



To the press
Press release
June 30, 2022
Leasing Management Consulting Co., Ltd.

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**As of the end of May 2022, announced changes in unit price and key money for rental
condominiums in the 5 major wards of central Tokyo**
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Leasing Management Consulting Co., Ltd. (hereinafter LMC, Headquarters: Minato-ku, Tokyo, President: Koichi Saito) is located on May 31, 2022 in the five major wards of central Tokyo (Chuo-ku, Minato-ku, Shibuya-ku, Shinjuku-ku, Chiyoda-ku) We will announce the transition of the unit price per tsubo and the transition of key money for rental apartments.

* This data was created based on our [rental market data file area version](#).



【Summary of 5 central wards of Tokyo as of the end of May 2022】

As of the end of May 2022, the unit price per tsubo (RC / SRC construction apartment type completed after May 2012) in the 5 central wards (Chuo Ward, Minato Ward, Shibuya Ward, Shinjuku Ward, Chiyoda Ward) is Chuo Ward and It rose in Shinjuku Ward and fell in Chiyoda Ward, Minato Ward and Shibuya Ward. In addition, the key money for recruitment increased in Shibuya Ward and decreased in the other 4 wards.

【Main trends in the 5 central wards of Tokyo as of the end of May 2022】

Average unit price per tsubo (Chart ①)

The average monthly tsubo unit price for each ward increased by +60 yen in Chuo-ku, +127 yen in Shinjuku-ku, -113 yen in Chiyoda-ku, -163 yen in Minato-ku, and -214 yen in Shibuya-ku. Compared to the same month of the previous year, Shinjuku Ward increased by 39 yen for the first time in 21 months, Chiyoda Ward, Chuo Ward, and Minato Ward also increased, and Shibuya Ward decreased.

Average key money from the previous month (Chart ②)

The average monthly recruitment fee for each ward increased by +0.03 months (+ 6.4%) in Shibuya Ward, -0.03 months (-5.1%) in Chiyoda Ward, and -0.05 months (-10.2%) in Chuo Ward. It fell by -0.01 months (-1.9%) in Minato Ward and -0.02 months (-4.4%) in Shinjuku Ward. Compared to the same month of the previous year, all five wards have fallen, including Chuo Ward, which has fallen for 33 consecutive months.

Chart ① Average unit price per tsubo

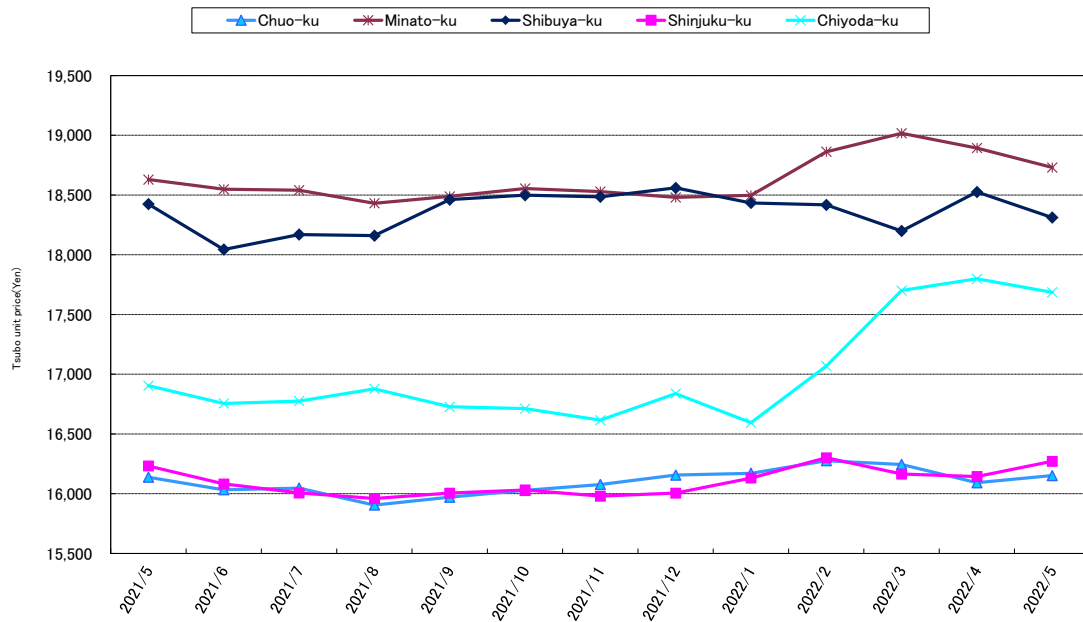
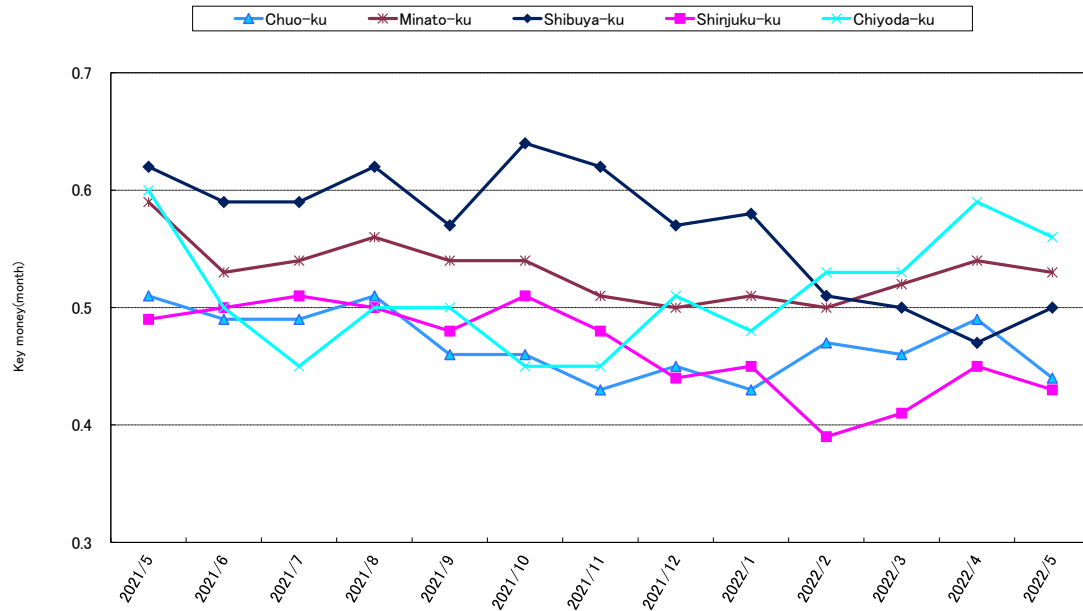


Chart ② Average recruitment key money transition in the 5 central wards of Tokyo



* LMC research

Conditions: Within 10 years of construction RC / SRC condominium type
The value is the arithmetic mean value of the number of months of key money offered in the area

Chart ③ Population and Number of Households in 5 Wards of Central Tokyo



* Estimated population as of the 1st of each month. Preliminary census figures for October 2020.

Population / number of households (Chart ③)

As of May 1, the population and the number of households in the 5 central wards of Tokyo increased in all 5 wards.

Chuo-ku	May population:171,494(+245)	May households:94,609(+378)
Minato-ku	May population:260,253(+877)	May households:147,057(+813)
Shibuya-ku	May population:242,259(+368)	May households:149,506(+480)
Shinjuku-ku	May population:348,468(+2,785)	May households:224,562(+2,922)
Chiyoda-ku	May population:67,036(+122)	May households:37,470(+227)

* Estimated population as of 1st of each month, in parentheses, m/m

* If you want to publish this release in an article, please let us know.

About rental market data file – Strong support for more precise leasing strategy planning –

From data that broadly overlooks the real estate market such as "population trends", "economic trends", and "construction starts", to data focused on target properties such as "rent trends in the neighborhood of properties" and "operating trends of competing properties", the "Rental Market Data File" provides real estate-related data in a format that is easier to see and understand.

In particular, through our own media "Easy Sheet Listing" (visit to a total of 930,000 companies from May 2007 * as of March 31, 2022), we will strengthen the accuracy of information by collecting and using live information (real recruitment information, deal information) from intermediaries, and strongly support the planning and review of more precise leasing strategies and tactics than ever before in the "Rental Market Data File".

☆ Price: 1 area: from 30,000 yen (excluding tax)

☆ Delivery time: About 10 days / For example, we will deliver the data as of the end of the month around the 10th of the following month.

【LMC Business Overview】

LMC provides marketing support services specializing in rental condominiums.

By using direct marketing methods, response data by telemarketing (acquisition, accumulation, aggregation, and analysis) we provide support. On the other hand, customer maintenance activities (CRM) for tenants of rental condominiums we are also focusing on providing a variety of solutions with the goal of maintaining the occupancy rate of properties.

【Company Profile】

Company name : Leasing Management Consulting Co., Ltd.

Location: 2F, Daiwa Nishi-Shimbashi Building, 3-2-1 Nishi-Shimbashi, Minato-ku, Tokyo 105-0003

Representative: Koichi Saito, President

Capital: 200,000,000 yen

Employees: 50 (as of June 2022)

URL : <http://www.lmc-c.co.jp>

—Inquiries regarding this matter—

Leasing Management Consulting Co., Ltd.

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