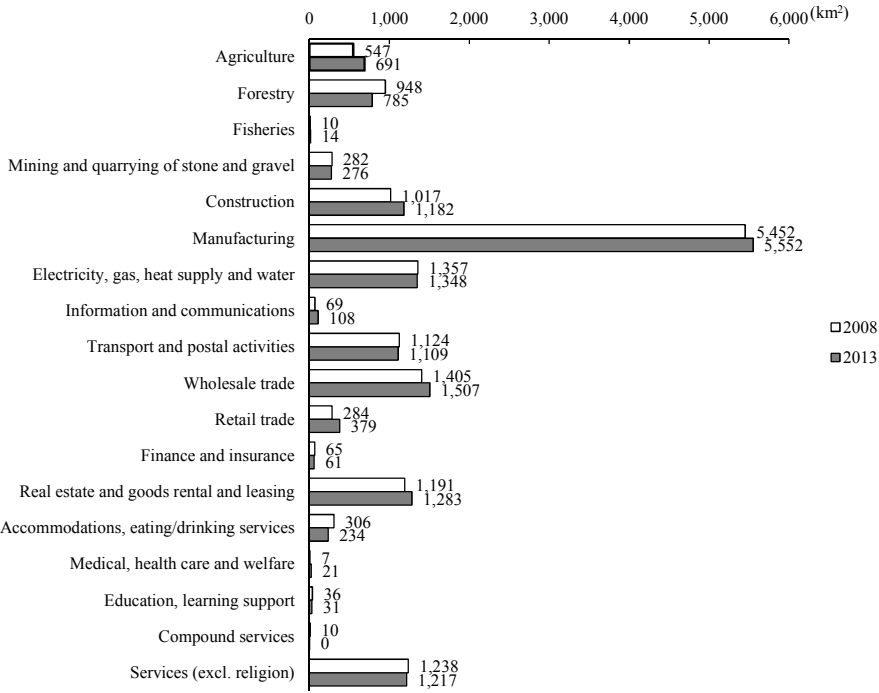


Figure 2-15 Tenure size of land owned by companies by type of industry (2008, 2013)

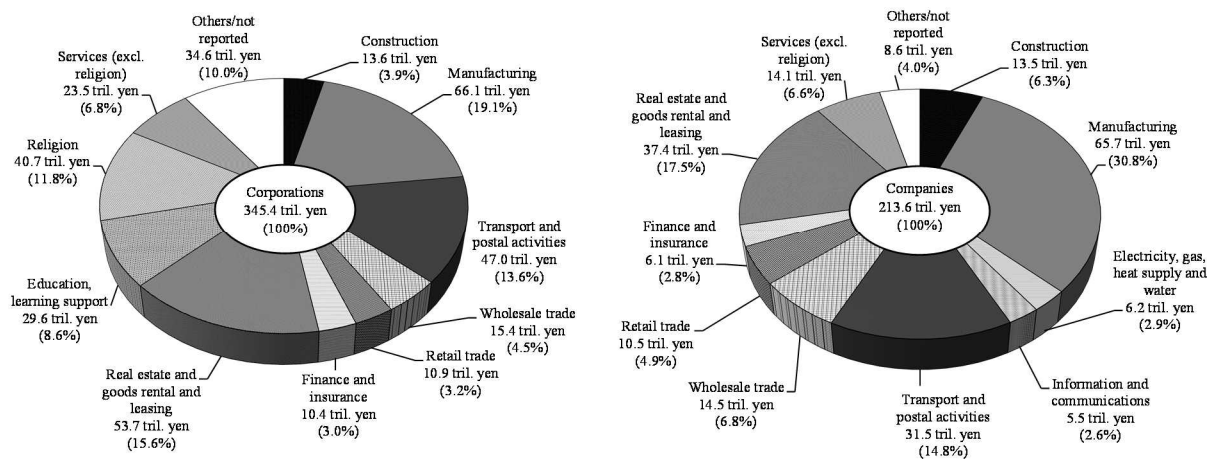


**Of the asset amount of land owned by companies, “manufacturing” comes top, accounting for 31%.**

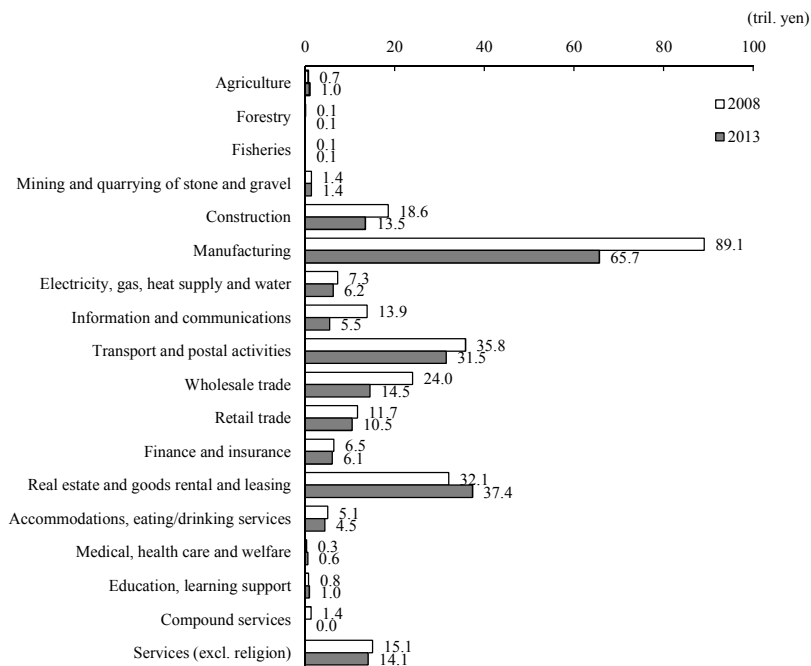
Of the asset amount of corporate-owned land broken down by type of industry, “manufacturing” comes top at 66.1 trillion yen, followed by “real estate, goods rental and leasing” (53.7 trillion yen), “transport and postal activities” (47.0 trillion yen), and “religion” (40.7 trillion yen). The top four types of industry account for about 60% (60.1% of the total asset amount owned by corporations).

Of these companies, “manufacturing” comes top and accounts for 30.8% of the total asset amount of company-owned land, followed by “real estate, goods rental and leasing,” and “transport, and postal activities.” The top three types of industry account for about 60% (63.0% of the total asset amount of company-owned land). When compared to 2008, “agriculture,” “real estate, goods rental and leasing,” and “medical, health care and welfare” showed an increase. <See Attached Tables 2-5-3, 2-5-4>

**Figure 2-16 Asset amount of land by type of industry (2013)**



**Figure 2-17 Asset amount of land owned by companies by type of industry (2008–2013)**



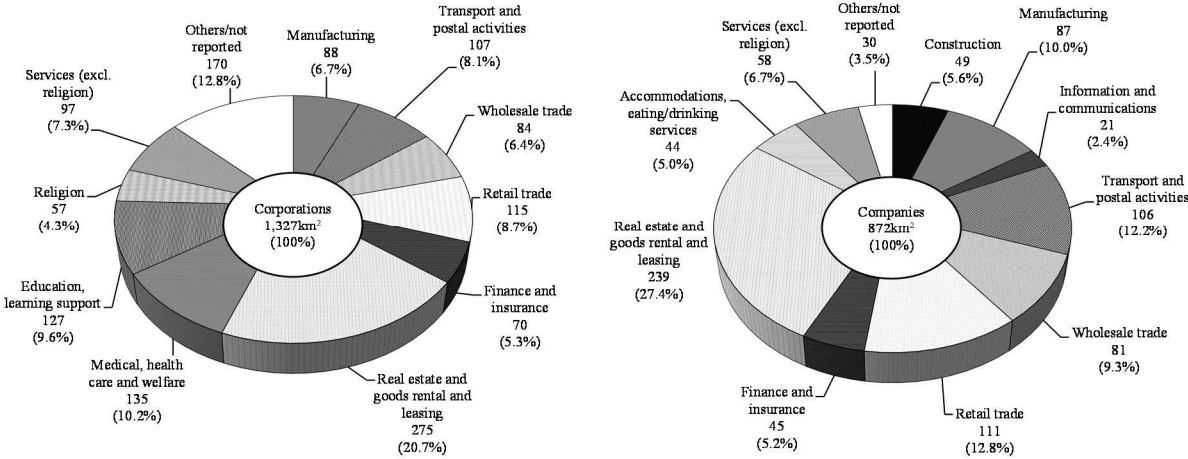
**(6) Total floor space and asset amount of buildings by type of industry**

**Of the total floor space of buildings other than factories, “real estate, goods rental and leasing” comes top.**

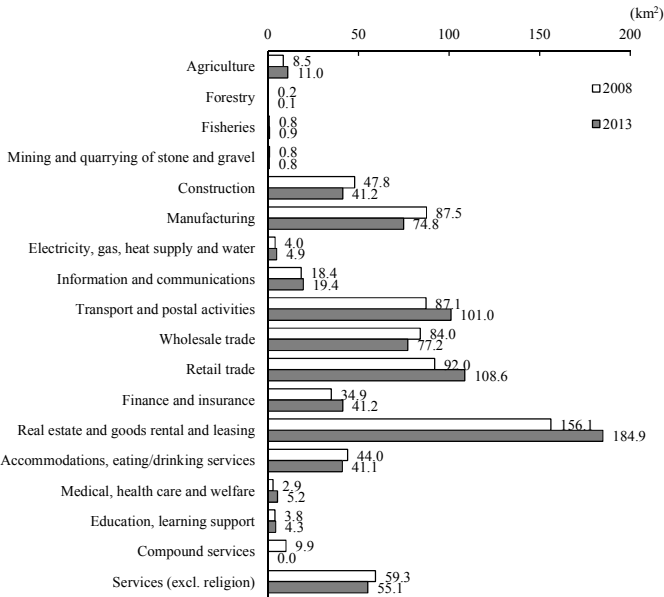
Of the total floor space of corporate-owned “buildings other than factories” broken down by type of industry, “real estate, goods rental and leasing” is the highest at 275 km<sup>2</sup>, followed by “medical, health care and welfare” (135 km<sup>2</sup>), “education, learning support” (127 km<sup>2</sup>), “retail trade” (115 km<sup>2</sup>), and “transport, and postal activities” (107 km<sup>2</sup>). The top five types of industry account for over half of the total (57.3% of the total size of corporate-owned buildings).

Of these companies, “real estate, goods rental and leasing” comes top, followed by “retail trade,” “transport and postal activities,” and “manufacturing.” The top four types of industry account for 60% (62.4% of the total floor space of company-owned buildings). When compared to 2008, “real estate, goods rental and leasing,” “retail trade,” “transport and postal activities,” and “financial institutions, insurance institutions” showed an increase. <See Attached Tables 2-6-1, 2-6-2>

**Figure 2-18 Total floor space of buildings outside a factory site by type of industry (2013)**



**Figure 2-19 Total floor space of buildings outside a factory site owned by companies by type of industry (2008, 2013)**



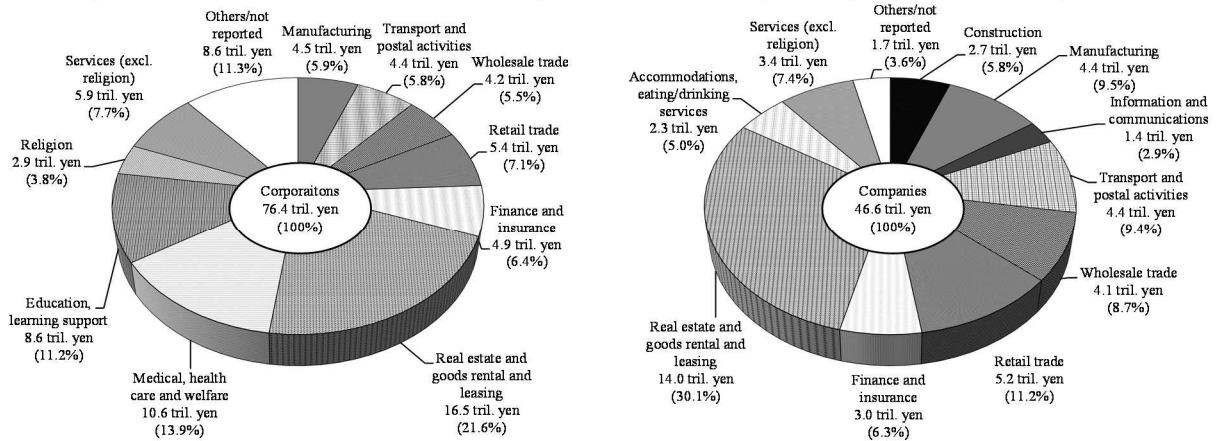
Notes) Excludes “housing.”

**Of the asset amount of buildings other than factories, “real estate, goods rental and leasing” comes top.**

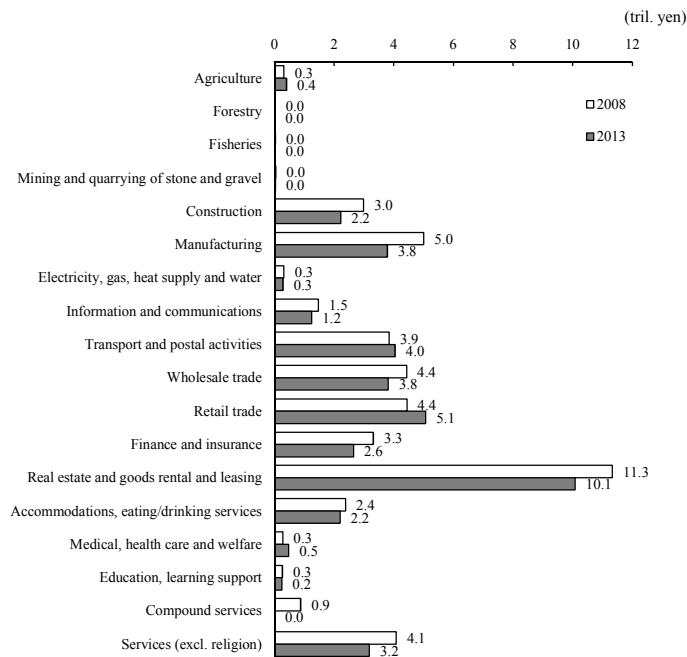
Of the asset amount of corporate-owned “buildings other than factories” by type of industry, “real estate, goods rental and leasing” is highest at 16.5 trillion yen, followed by “medical, health care and welfare” (10.6 trillion yen), “education, learning support” (8.6 trillion yen), and “services (excluding religion)” (5.9 trillion yen) The top four types of industry account for over half of the total (54.4% of the total asset amount of corporate-owned buildings).

Of these companies, “real estate, goods rental and leasing” comes top, followed by “retail trade” and “manufacturing.” The top three types of industry account for over half of the total (50.8% of the total asset amount company-owned buildings). When compared to 2008, “retail trade,” “medical, health care and welfare,” and “transport, and postal activities” showed an increase. <See Attached Tables 2-6-3, 2-6-4>

**Figure 2-20 Asset amount of buildings outside a factory site by type of industry (2013)**



**Figure 2-21 Asset amount of buildings outside a factory site by type of industry (2008, 2013)**



Note) Excludes “housing.”

### 3. Condition of land and buildings owned by corporations

#### (1) Present usage of building site, etc.

#### **Of the number of “building site, etc.,” “building sites” accounts for 70% and “land for uses other than building sites” for 30%.**

The number of corporate-owned “building site, etc.” (land other than farmland and forest land) is 1,975,000, which is an increase by 170,000 (9.4%) over 2008.

When broken down by present usage, the number of in-use sites with “buildings” is 1,357,000, the number of sites with “Building not used” is 13,000. The total number of these building sites (hereinafter referred to as “building sites”) is 1.37 million (69.4% of the total number of “building site, etc.”). Of these “building sites,” “factory/warehouse” accounts for the largest part, followed by “office” and “store.”

The number of sites used for “other than buildings” is 455,000 and that for “vacant lots” is 130,000. The total number of these sites (hereinafter referred to as “land for uses other than building sites”) is 585,000 (29.6%). Of the “land for uses other than building site,” “parking lot” comes top, followed by “vacant lot,” and “religious area.” <See Attached Table 3-1-1>

**Table 3-1 Number of tenure lots of building site, etc. by present usage (1993–2013)**

	1993	1998	2003	2008	2013
Total 1)	1,575,470	1,618,140	1,732,540	1,805,270	1,974,860
Building site	1,214,370	1,234,530	1,269,560	1,288,050	1,369,690
Building	1,214,370	1,234,530	1,269,560	1,270,850	1,357,060
Office site 2)	} 506,800	328,490	292,270	287,240	297,300
Store site 2)		191,140	195,020	188,890	197,510
Factory/warehouse site	286,830	289,520	324,320	311,720	305,230
Housing/dormitory site for employee	140,160	122,780	97,650	81,390	74,420
Other welfare facility site	33,790	30,050	27,170	24,820	25,780
Rental housing site	116,110	92,490	99,130	108,580	155,980
Hotel/inn site	12,460	14,390	16,660	16,300	18,530
Educational facilities site	...	57,650	27,730	32,320	37,940
Religious facilities site	...	...	111,550	129,610	141,150
Parking building	...	1,420	2,300	1,890	1,980
Other building	118,240	106,610	75,770	88,080	101,240
Buildings not used	...	...	...	17,200	12,630
Land other than building site	355,790	381,230	456,480	512,960	584,890
Other than building	245,710	280,620	334,940	392,880	454,800
Parking lot	113,730	133,610	148,200	172,330	201,410
Storage yard	54,100	60,810	67,560	64,920	58,900
Athletic ground, etc.	6,640	4,040	3,810	4,090	4,300
Golf course, etc.	4,720	4,690	4,750	6,190	7,770
Reservoir/water channel	...	6,930	9,830	11,400	9,940
Land for educational purpose	...	10,190	5,490	7,290	8,850
Land for religious purpose	...	...	43,620	64,090	89,690
Other usage	66,520	60,360	51,680	62,570	73,940
Vacant lot	110,080	100,610	121,540	120,080	130,090

Note) Categories "educational facilities site", "reservoir/water channel", and "land for educational purpose" were established in the 1998 survey and "religious facilities site" and "land for religious purpose" were established in the 2003 survey. In addition, "buildings not used" in the 2008 survey.

1) Includes "present usage not reported. "

2) For 1993, the figures are total numbers of offices and stores.

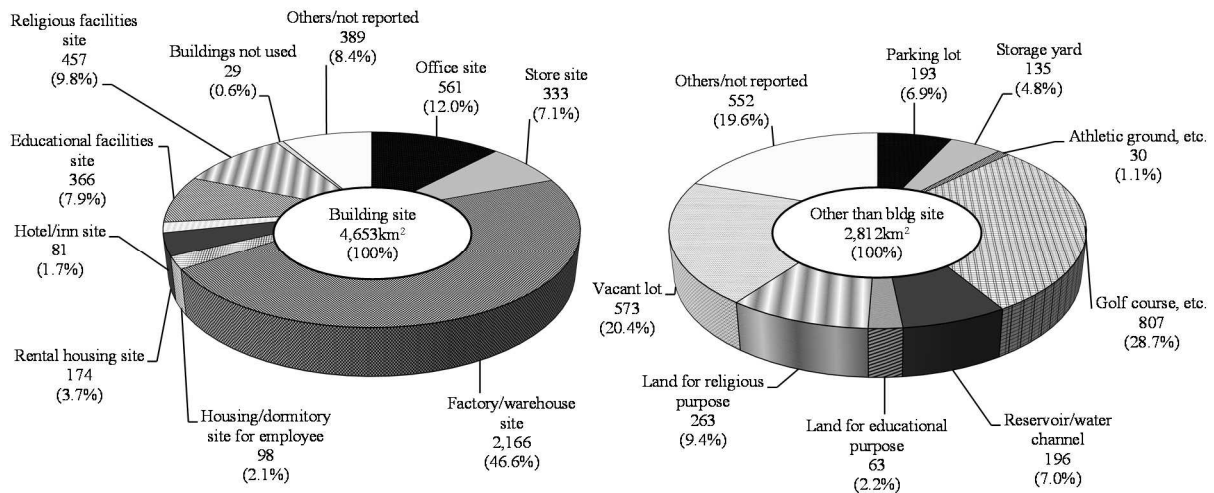
**Of the size of land for “building site, etc.,” “building sites” accounts for 60% and “land for uses other than building sites” for 40%.**

The size of corporate-owned land for “building site, etc.” is 7,531 km<sup>2</sup>. Of these sites, “building sites” accounts for 4,653 km<sup>2</sup> (61.8% of the total size of “building site, etc.”) and “land for uses other than building sites” for 2,812 km<sup>2</sup> (37.3%).

Of “building sites,” when broken down by present usage of land, “factory/warehouse” has the largest size at 2,166 km<sup>2</sup> (46.6% of the overall “building sites”), followed by “office” at 561 km<sup>2</sup> (12.0%), “religious facility” at 457 km<sup>2</sup> (9.8%), “educational facilities” at 366 km<sup>2</sup> (7.9%) and “store” at 333 km<sup>2</sup> (7.1%).

Of “land used for purposes other than building site,” “golf course/sky slope/camping ground site” has the largest size at 807 km<sup>2</sup> (28.7% of the overall “land used for purposes other than building sites”), followed by “vacant lot” at 573 km<sup>2</sup> (20.4%), “religious area” at 263 km<sup>2</sup> (9.4%) and “reservoir/water channel” at 196 km<sup>2</sup> (7.0%). <See Attached Table 3-1-2>

**Figure 3-1 Tenure size of building site, etc. by present usage (2013)**



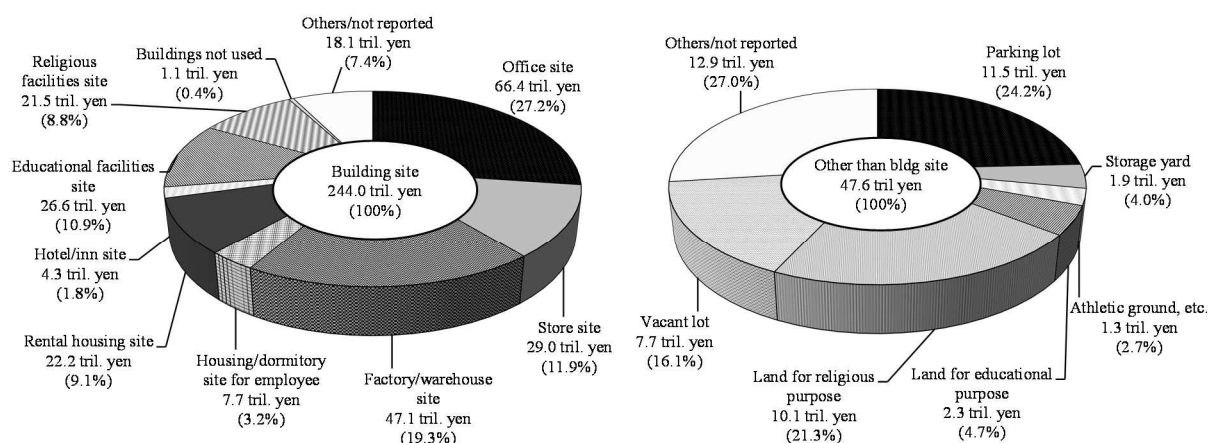
**Of the asset amount of the land for “building site, etc.,” “building sites” accounts for 80% and “land for uses other than building sites” for 20%.**

The asset amount of corporate-owned “building site, etc.” is 292.6 trillion yen. Of these sites, “building sites” accounts for 244.0 trillion yen (83.4% of the total asset amount of “building site, etc.”) and “land for uses other than building sites” for 47.6 trillion yen (16.2%).

Of the “building sites,” when broken down by present usage, “office” comes top at 66.4 trillion yen (27.2% of the total asset amount of land for “building sites”), followed by “factory/warehouse” at 47.1 trillion yen (19.3%), “store” at 29.0 trillion yen (11.9%), “educational facilities” at 26.6 trillion yen (10.9%), “housing other than corporate-owned housing or dormitories (such as rental housing)” at 22.2 trillion yen (9.1%).

Of “land used for purposes other than building site,” “parking lot” has the largest asset amount at 11.5 trillion yen (24.2% of the overall “land used for purposes other than building sites”), followed by “religious area” at 10.1 trillion yen (21.3%) “vacant lot” at 7.7 trillion yen (16.1%), and “educational area” at 2.3 trillion yen (4.7%). <See Attached Table 3-1-3>

**Figure 3-2 Asset amount of building site, etc. by present usage (2013)**

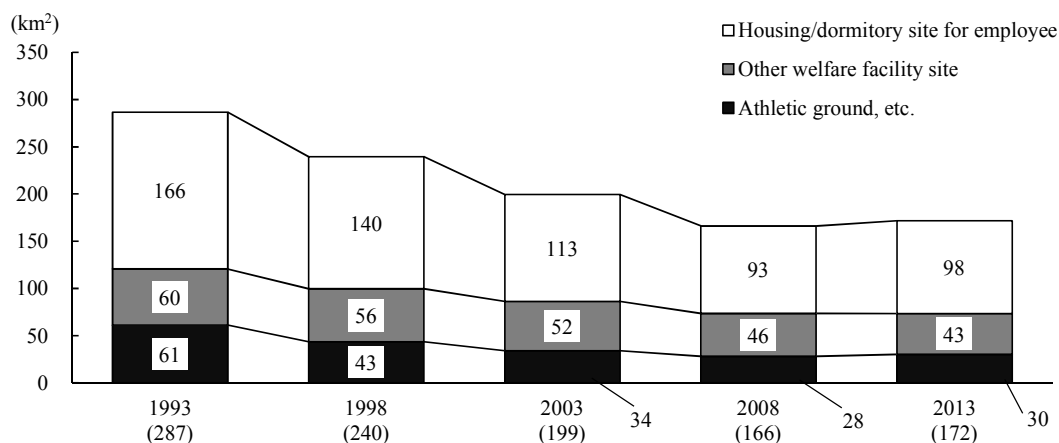


**The size of facilities for employee welfare, etc. shows signs of having bottomed out while the ownership rate increased in the corporations of which number of regular employees is 1,000 or more.**

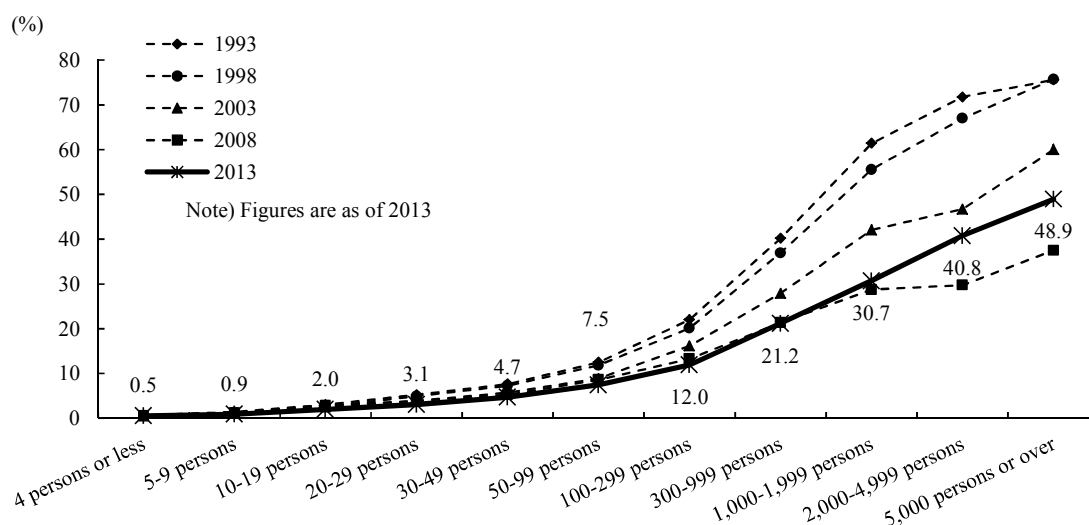
Of the size of corporate-owned land for “building site, etc.” broken down by present usage, “corporate-owned housing or dormitories” accounts for 98 km<sup>2</sup>, “other facilities for employee welfare” for 43 km<sup>2</sup>, and “facilities for employee welfare such as ground” for 30 km<sup>2</sup>. The size of “facilities for employee welfare, etc.” consisting of these sites is 172 km<sup>2</sup>, which is an increase by 5 km<sup>2</sup> (3.2%) over 2008. “Facilities for employee welfare, etc.” has demonstrated a downward trend since the start of the survey but shows signs of having bottomed out in 2013.

Of the land ownership rate of “corporate-owned housing or dormitories” that showed an increase by 6 km<sup>2</sup> (6.3%) over 2008 (the proportion of corporations owning land for “corporate-owned housing or dormitories” to the total number of corporations), when broken down by the number of regular employees, corporations having 1,000 or more regular employees showed a large increase over 2008. <See Attached Tables 3-1-2, 3-1-4>

**Figure 3-3 Tenure size of building site, etc. by present usage (1993–2013)**



**Figure 3-4 Ownership rate of housing/dormitory for employee by the number of regular employees (1993–2013)**





**(2) Present usage of buildings outside a factory site**

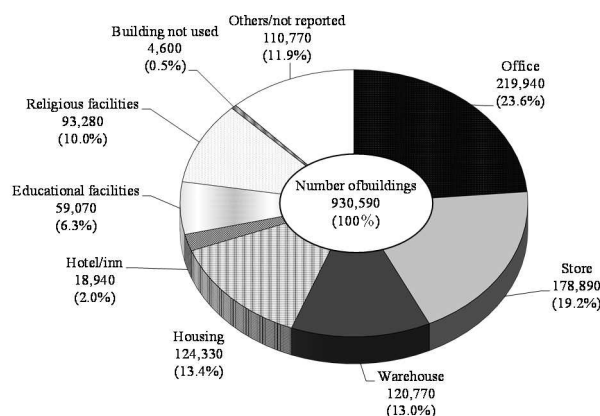
**Of the number of corporate-owned buildings, total floor space and asset amount of buildings, “office” and “store” account for large proportions.**

Among the number of corporate-owned “buildings other than factories,” when broken down by present main usage, “office” comes top at 220,000 (23.6% of the total number of “buildings other than factories”), followed by “store” at 179,000 (19.2%), and “housing (including corporate owned housing or dormitories and rental housing)” at 124,000 (13.4%). The top three types of usage account for over half of the total (56.2%).

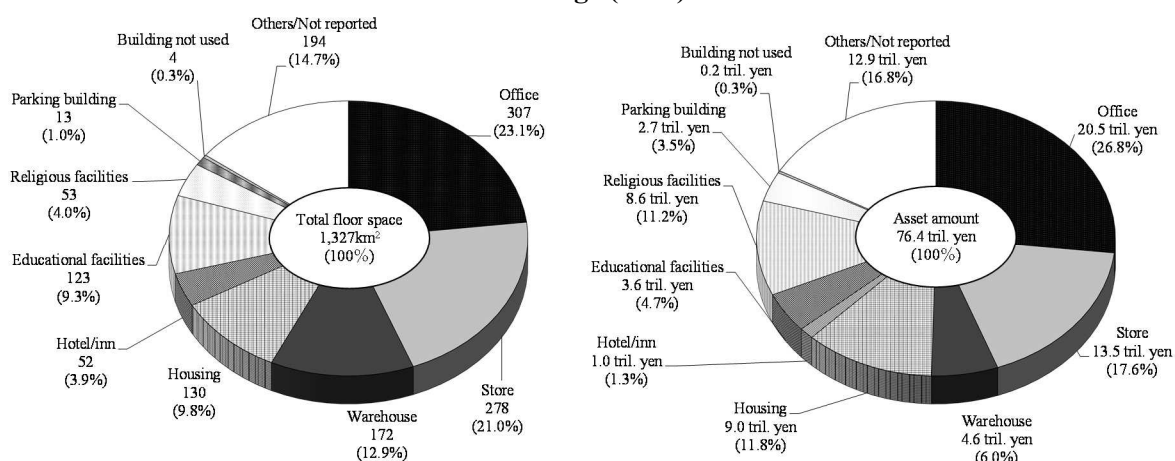
Of the total floor space of corporate-owned “buildings other than factories” when broken down by present main usage, “office” is largest at 307 km<sup>2</sup> (23.1% of the total floor space of “buildings other than factories”), followed by “store” at 278 km<sup>2</sup> (21.0%), and warehouse at 172 km<sup>2</sup> (12.9%). The top three types of usage account for over half of the total (57.0%).

Of the asset amount of corporate-owned “buildings other than factories” when broken down by present main usage, “office” is at the top at 20.5 trillion yen (26.8% of the total asset amount of “buildings other than factories”), followed by “store” at 13.5 trillion yen (17.6%), and “housing (including corporate-owned housing or dormitories and rental housing)” at 9.0 trillion yen (11.8%). The top three types of usage account for over half of the total (56.2%). <See Attached Tables 3-2-1, 3-2-2>

**Figure 3-5 Number of tenure buildings outside a factory site by present main usage (2013)**



**Figure 3-6 Total floor space and asset amount of buildings outside a factory site by present main usage (2013)**



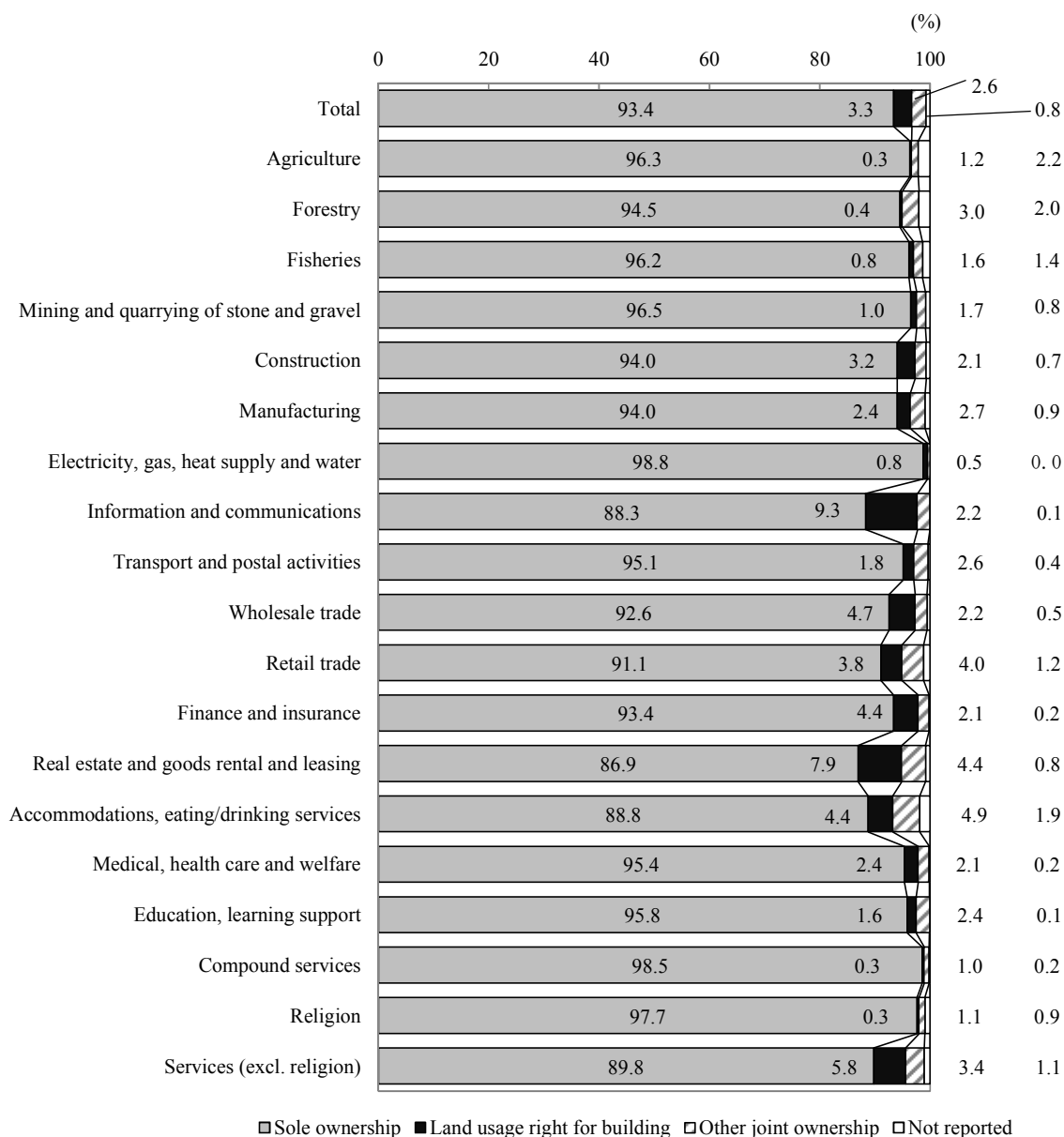
**(3) Tenure type of building site, etc. and title of site of buildings**

**Of the number of “building site, etc.,” “solely owned” accounts for 93% and “shared” for 6%.**

Of the number of corporate-owned “building site, etc.” broken down by type of ownership, “solely owned” land accounts for 93.4% while land of which ownership is “shared” with others (“land-use right under sectional ownership” and “other sharing” put together) accounts for 5.8%.

Of the land of which ownership is “shared” with others, when broken down by type of industry of corporation, “real estate, goods rental and leasing” (12.3%) comes top, followed by “information and communications” (11.6%), and “accommodations, restaurant services” (9.3%). On the other hand, “electricity, gas, heat supply and water” (1.1%), “compound services” (1.3%), “religion” (1.4%), and “agriculture” (1.5%) account for small proportions and show a high proportion of “solely owned” land. <See Attached Table 3-3-1>

**Figure 3-7 Proportion of tenure lots of building site, etc. by type of industry and tenure type (2013)**

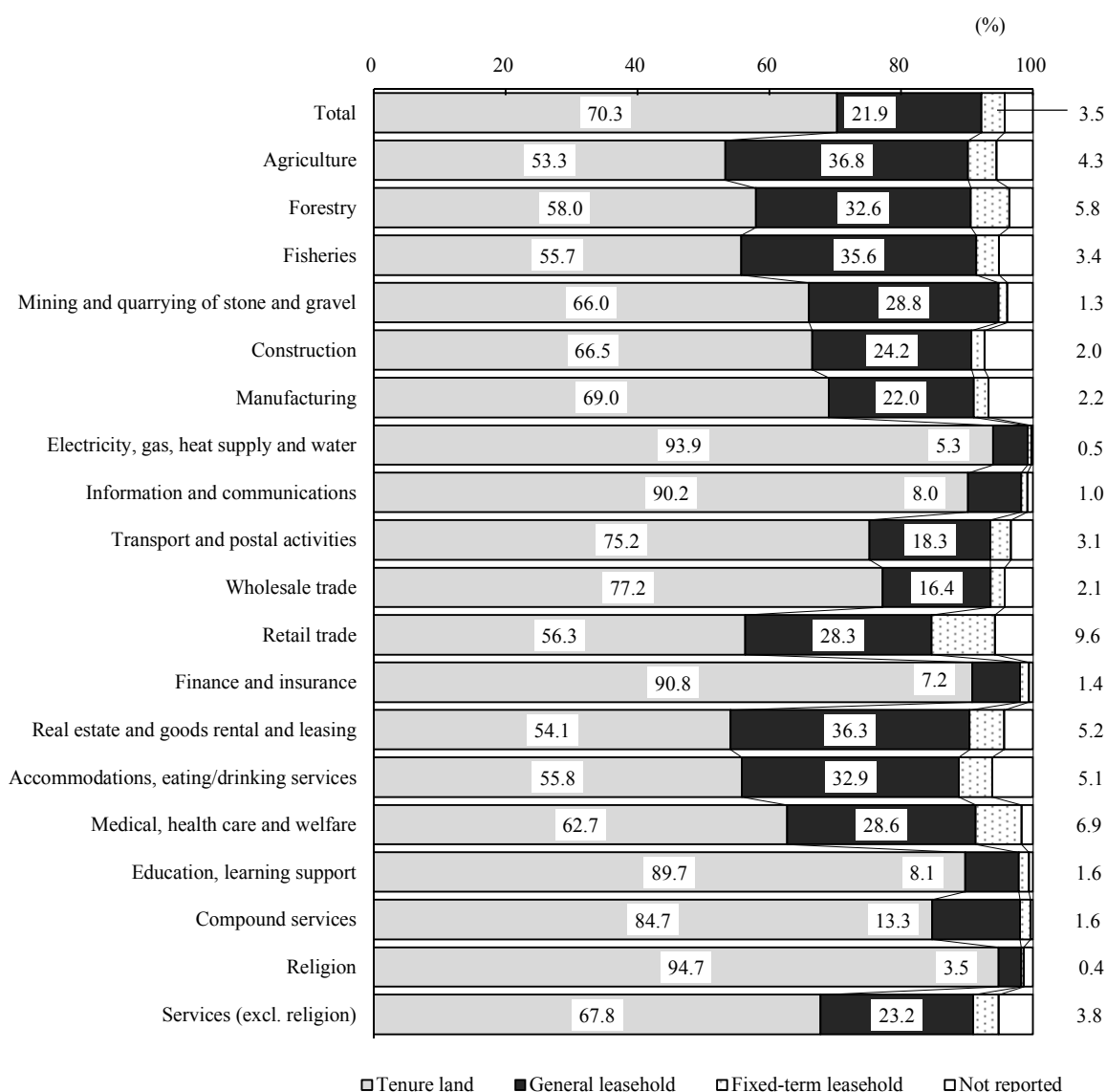


**Of the number of buildings, “tenure land” accounts for 70% and “leased land” for 25%.**

Of the number of corporate-owned buildings (including “factories”; the same applies hereafter) broken down by title of site, “tenure land” accounts for 70.3% and “leased land” including “general leased land” and “land leased for fixed term” for 25.4%.

Of “tenure land” by type of industry of corporation, “religion” (94.7%) comes top, followed by “electricity, gas, heat supply and water” (93.9%), and “financial institutions, insurance institutions” (90.8%). Of “leased land,” “real estate, goods rental and leasing” comes top (41.5%), followed by “agriculture” (41.1%) and “fisheries” (39.1%). <See Attached Table 3-3-2>

**Figure 3-8 Proportion of tenure buildings by type of industry and title of site (2013)**



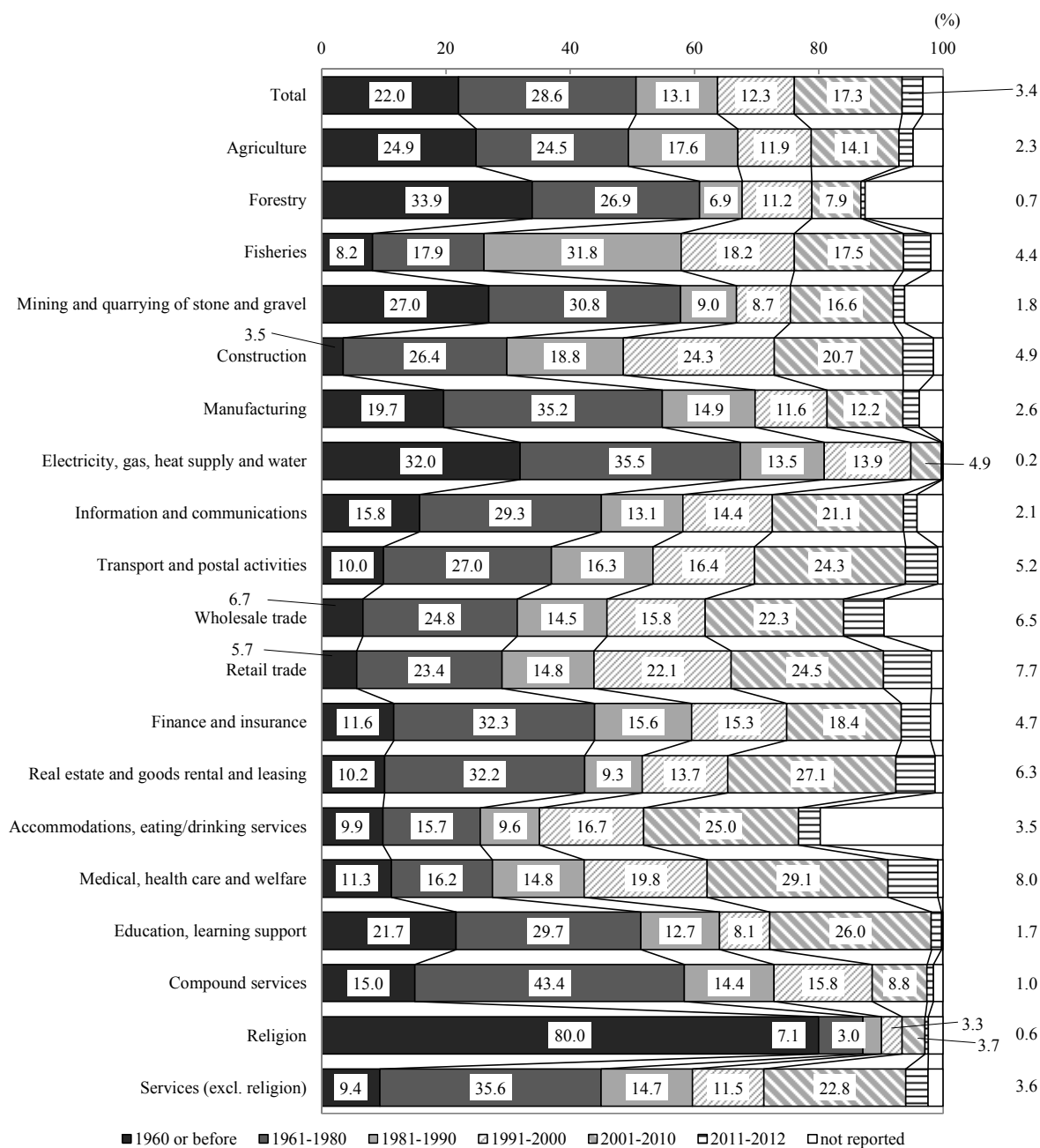
**(4) Year of acquisition of building site, etc.**

**Size of land acquired in 1991 or later accounts for one-third of the total size of land.**

Of the size of corporate-owned land for “building site, etc.” by year of acquisition, the land for “building site, etc.” acquired after 1991 or the bubble economy accounts for 33.1%.

Of the land obtained after 1991 by type of industry of corporations, “medical, health care and welfare” comes top at 56.9%, followed by “retail trade” (54.3%), “construction” (49.9%), and “real estate, goods rental and leasing” (47.1%). On the other hand, as for the land whose year of acquisition is “before 1960,” “religion” comes top at 80.0%. <See Attached Table 3-4-1>

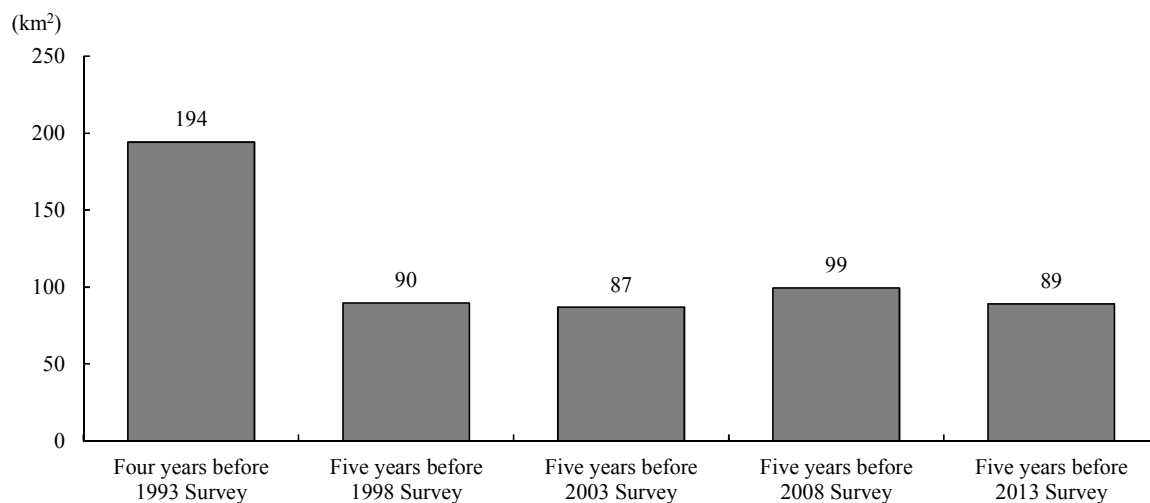
**Figure 3-9 Proportion of tenure size of building site, etc. by type of industry and year of acquisition (2013)**



**Average annual size of the land for “building site, etc.” obtained in the previous five years (2008–2012) is 89 km<sup>2</sup>.**

Regarding the average annual size of the company-owned land for “building site, etc.” for the past five years before the survey with reference to the year of survey (four years before the survey in the case of the 1993 Survey), the average annual size of land obtained in the 2013 Survey (2008–2012) is 89 km<sup>2</sup>, which is a decrease by 10 km<sup>2</sup> over 2008 (2003–2007). However, the size obtained in the previous year (2012) is 113 km<sup>2</sup>, which is at a high level. <Attached Table 3-4-2>

**Figure 3-10 Average annual size of building site, etc. acquired by companies (1993-2013)**



Notes) Average annual size of four years before 1993 Survey.

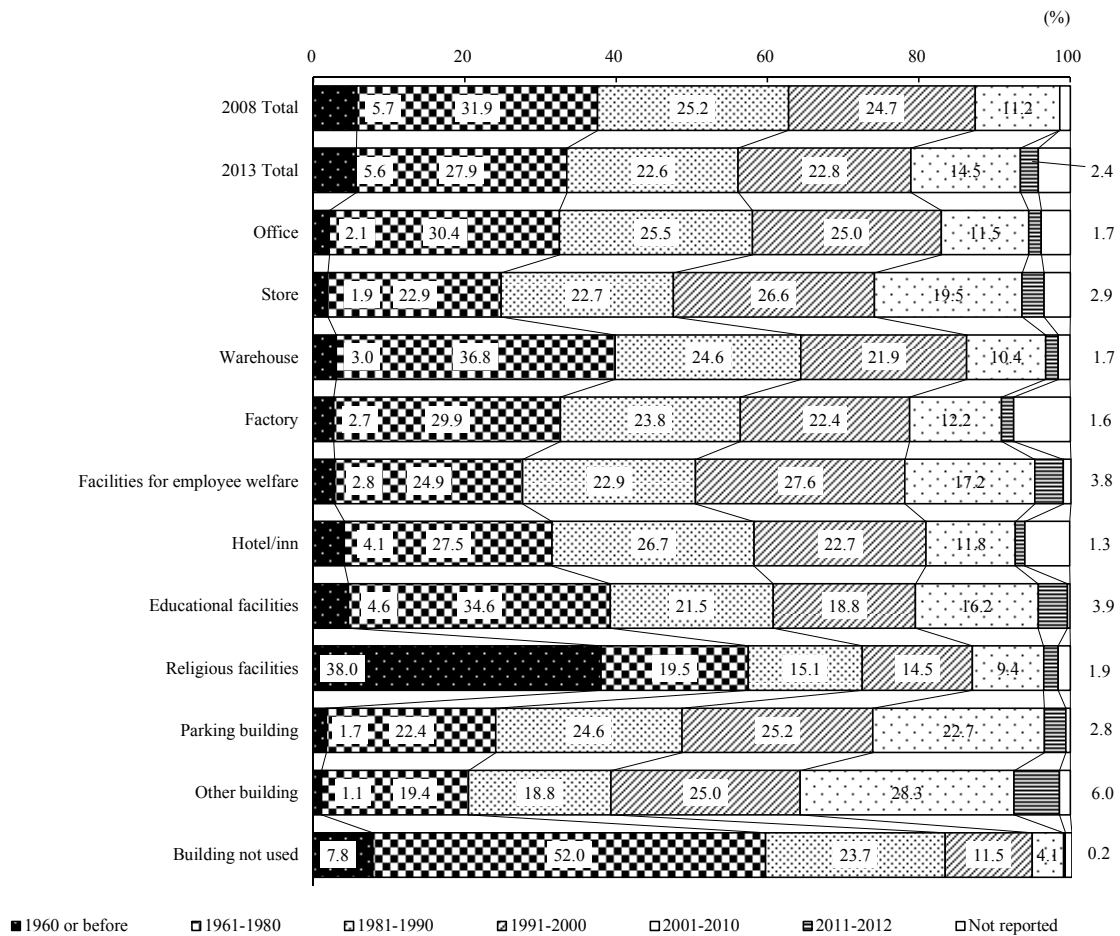
**(5) Year of completion of building**

**More than 60% of the buildings are built in compliance with the new earthquake-proof construction standard.**

Looking at the number of corporate-owned buildings by year of construction, those constructed before 1981 when the new earthquake-proof construction standard was enforced according to the Building Standard Law account for 62.3% of the total number of owned buildings, which is an increase by 1.3 points over 2008. Meanwhile the buildings constructed in or before 1981 account for 33.5%, which is a decrease by 4.1 points over 2008.

Of the buildings constructed after 1991, when broken down by present main usage, “store” accounts for 49.0% and “parking building” for 50.7%. Relatively new buildings account for a large percentage. On the other hand, “religious facilities” shows a high proportion of old buildings — those built before 1960 account for 38.0% of the total. “Buildings not used” shows a high proportion of old buildings and the buildings constructed before 1980 account for 59.8% but the relatively new buildings constructed after 1991 account for 15.9%. <See Attached Table 3-5-1>

**Figure 3-11 Proportion of tenure buildings by present main usage and year of completion (2008, 2013)**



**(6) New Earthquake Resistant Standard for buildings**

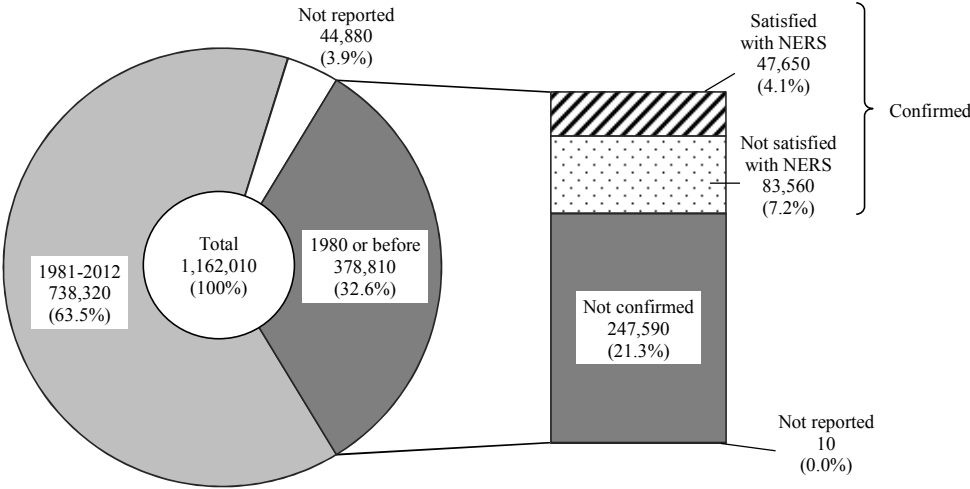
**Corporation-owned buildings satisfying the New Earthquake Resistant Standard accounts for two-thirds of the total and the number of buildings whose “unconfirmed” decreased over 2008.**

Of the number of buildings constructed in or before 1981 when the New Earthquake Resistant Standard was enforced according to the Building Standard Law (379,000), the number of buildings “satisfied with the New Earthquake Resistant Standard” is 48,000. When combined with the 738,000 buildings completed before 1981 that presumably satisfy the New Earthquake Resistant Standard for the most part, the number of buildings satisfying the New Earthquake Resistant Standard reaches 786,000 (67.6% of the total number of buildings), accounting for two-thirds of the total.

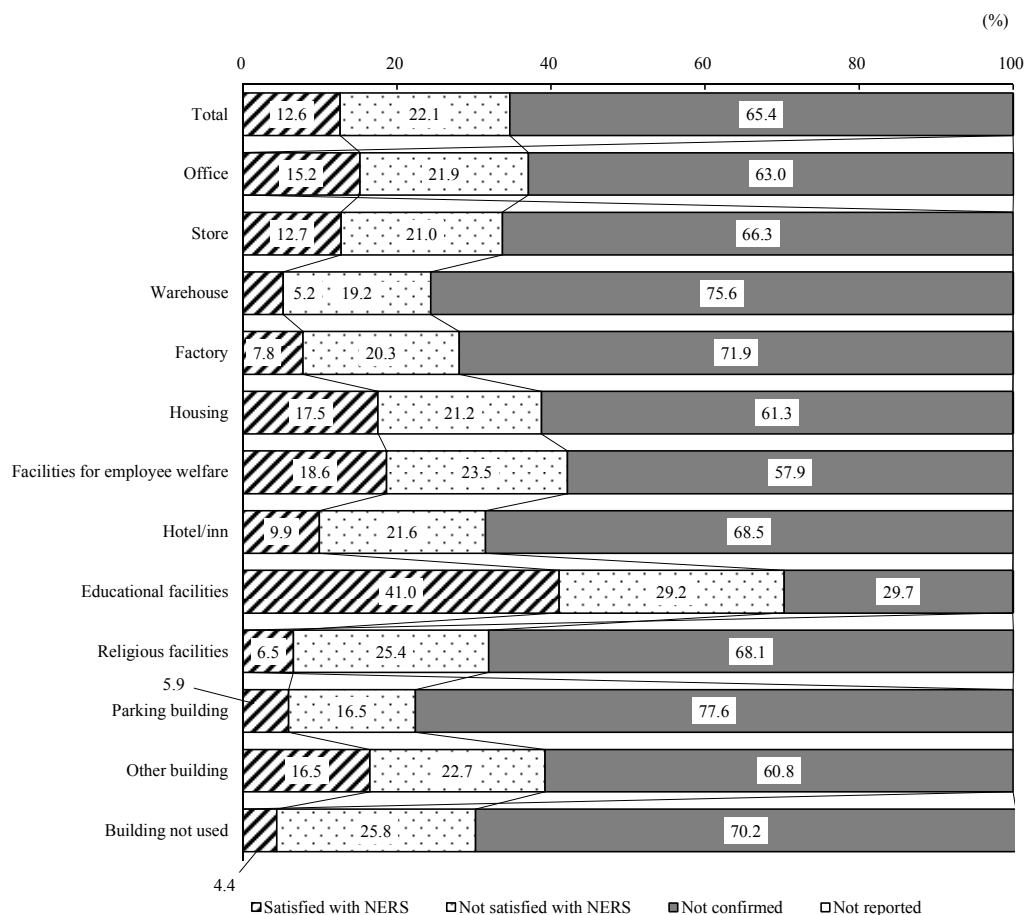
On the other hand, of the number of buildings completed in or before 1980 when broken down by present main usage, the buildings whose earthquake resistance is “unconfirmed” with regards to whether the New Earthquake Resistant Standard is met account for 60% in all usages except for “educational facilities” and “facilities for employee welfare.”

However, the number of “unconfirmed” buildings is 228,000 in 2013 (22.0% of the total number of buildings), which is a decrease by 53,000 (18.8%) over 2008 except for housing. <See Attached Tables 3-6-1, 3-6-2>

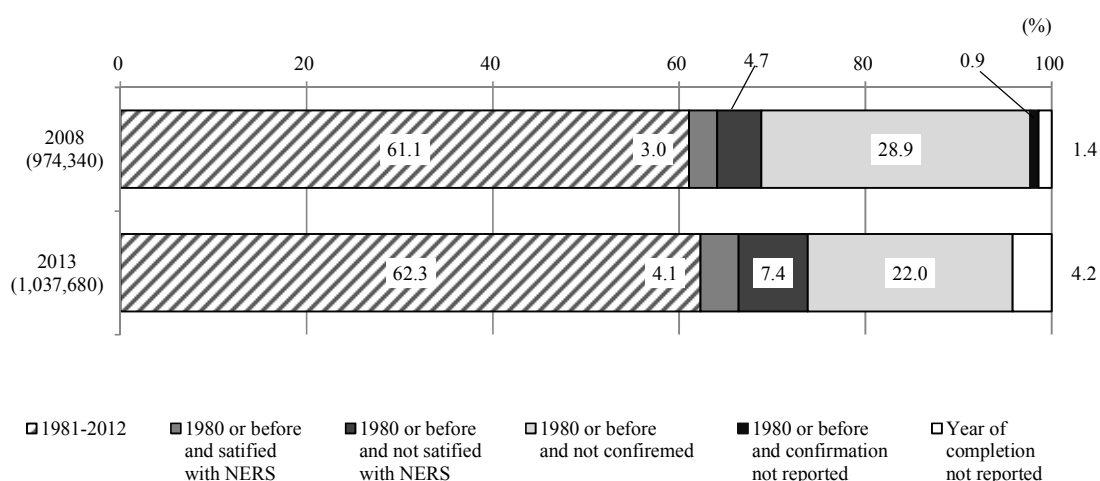
**Figure 3-12 Number of tenure buildings by year of completion and conformance with the New Earthquake Resistant Standard (2013)**



**Figure 3-13 Proportion of tenure buildings completed in or before 1980 by present main usage and conformance with the New Earthquake Resistant Standard (2013)**



**Figure 3-14 Proportion of tenure buildings by year of completion and conformance with the New Earthquake Resistant Standard (2008, 2013)**



Notes) Excludes "housing." Figures in brackets are number of tenure buildings.



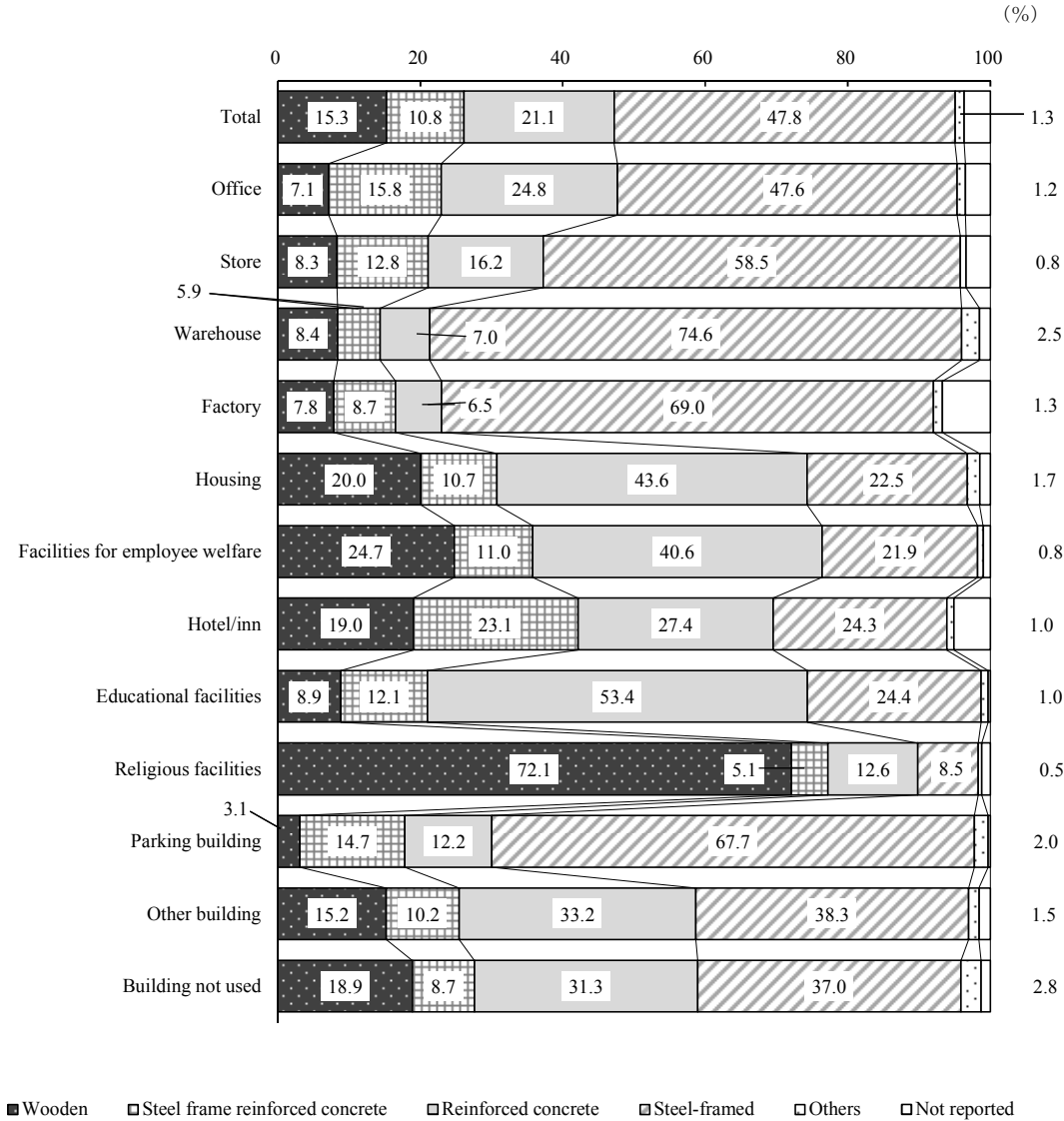
(7) Structure and scale of buildings

**For the building structure, “steel frame” is mainly used in warehouse and factory while “reinforced concrete” in educational facilities and housing.**

Of the number of corporate-owned buildings broken down by structure, “steel frame” comes top (47.8% of the total number of buildings), followed by “reinforced concrete” (21.1%), “wooden” (15.3%), and “steel frame reinforced concrete” (10.8%).

When broken down by present main usage, “steel frame” buildings have a high percentage in “warehouse” (74.6%), “factories” (69.0%), and “parking building” (67.7%) while “reinforced concrete” buildings in “educational facilities” (53.4%), “housing (including corporate owned housing or dormitories and rental housing)” (43.6%), and “facilities for employee welfare” (40.6%). “Steel frame reinforced concrete” buildings have a high percentage in “hotel or inn” (23.1%) and “office” (15.8%) while “wooden” buildings in “religious facilities” (72.1%). <See Attached Table 3-7-1>

**Figure 3-15 Proportion of tenure buildings by present main usage and structure of building (2013)**



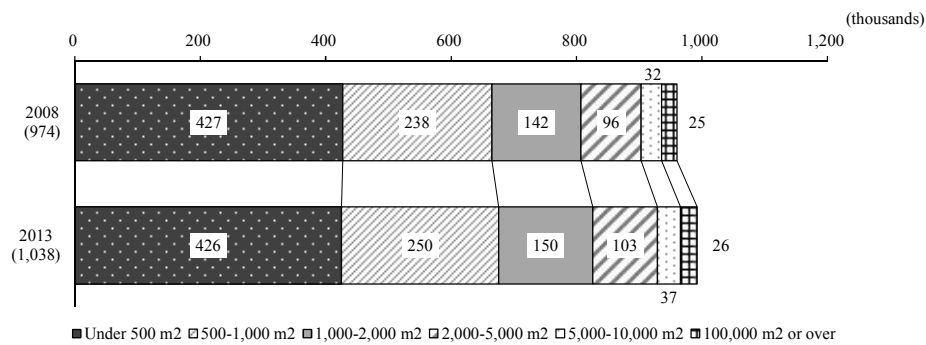
**The proportion of number of buildings whose total floor space is small showed a decrease while that of buildings having a large floor space showed an increase, which indicates that buildings are getting larger.**

Of the number of corporate-owned buildings broken down by total floor space, buildings having a total floor space of “less than 500 m<sup>2</sup>” account for 426,000 (41.0% of the total number of buildings) and “500 to 1,000 m<sup>2</sup>” for 25,000 (24.1%). Putting the two segments together, buildings of less than 1,000 m<sup>2</sup> account for two-thirds (65.1%) but the proportion decreased by 3.1 points over 2008.

Of the size of corporation-owned buildings broken down by total floor space, buildings having a total floor space of “10,000 m<sup>2</sup> or over” account for 745 km<sup>2</sup> (40.3% of the total building floor size) and “5,000 to 10,000 m<sup>2</sup>” for 255 km<sup>2</sup> (13.8%). Putting the two segments together, buildings of 5,000 m<sup>2</sup> or more account for over half of the total (54.1%) and the proportion increased by 1.1 points over 2008.

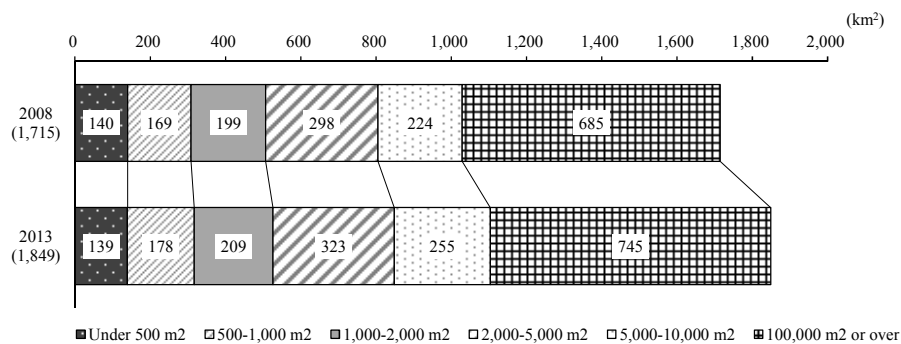
The number and the total floor space of buildings increased over 2008 in most segments but the proportion of the number of buildings decreased in small-scale segments and the proportion of the total floor space increased in large-scale segments, indicating that the building size is getting larger. <See Attached Tables 3-7-2, 3-7-3>

**Figure 3-16 Number of tenure buildings by total floor space (2008, 2013)**



Notes) Excludes “housing.” Figures in brackets are number of tenure buildings (thousands).

**Figure 3-17 Total floor space of tenure buildings by total floor space (2008, 2013)**



Notes) Excludes “housing.” Figures in brackets are total floor size of tenure buildings (km<sup>2</sup>).

#### 4. Effective use of land and buildings

##### (1) land and buildings rented for others

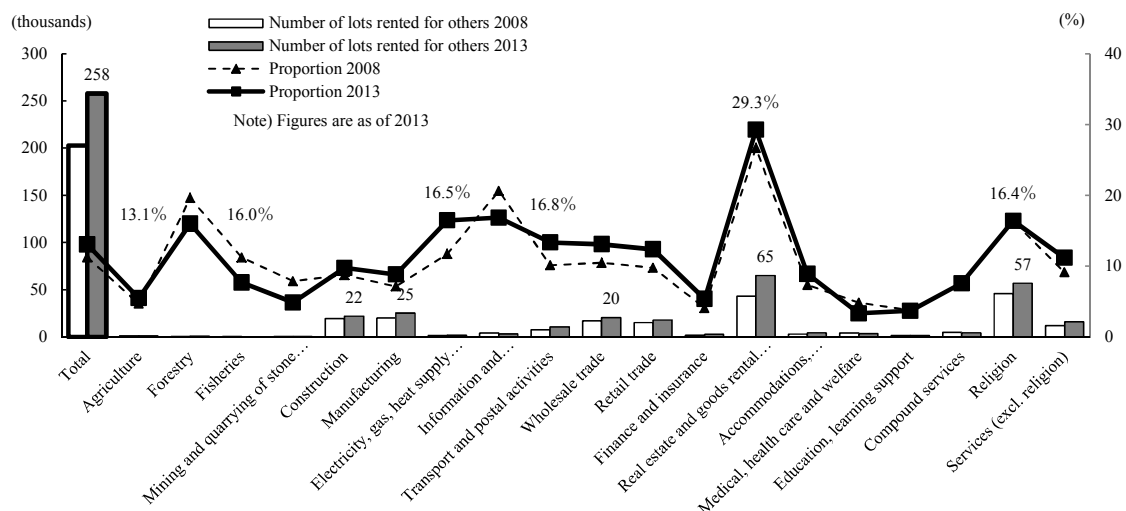
##### The number and size of corporation-leased land account for 13% and 10%, respectively.

Of the number of leased sites such as corporate-owned “building site, etc.,” the number of sites leased to others is 258,000 and accounts for 13.1% of the total number of sites including “building site, etc.,” which is an increase by 55,000 in number (27.2%) and by 1.8 points in proportion over 2008.

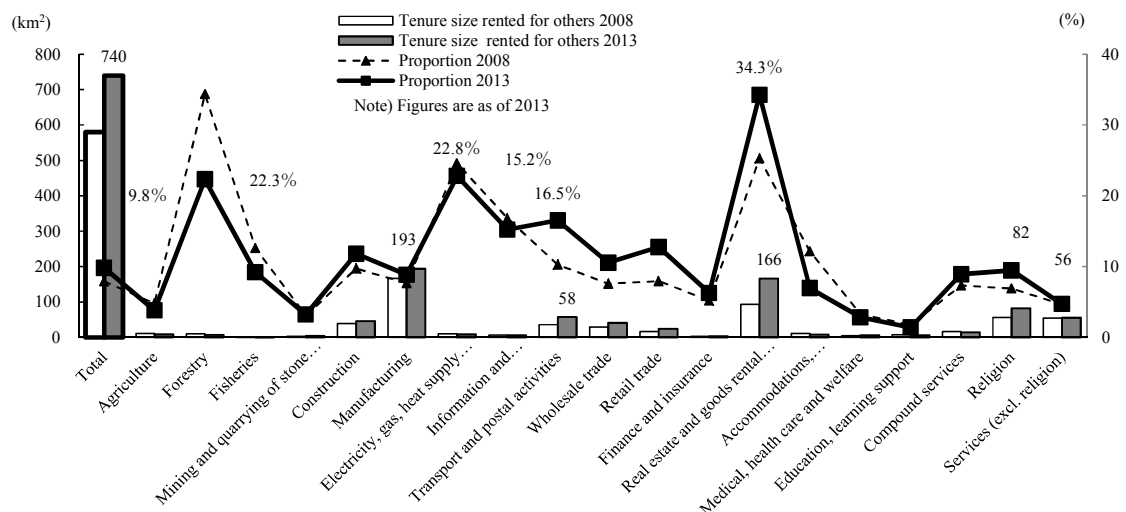
Of the size of leased corporate-owned land for “building site, etc.,” the size of land leased to others is 740 km<sup>2</sup> and accounts for 9.8% of the total size of land for “building site, etc.,” which is an increase by 160 km<sup>2</sup> (27.6%) and by 1.9 points in the proportion over 2008.

Of the proportion of leased land by type of industry of corporation, “real estate/goods rental and leasing” comes top both in number and size. The proportion of leased land in number and size increased by 2.6 points and 9.0 points over 2008, respectively, indicating an upward tendency. <See Attached Tables 4-1-1, 4-1-2>

**Figure 4-1 Number of tenure lots of building site, etc. rented for others by type of industry (2008, 2013)**



**Figure 4-2 Tenure size of building site, etc. rented for others by type of industry (2008, 2013)**



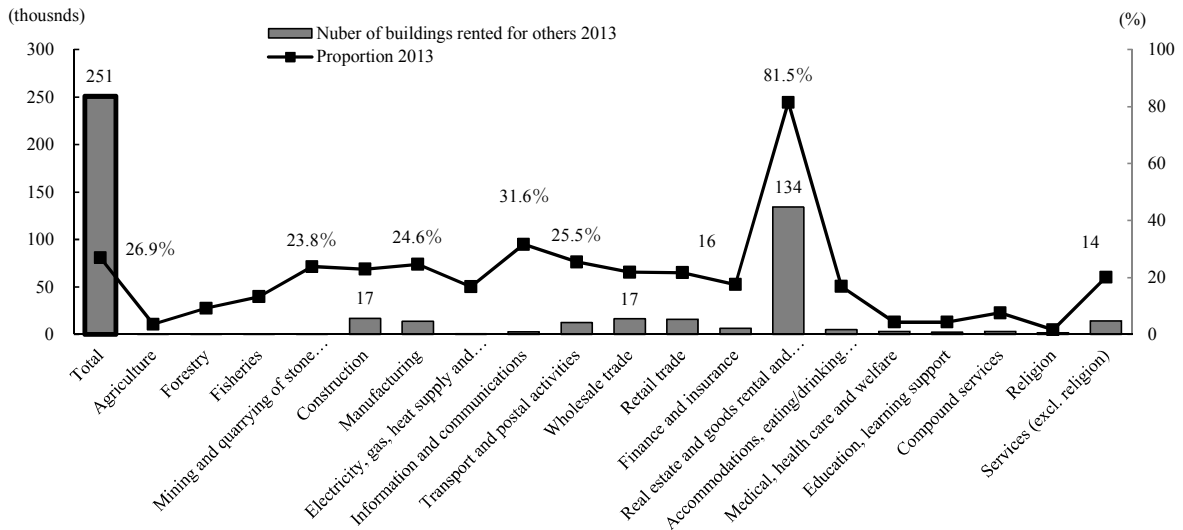
**Corporation-leased buildings account for 27% and 26% in number and size, respectively.**

Of the number of leased corporate-owned “buildings other than ones inside a factory site,” the number of buildings leased partially or entirely to others is 251,000, accounting for 26.9% of the total number of “buildings other than ones inside a factory site.”

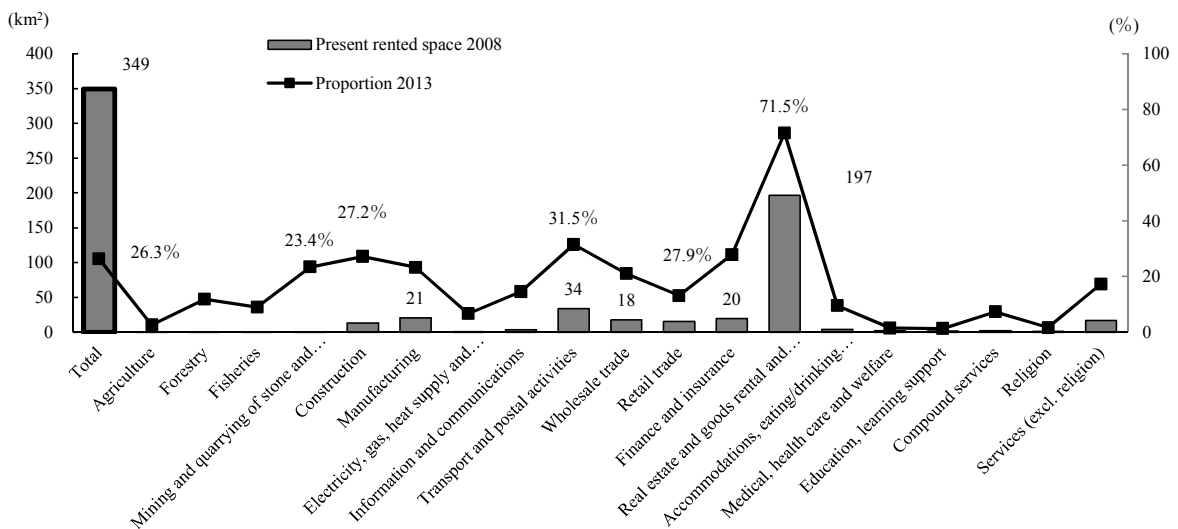
Of the total leased floor space of corporate-owned “buildings other than ones inside a factory site,” the total of leased areas is 349 km<sup>2</sup>, accounting for 26.3% of the total floor size of “buildings other than ones inside a factory site.”

When broken down by type of industry, “real estate, goods rental and leasing” comes top in the number of leased sites and total leased floor space as well as in the proportion of the number and total floor space of leased buildings. <See Attached Tables 4-1-3, 4-1-4>

**Figure 4-3 Number of tenure buildings outside a factory site rented for others by type of industry (2013)**



**Figure 4-4 Total floor space of tenure buildings outside a factory site rented for others by type of industry (2013)**

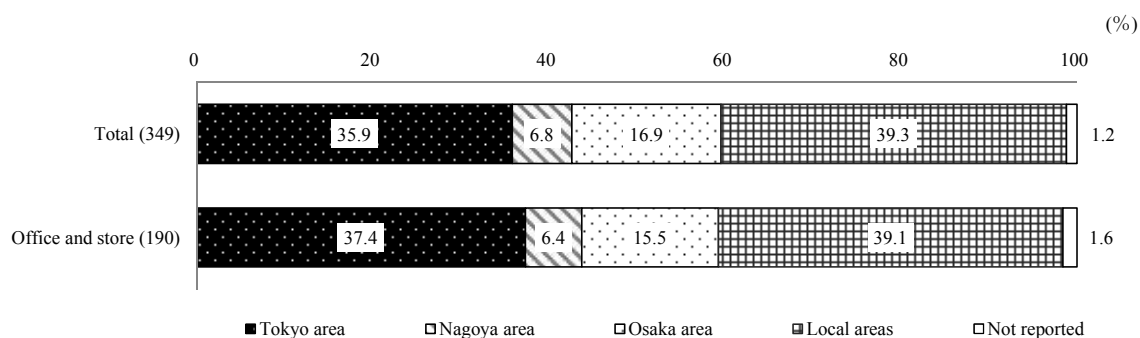


**In “office/store,” vacancy rate to rentable space is 7.5%.**

Of the total leased floor space of corporate-owned “buildings outside a factory site,” the total floor space owned for the purpose for rent (hereinafter referred to as “rentable space”) is 349 km<sup>2</sup> and accounts for 30% or more (35.9%) in the Tokyo area when broken down by building location (area). Three large metropolitan areas (Tokyo area, Nagoya area and Osaka area) account for about 60% (59.6%) of rentable space. Of these buildings whose present main usage is “office/store” when broken by building location (area), the three large metropolitan areas account for about 60% (59.3%) of rentable space.

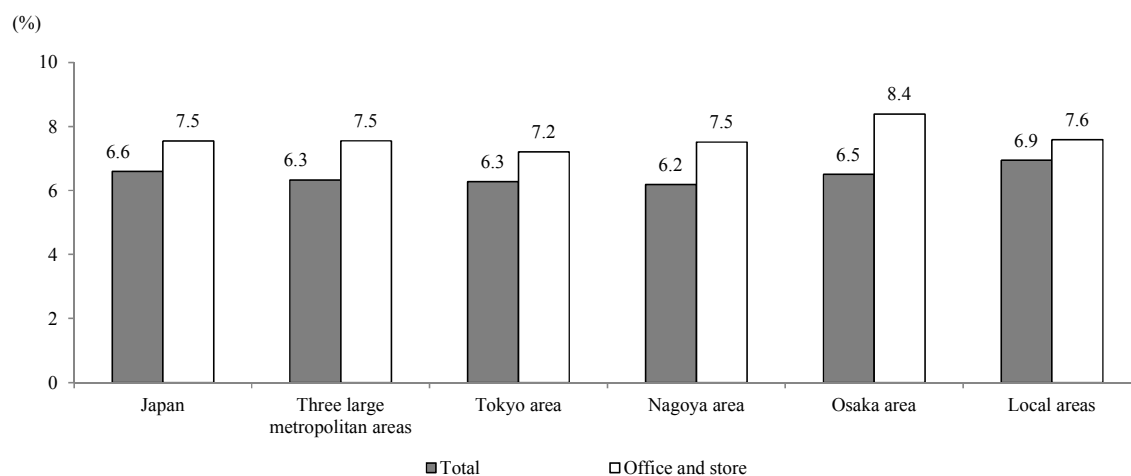
The proportion of present non-rented space to total rentable space (hereinafter referred to as “vacancy rate”) is 6.6%. When broken down by building location (area), the three large metropolitan areas account for 6.3% while local areas for 6.9%. Of these buildings whose present main usage is “office/store,” the proportion is 7.5%. When broken down by building location (by area), the three large metropolitan areas account for 7.5% while local areas for 7.6%, showing little difference between the two segments. <See Attached Table 4-1-5>

**Figure 4-5 Proportion of rentable space by location of building (area) (2013)**



Notes) Figures in brackets are total rentable space (km<sup>2</sup>).

**Figure 4-6 Vacancy rate to total rentable space by location of building (area) (2013)**



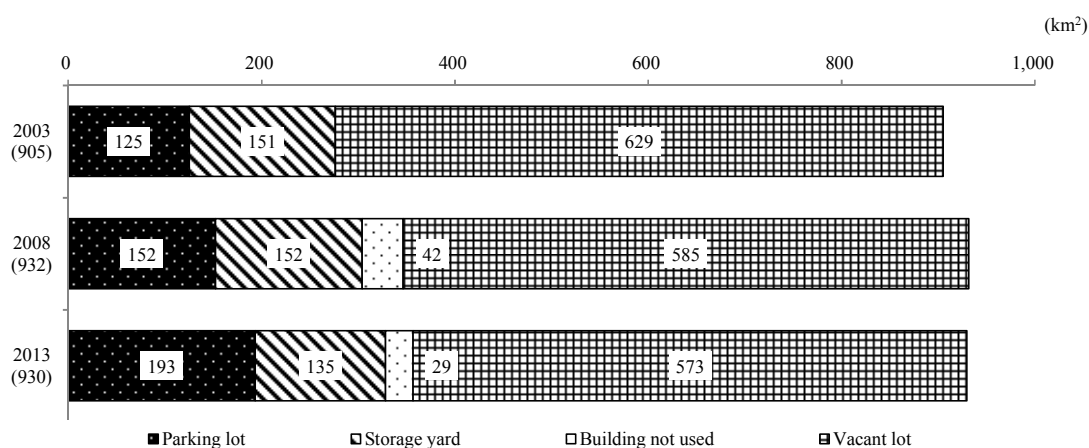
**(2) Underutilized/unused land**

**The size of little-used/unused land is 930 km<sup>2</sup>, accounting for 12.3% of the size of land for “building site, etc.”**

Of the present usage of corporate-owned land for “building site, etc.,” the size of little-used/unused land (total of “parking lot,” “storage yard,” “Building not used,” and “vacant lots”) is 930 km<sup>2</sup> and accounts for 12.3% of the total size of land for “building site, etc.,” remaining roughly flat over 2008 with a decrease of 0.3%. Of these sites, “parking lot” showed an increase while other type of present usage showed a decrease.

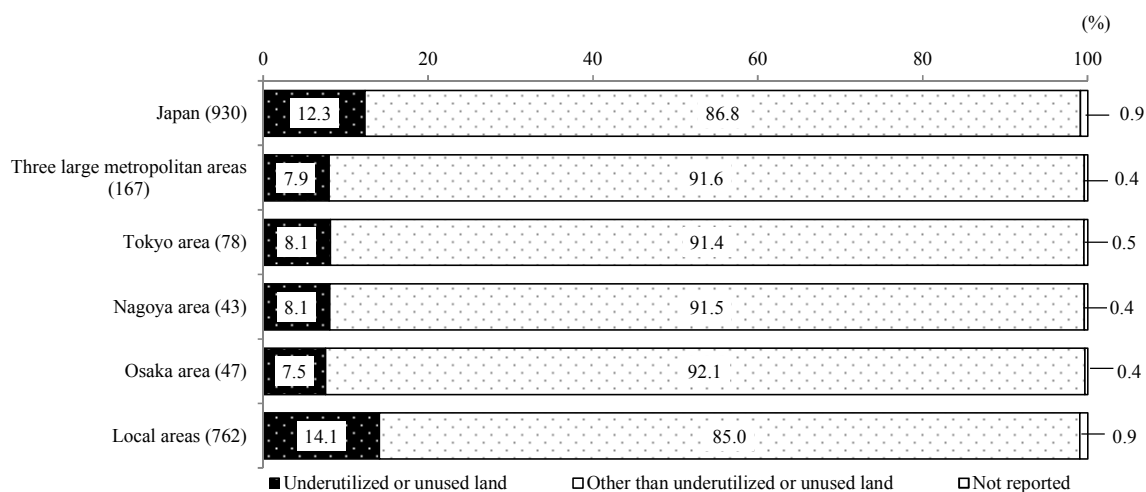
Of the proportion of size of little-used/unused land by location of the land (area), the three large metropolitan areas account for 7.9% and local areas for 14.1%, indicating that the proportion is higher in local areas. <See Attached Table 4-2-1>

**Figure 4-7 Tenure size of underutilized/unused land by present usage (2003–2013)**



Notes) Figures in brackets are tenure size of underutilized/unused land (km<sup>2</sup>).  
 Notes) “Building not used” is a newly established group in 2008 survey.

**Figure 4-8 Proportion of tenure size of underutilized/unused land by location of the land (area) (2013)**



Notes) Figures in brackets are tenure size of underutilized/unused land (km<sup>2</sup>). Includes “present usage not reported.” Includes “location of the land not reported” on “Japan.”

## 5. Purchase and sale of land (companies with a capital of 100 million yen or more)

### (1) Companies purchased or sold land

#### Of the companies with a capital of 100 million yen or more that purchased or sold the land in 2012, “purchase” accounts for 8% and “sell-off” for 9%.

Of the companies with a capital of 100 million yen or more that purchased or sold the land in the year from January 1 to December 31, 2012, the number of corporations that purchased the land is 2,670, accounting for 8.3% of the total number of corporations. The number of corporations that sold the land is 2,980, accounting for 9.3% of the total number of corporations.

Of the corporations that purchased land when broken down by type of asset, 2,330 corporations purchased business assets and 510 corporations purchased stock land. Of the corporations that sold the land, 2,480 corporations sold business assets and 760 corporations sold stock land. Both in purchase and sell-off, corporations that purchased or sold the business assets account for over 80%. <See Attached Table 5-1-1>

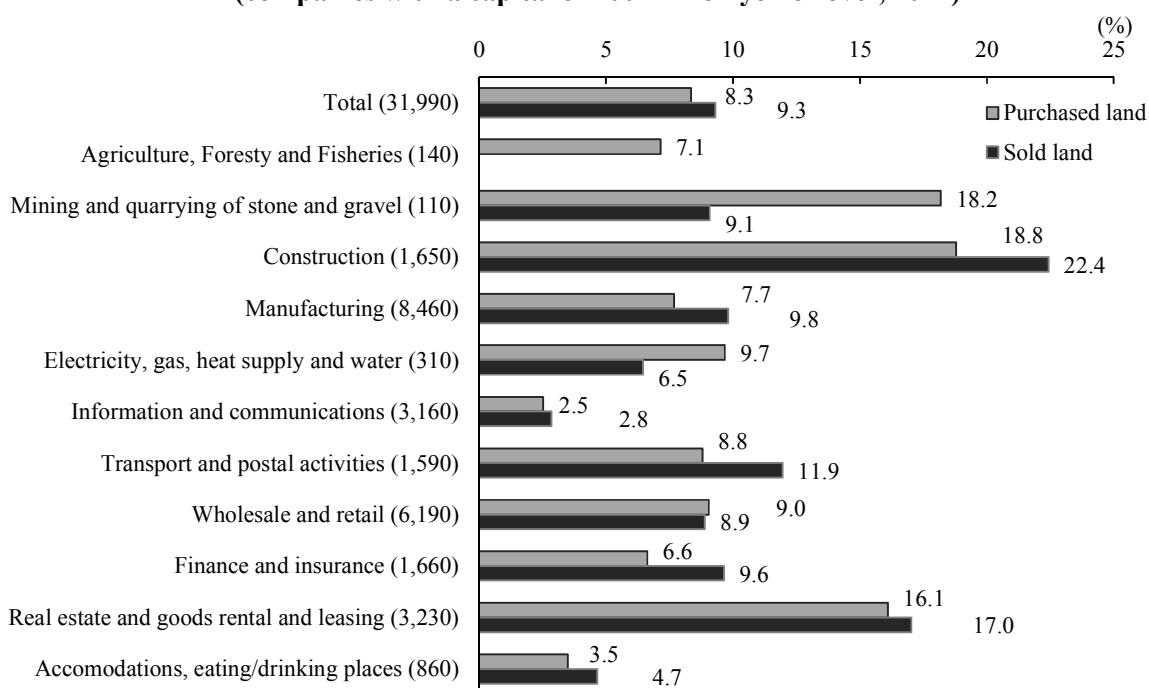
**Table 5-1 Number of corporations purchased/sold land by type of asset (companies with a capital of 100 million yen or over, 2012)**

	Total	Purchased land			Sold land		
		Total	Business asset	Stock land	Total	Business asset	Stock land
Number of companies	31,990	2,670	2,330	510	2,980	2,480	760
Proportion (%)	100.0	8.3	7.3	1.6	9.3	7.8	2.4

Note) The breakdown figures do not add up to the total because some corporations purchase or sale both business asset and stock land.

When broken down by type of company, “construction” (purchase 18.8%, sell-off 22.4%) and “real estate, goods rental and leasing” (purchase 16.1%, sell-off 17.0%) account for a high percentage both in purchase and sell-off. <See Attached Table 5-1-1>

**Figure 5-1 Proportion of number of companies purchased or sold land by type of industry (companies with a capital of 100 million yen or over, 2012)**



Notes) Figures in brackets are the total number of companies.

**(2) Type of asset of purchased/sold land****Stock land accounts for over 80% of the number of purchased or sold sites in 2012 but business assets account for over 10%.**

Of the number of sites purchased or sold (the number of lots purchased or sold) by companies with a capital of 100 million yen or more in the year from January 1 to December 31, 2012, the number of purchase sites is 56,450 and the number of sold sites 81,400.

Of the purchased land broken down by type of asset, business assets account for 8,540, and stock land for 47,910. As for the sold land, business assets account for 10,750 and stock land for 70,640. Stock land accounts for over 80% both in purchase and sell-off but business assets account for over 10% in purchase and sell-off.

Of the number of purchased or sold sites with trust beneficiary right, purchased land accounts for 660 and sold land for 150, occupying a small percentage with respect to the total number of purchase/sold sites. <See Attached Table 5-2-1>

**Table 5-2 Number of lands purchased or sold by type of asset (companies with a capital of 100 million yen or over, 2012)**

	Number of lands purchased or sold			Proportion (%)		
	Total	Business asset	Stock land	Total	Business asset	Stock land
Number of purchased lands	56,450	8,540	47,910	100.0	15.1	84.9
Lands possess the trust beneficial right	660	190	460	100.0	28.8	69.7
Number of sold lands	81,400	10,750	70,640	100.0	13.2	86.8
Lands possess the trust beneficial right	150	30	120	100.0	20.0	80.0
Lands reclaimed	36,880	1,290	35,590	100.0	3.5	96.5

The number of purchased or sold sites per corporation, the numbers of purchased and sold sites are 21.1 and 27.3, respectively. Broken down by type of asset, business assets account for 4 or so both in purchase and sell-off while stock land for 90 or more. <See Attached Table 5-2-2>

**Table 5-3 Number of lands purchased or sold per company by type of asset (companies with a capital of 100 million yen or over, 2012)**

	Number of lands purchased or sold			Proportion (%)		
	Total	Business asset	Stock land	Total	Business asset	Stock land
Purchased land						
Number of companies purchased land	2,670	2,330	510	100.0	87.3	19.1
Number of purchased lands	56,450	8,540	47,910	100.0	15.1	84.9
Number per company	21.1	3.7	93.9	...	...	...
Sold land						
Number of companies sold land	2,980	2,480	760	100.0	83.2	25.5
Number of sold lands	81,400	10,750	70,640	100.0	13.2	86.8
Number per company	27.3	4.3	92.9	...	...	...

Note) The breakdown figures do not add up to the total because some corporations purchase or sale both business asset and stock land.



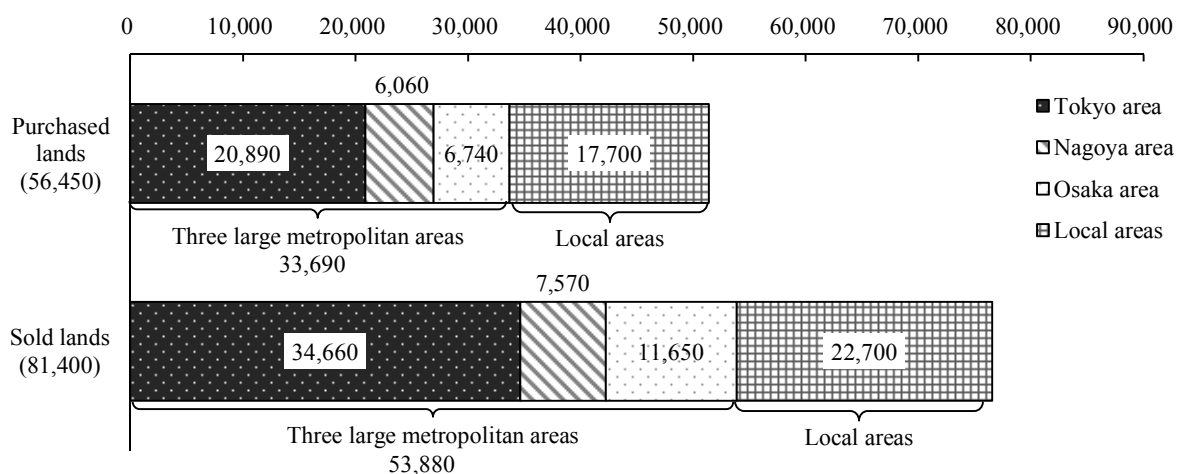
### (3) Location of purchased/sold land

#### Three large metropolitan area occupy two-thirds of the number of purchased or sold sites.

Of the number of purchased or sold sites broken down by location of the land (area), the number of purchase sites in the three large metropolitan areas is 33,690 (20,890 in Tokyo area, 6,060 in Nagoya area, and 6,740 in Osaka area), accounting for 59.7% of the total number of purchased sites. Local areas account for 17,700 (31.4%).

The number of sold sites in the three large metropolitan areas is 53,880 (34,660 in Tokyo area, 7,570 in Nagoya area, and 11,650 in Osaka area), accounting for 66.2% of the total number of sold sites. Local areas account for 22,700 (27.9%). Two-thirds of transactions are made in the three large metropolitan areas. <See Attached Table 5-3-1>

**Figure 5-2 Number of lands purchased or sold by location of the land (area) (companies with a capital of 100 million yen or over, 2012)**



Notes) Figures in brackets are the number of lands purchased or sold. Includes "location of the land not reported."

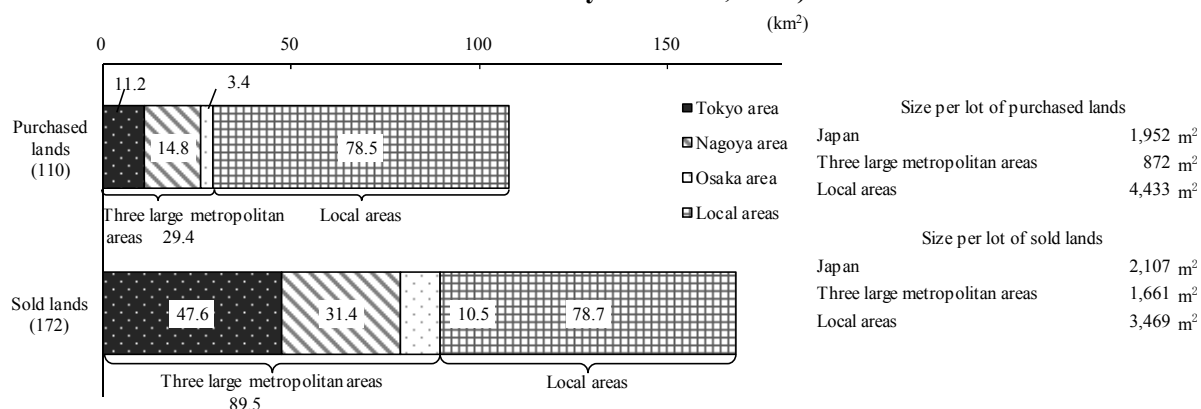
**Land within the local areas accounts for 70% of the size of purchased land and 50% of the size of sold land.**

Of the size of purchased or sold land by location of the land (area), the size of purchased land in the three large metropolitan areas is 29.4 km<sup>2</sup> (11.2 km<sup>2</sup> in Tokyo area, 14.8 km<sup>2</sup> in Nagoya area, and 3.4 km<sup>2</sup> in Osaka area), accounting for 26.7% of the total number of purchased sites. Local areas account for 78.5 km<sup>2</sup> (71.2%).

The size of sold land in the three large metropolitan areas is 89.5 km<sup>2</sup> (47.6 km<sup>2</sup> in Tokyo area, 31.4 km<sup>2</sup> in Nagoya area, and 10.5 km<sup>2</sup> in Osaka area), accounting for 52.2% of the total number of sold sites. Local areas account for 78.7 km<sup>2</sup> (45.9%). Local areas has a high purchase transaction rate while the three large metropolitan areas have a high sell-off transaction rate.

Regarding the size of purchased or sold land per site, land purchased by corporations is 1,952 m<sup>2</sup> (872 m<sup>2</sup> in the three large metropolitan areas and 4,433 m<sup>2</sup> in local areas) and the land sold by corporations is 2,107 m<sup>2</sup> (1,661 m<sup>2</sup> in the three large metropolitan areas and 3,469 m<sup>2</sup> in local areas). The number of purchased or sold sites in the three large metropolitan areas accounts for two-thirds of the total while the size of purchased or sold land per site is small. <See Attached Table 5-3-2>

**Figure 5-3 Size of land purchased/sold by location of the land (area) (companies with a capital of 100 million yen or over, 2012)**



Notes) Figures in brackets are the number of purchased or sold sites (km<sup>2</sup>). Includes “location of the land not reported.”

#### (4) Transition of purchase and sale of land

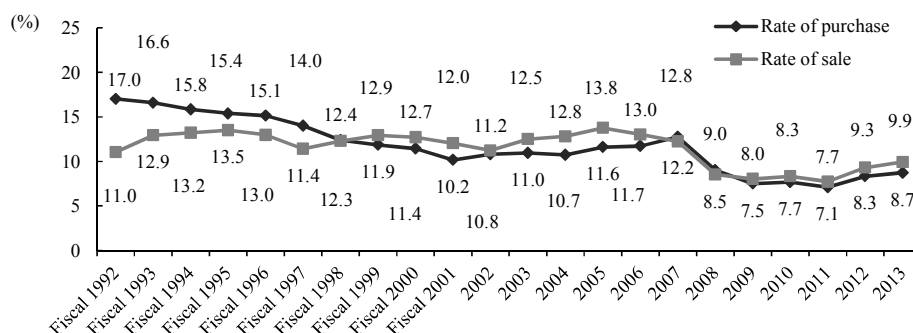
In accordance with the “Survey of Status of Land Acquisition by Corporation” (1992–2001), companies with a capital of 100 million yen or more were checked every year up to 2011 to examine the status of purchase and sale of land for one year before the date of survey as a general statistical survey. In 2012, it was integrated into “Corporation Survey on Land and Basic Survey on Buildings” and conducted as an essential statistical survey. After 2013, the survey has been conducted as a new “land census.” By combining the results of the “Survey on Status of Land Acquisition by Corporation” up to 2011 to the result of “Land Census” in 2013, the transition of purchase and sale of land is examined.

#### The number of corporations that purchased or sold the land has continued to rise since 2011.

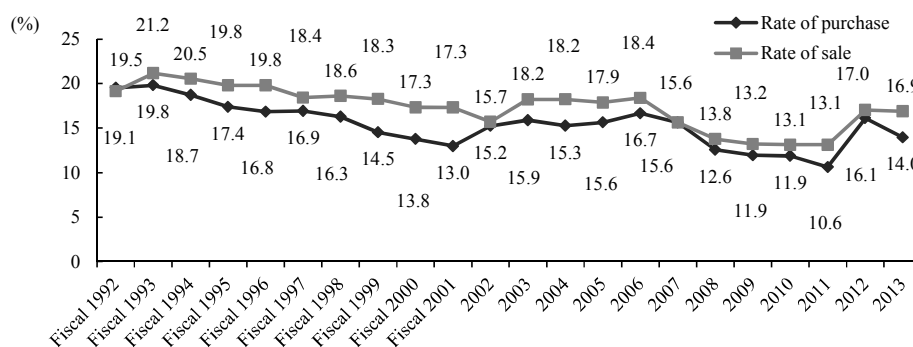
The transition in the rate of land purchased by companies with a capital of 100 million yen or more (the proportion of the number of corporations that sold land to the total number of corporations) and the rate of sold land (the proportion of the number of corporations that sold the land to the total number of corporations) shows that the rate of purchase is 17.0% and the rate of sale is 11.0% in 1992, indicating that the rate of purchase is larger than rate of sale. Then, the rate of purchase exhibited a declining trend while the rate of sale showed an upward trend. The rate of sale exceeded the rate of purchase in 1999 and hovered at the same level until 2006. After the 2011 Survey, the rate of purchase and rate of sale hovered at almost the same level.

The transition of “real estate” industry shows that the rate hovers at a higher level compared to all industries. <See Attached Table 5-4-1>

**Figure 5-4 Transition of rate of purchase and rate of sale (all industries) (companies with a capital of 100 million yen or over, 1992–2013)**



**Figure 5-5 Transition of rate of purchase and rate of sale (real estate) (companies with a capital of 100 million yen or over, 1992–2013)**



## 6. Corporations' ownership state of land and buildings by prefecture

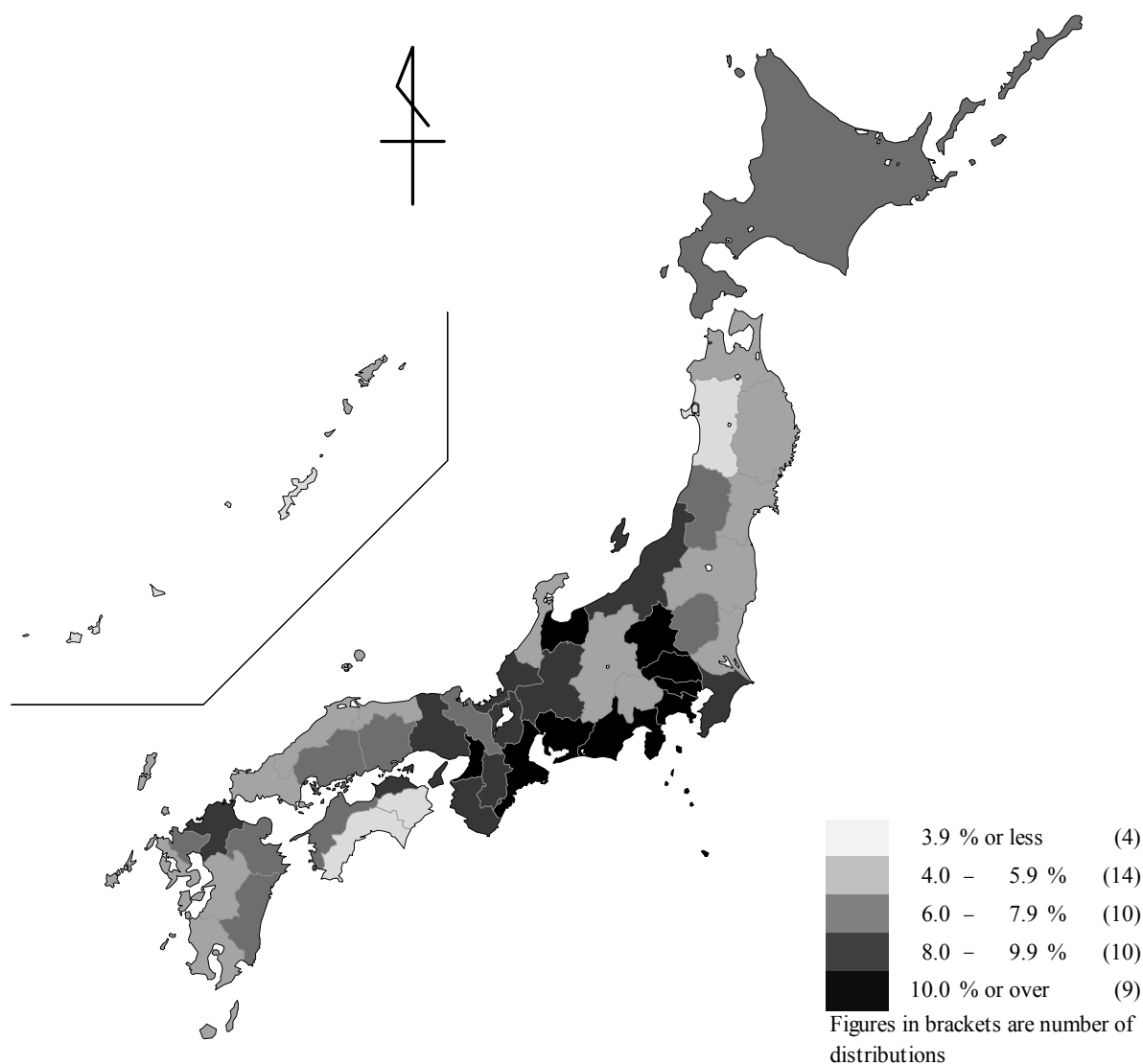
### (1) Tenure state of land

**For the proportion of the size of corporate-owned land to the size of prefecture, Toyama-ken, Kanagawa-ken, and Osaka-fu have a high percentage.**

Looking at size of land owned by corporations by prefecture, Hokkaido has the largest size at 6,517 km<sup>2</sup>, exceeding that of Shizuoka-ken, which places second with a size of 939 km<sup>2</sup>. Of the size of land owned by corporations in Hokkaido, forest land is 4,479 km<sup>2</sup> and accounts for 70% of the total.

The size of corporate-owned land accounts for 6.9% of the total across the country. Of the proportion to the size of prefecture, when broken down by prefecture, Toyama-ken (16.1%) comes top, followed by Kanagawa-ken (14.7%), Osaka-fu (14.5%), Shizuoka-ken (12.9%), Gunma-ken (12.8%), and Tokyo-to (12.8%). On the other hand, Kochi-ken (3.4%) has the lowest proportion to the size of prefecture, followed by Akita-ken (3.6%), Okinawa-ken (3.6%), Tokushima-ken (3.9%), and Yamanashi-ken (4.1%). <See Attached Table 6-1-1>

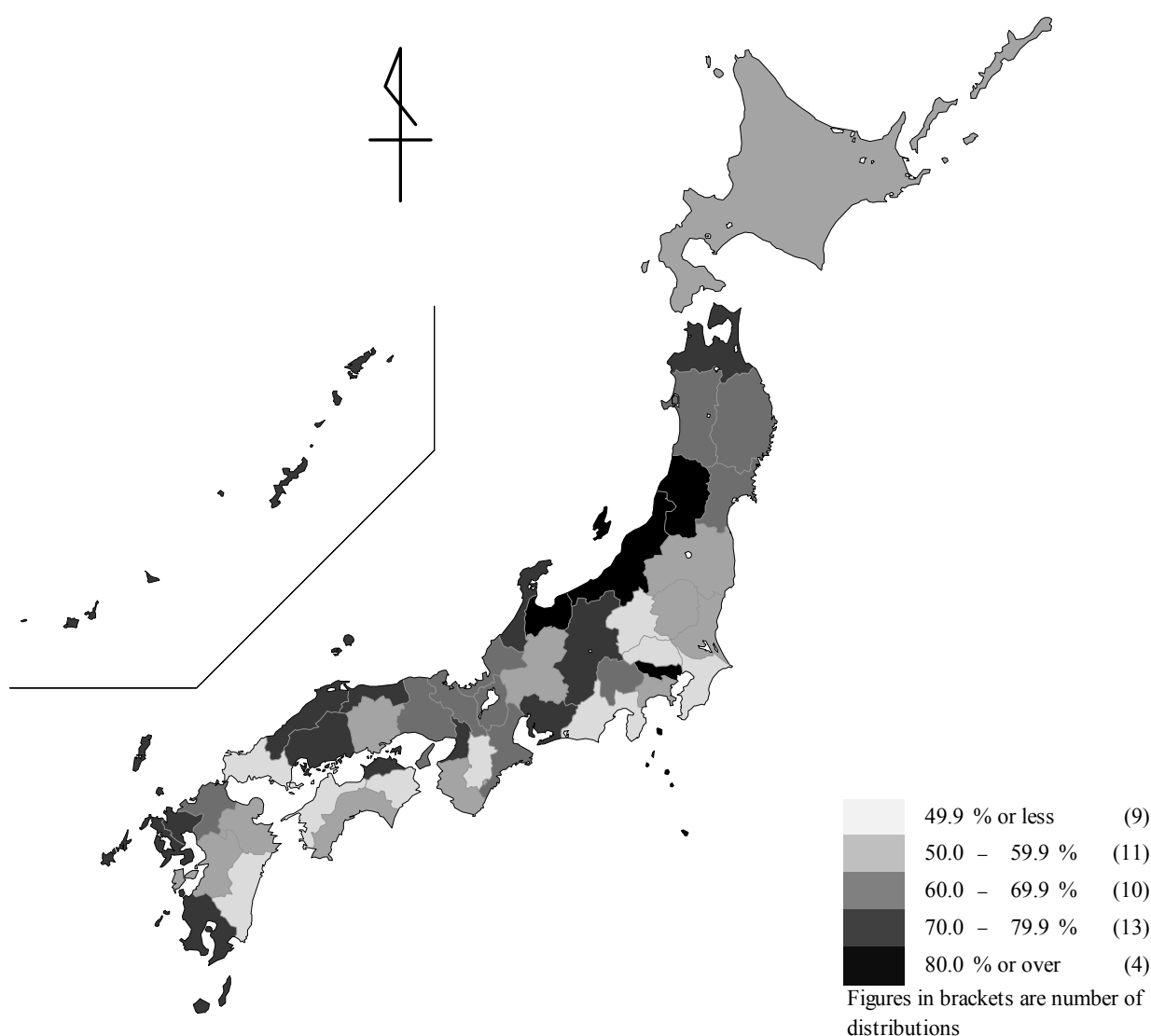
**Figure 6-1 Proportion of tenure size of corporations to prefecture area by location of the land (prefecture) (2013)**



**Of corporate-owned land, For the proportion of corporations whose head offices are located in other prefectures, Gunma-ken, Tokushima-ken, and Ehime-ken have a higher proportion.**

Regarding the proportion of the size of land in a prefecture owned by corporations whose head offices are located in the same prefecture to the size of land owned by corporations in the same prefecture, Tokyo-to (88.8%) comes top, followed by Toyama-ken (84.6%), Yamagata-ken (84.2%), Niigata-ken (81.4%), and Saga-ken (79.0%). Meanwhile, Gunma-ken has the lowest proportion (27.0%), followed by Tokushima-ken (35.0%), Ehime-ken (43.6%), Shizuoka-ken (44.8%) and Miyazaki-ken (45.8%). It can be said that these five prefectures have a lot of corporate-owned land whose head offices are located outside the prefectures. <See Attached Table 6-1-2>

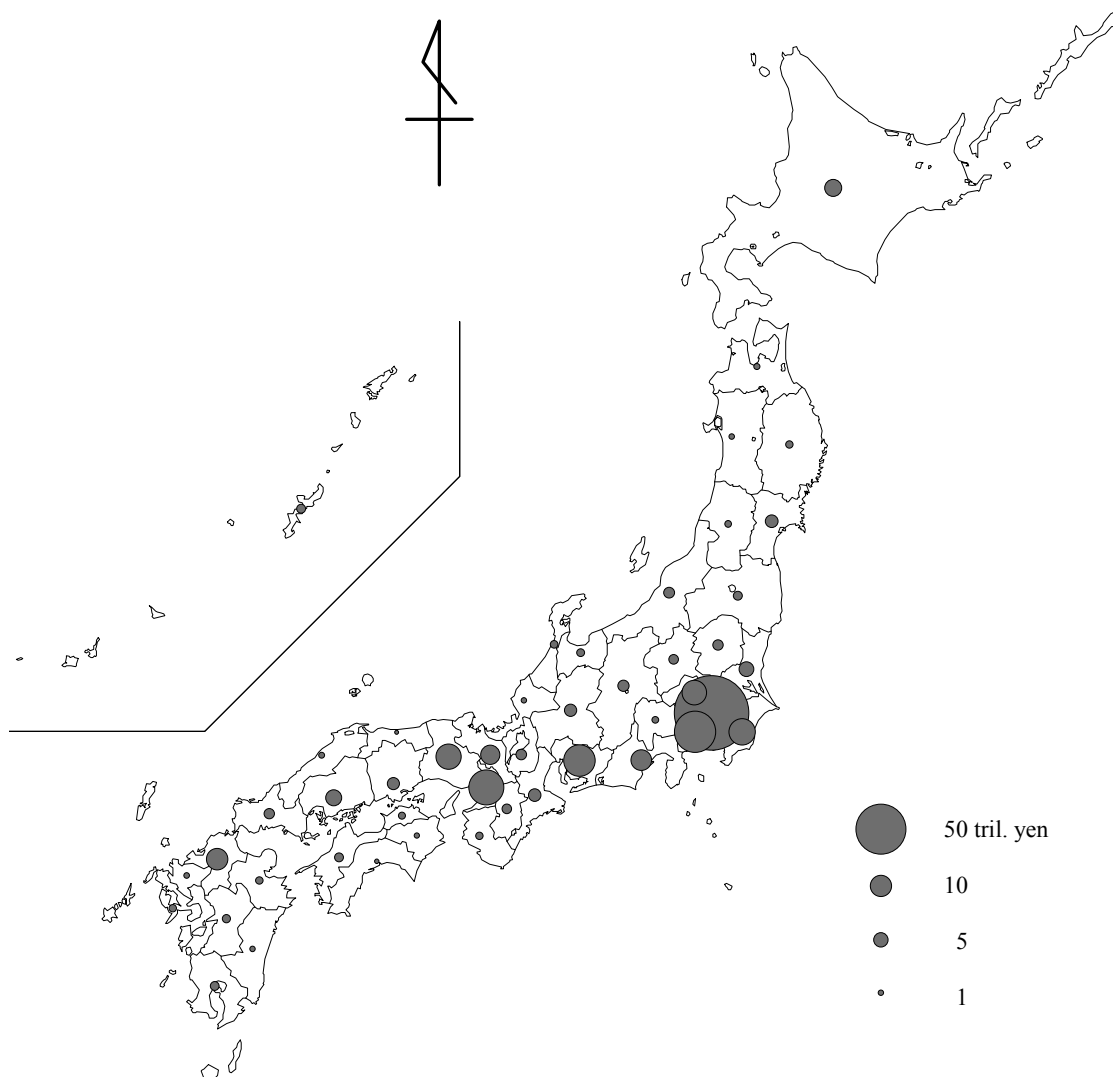
**Figure 6-2 Proportion of tenure size of land owned by corporations located in the same prefecture to total size owned by corporations by location of the land (prefecture) (2013)**



**The land asset owned by corporations in Tokyo-to is 108 trillion yen, accounting for 31% of the national total.**

Regarding the asset amount of corporate-owned land by location of the land (prefecture), Tokyo-to comes top at 108.2 trillion yen (31.3% of the total asset amount of land), far exceeding Kanagawa-ken, which takes second place at 34.6 trillion yen (10.0%). The asset amount of land for “building site, etc.” is 94.6 trillion yen, accounting for 90% of the land assets owned by corporations in Tokyo-to as business assets. <See Attached Table 6-1-3>

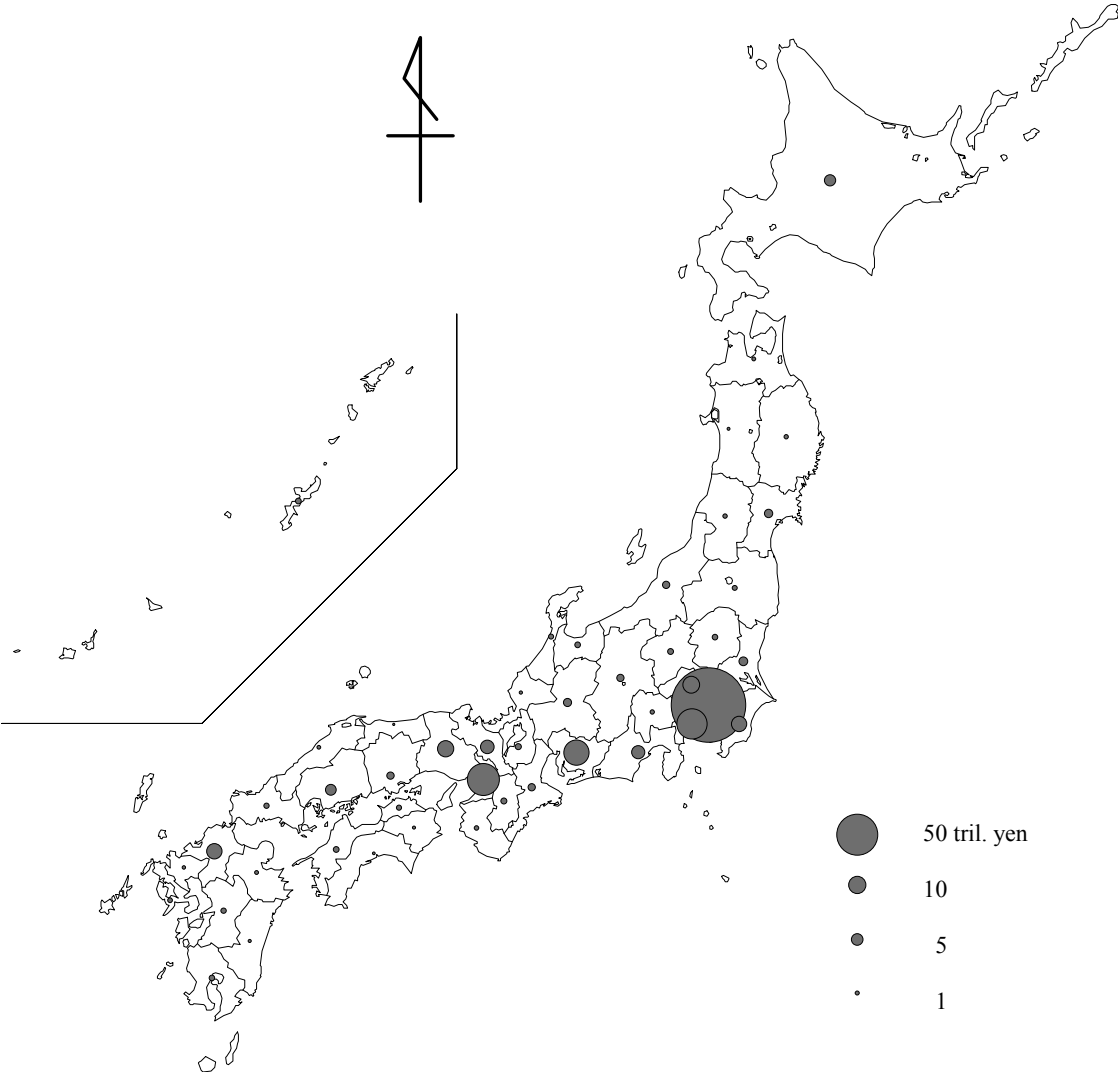
**Figure 6-3 Asset amount of land owned by corporations by location of the land (prefecture) (2013)**



**The land asset owned by corporations whose head offices are located in Tokyo-to is 158 trillion yen, accounting for a little under 50% of the national total.**

Regarding the asset amount of corporate-owned land by prefecture where head offices of corporations are located, the corporations whose head offices are located in Tokyo-to have the largest amount at 158.3 trillion yen (45.8% of the national total), far exceeding those in Osaka-fu, which is second at 31.2 trillion yen (9.0%). The asset amount of land for “building site, etc.” is 127.5 trillion yen, accounting for 80% of the land assets owned by corporations whose head offices are located in Tokyo-to as business assets. <See Attached Table 6-1-4>

**Figure 6-4 Asset amount of land owned by corporations by location of the head office (prefecture) (2013)**



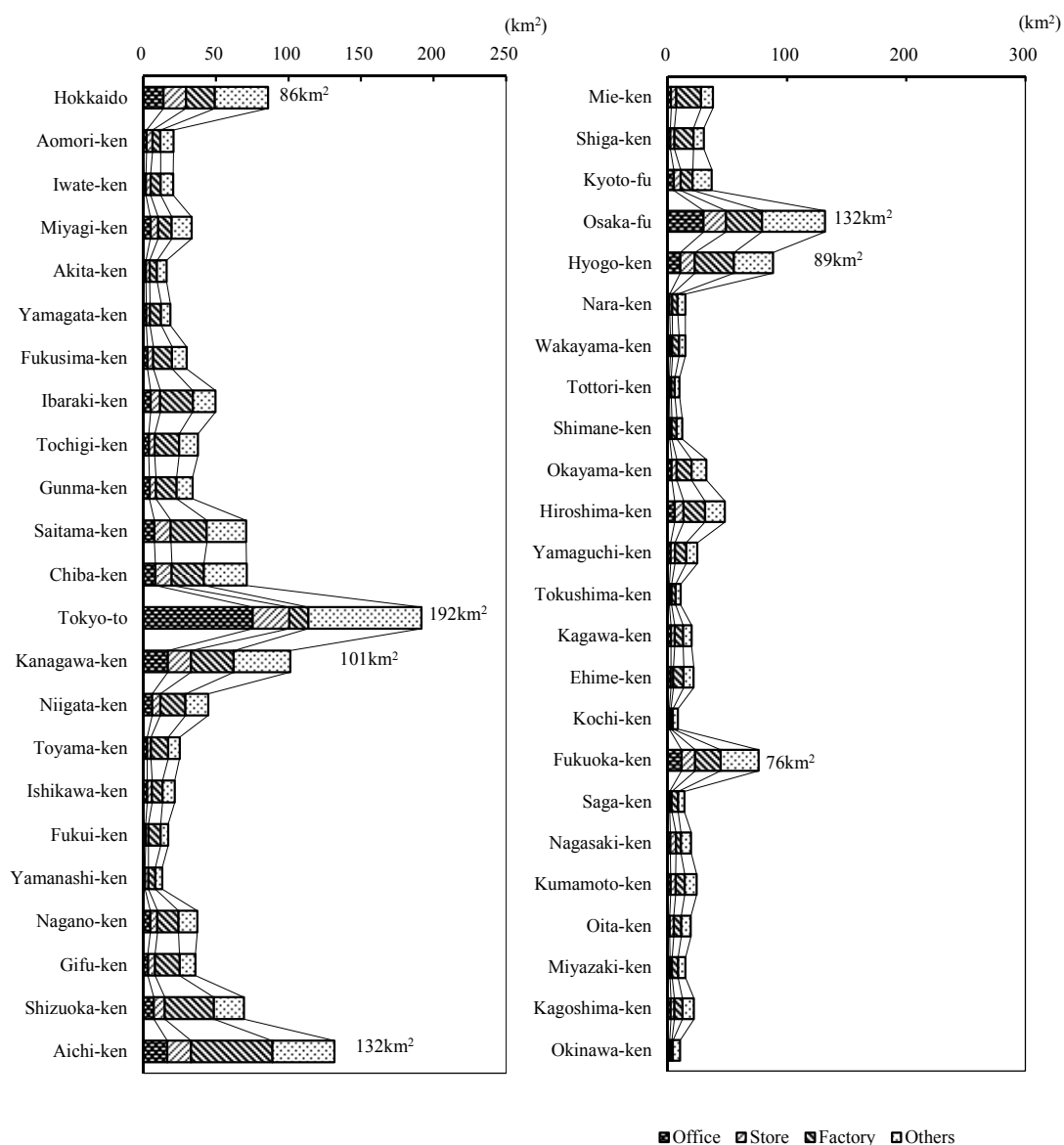
## (2) Tenure state of buildings

### **Of the total floor space of buildings owned by corporations, Tokyo-to has the largest total floor space of “office,” and Aichi-ken has the largest total floor space of “factory.”**

Of the total floor space of corporate-owned buildings when broken down by location (prefecture), Tokyo-to comes top at 192 km<sup>2</sup> (9.7% of the total), followed by Osaka-fu at 132 km<sup>2</sup> (6.7%), Aichi-ken at 132 km<sup>2</sup> (6.7%), Kanagawa-ken at 101 km<sup>2</sup> (5.1%), Hyogo-ken at 89 km<sup>2</sup> (4.5%), Hokkaido at 86 km<sup>2</sup> (4.3%), and Fukuoka-ken 76 km<sup>2</sup> (3.9%).

Regarding the total floor space of corporate-owned buildings by present main usage, Tokyo-to has the largest total floor space of “office” at 75 km<sup>2</sup>, accounting for one-fourth of the overall total floor space of “office” nationwide. Aichi-ken has the largest total floor space of “factories” at 56 km<sup>2</sup>, accounting for 8.6% of the overall total floor space of “factories” nationwide. <See Attached Table 6-2-1>

**Figure 6-5 Total floor space of tenure buildings by location of building (prefecture) and present main usage (2013)**



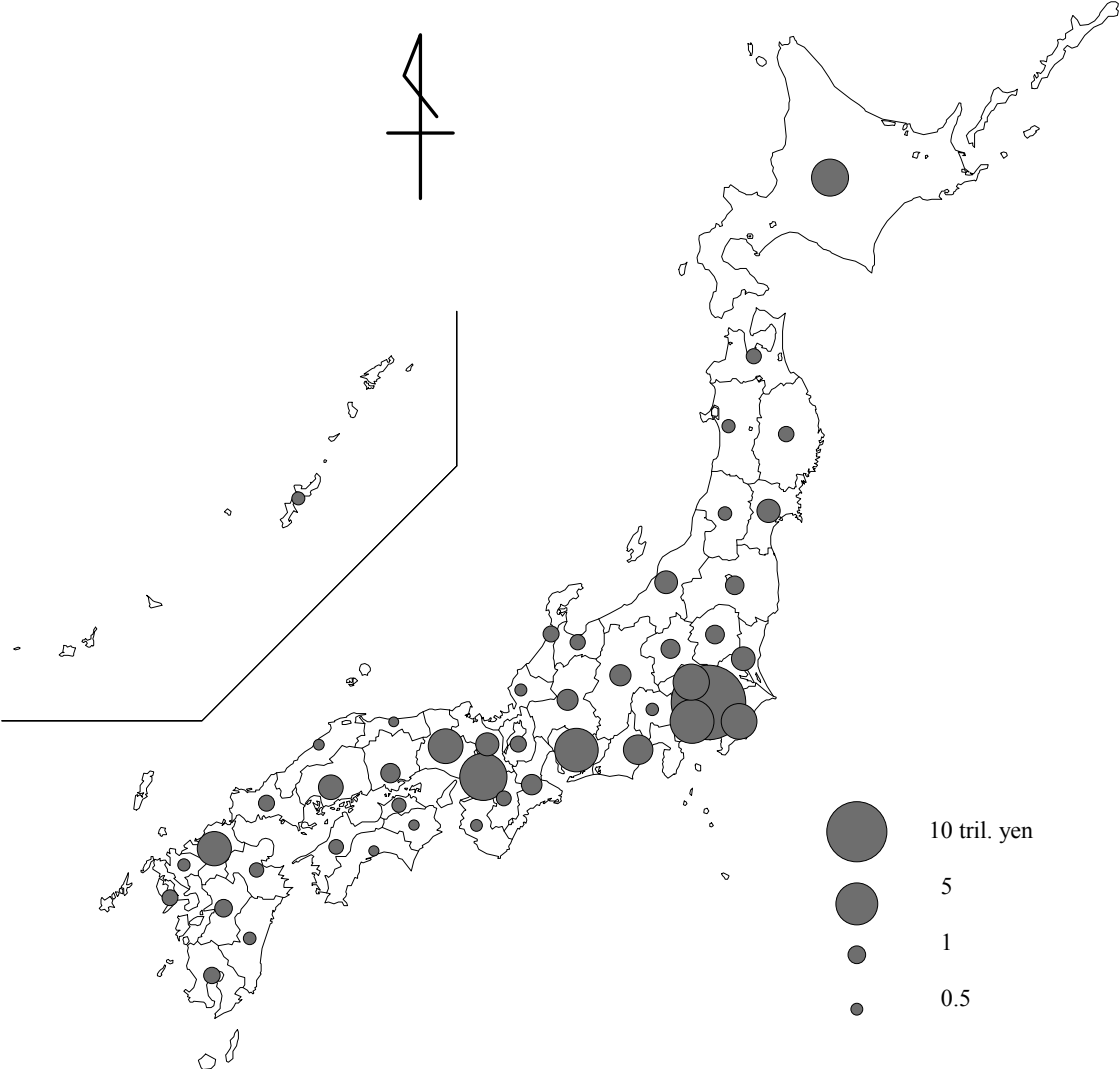


**Buildings located in Tokyo-to account for 17% of the asset amount of corporate-owned buildings.**

Of the asset amount of corporate-owned buildings by building location (prefecture), Tokyo-to is largest at 15.1 trillion yen (17.0% of the total asset amount of buildings), followed by Osaka-fu at 6.3 trillion yen (7.0%), Kanagawa-ken at 5.5 trillion yen (6.1%), Aichi-ken at 5.4 trillion yen (6.0%), Hokkaido at 3.9 trillion yen (4.4%), and Saitama-ken at 3.8 trillion yen (4.2%). The asset amount is large in prefectures where government-designated cities are located.

Of the asset amount of corporate-owned buildings by present usage, in the case of Tokyo-to, “office” accounts for 6.1 trillion yen, accounting for 40% of the total asset amount of buildings owned by corporations. <See Attached Table 6-2-2>

**Figure 6-6 Asset amount of buildings owned by corporations by location of building (prefecture) (2013)**

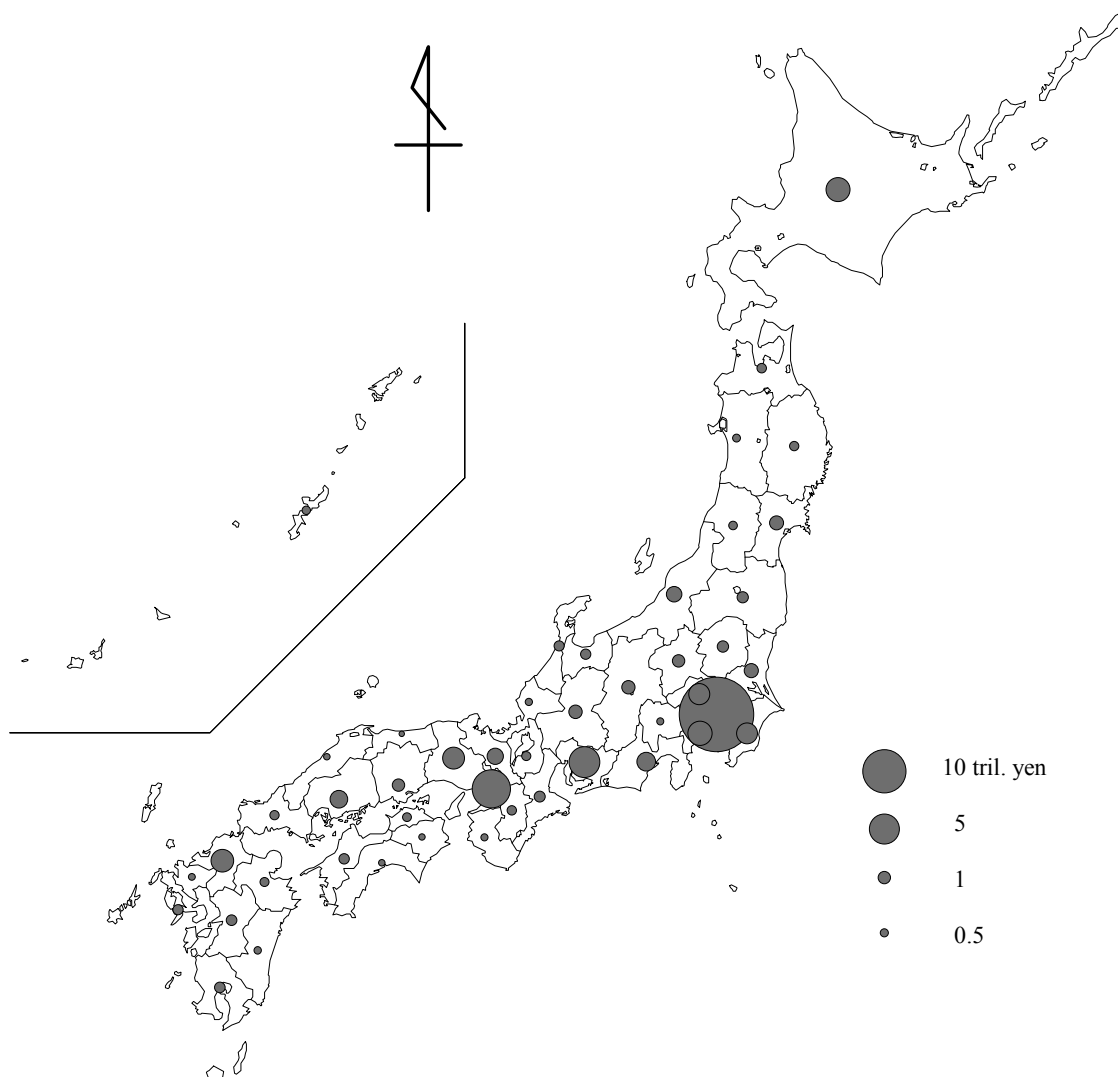


**The asset amount of buildings owned by corporations whose head offices are located in Tokyo-to is 29 trillion yen, accounting for 30% of the national total.**

Looking at the asset amount of corporate-owned buildings by location of corporation's head office (prefecture), Tokyo-to comes top at 28.6 trillion yen (32.0% of the total), followed by Osaka-fu at 7.9 trillion yen (8.8%), Aichi-ken at 5.3 trillion yen (5.9%), Kanagawa-ken at 3.4 trillion yen (3.8%), Hokkaido at 3.3 trillion yen (3.7%), Fukuoka-ken at 3.0 trillion yen (3.3%), and Hyogo-ken at 2.8 trillion yen (3.1%). The asset amount is large in prefectures where government-designated cities are located.

Of the asset amount of corporate-owned buildings by present main usage, in the case of corporations whose head offices are located in the Tokyo-to Metropolitan area, the asset amount of "office" is 9.3 trillion yen, which accounts for one-third of the total building assets owned by corporations. <See Attached Table 6-2-3>

**Figure 6-7 Asset amount of buildings owned by corporations by location of the head office (prefecture) (2013)**



### **Attached tables**

Attached Table 1-1-1	Number of corporations by tenure of land and buildings (2013)
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