

Unlock Your Global Business Potential

CHIBA

**Investment
Support**

Tokyo Bay Aqua Line

Kashiwa-no-ha

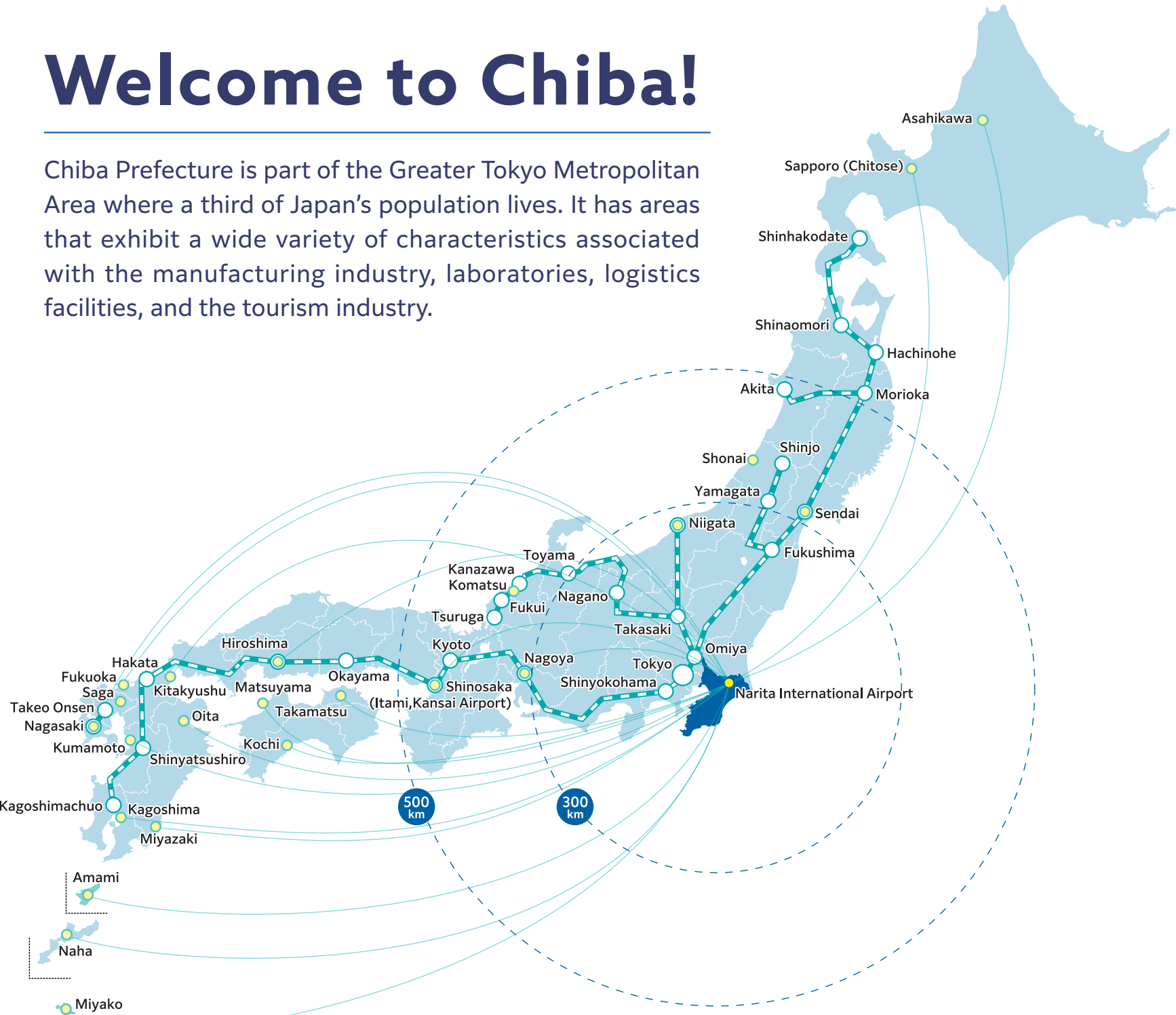
Photos courtesy of:
Narita International Airport Corporation

Narita International Airport

Makuhari

Welcome to Chiba!

Chiba Prefecture is part of the Greater Tokyo Metropolitan Area where a third of Japan’s population lives. It has areas that exhibit a wide variety of characteristics associated with the manufacturing industry, laboratories, logistics facilities, and the tourism industry.



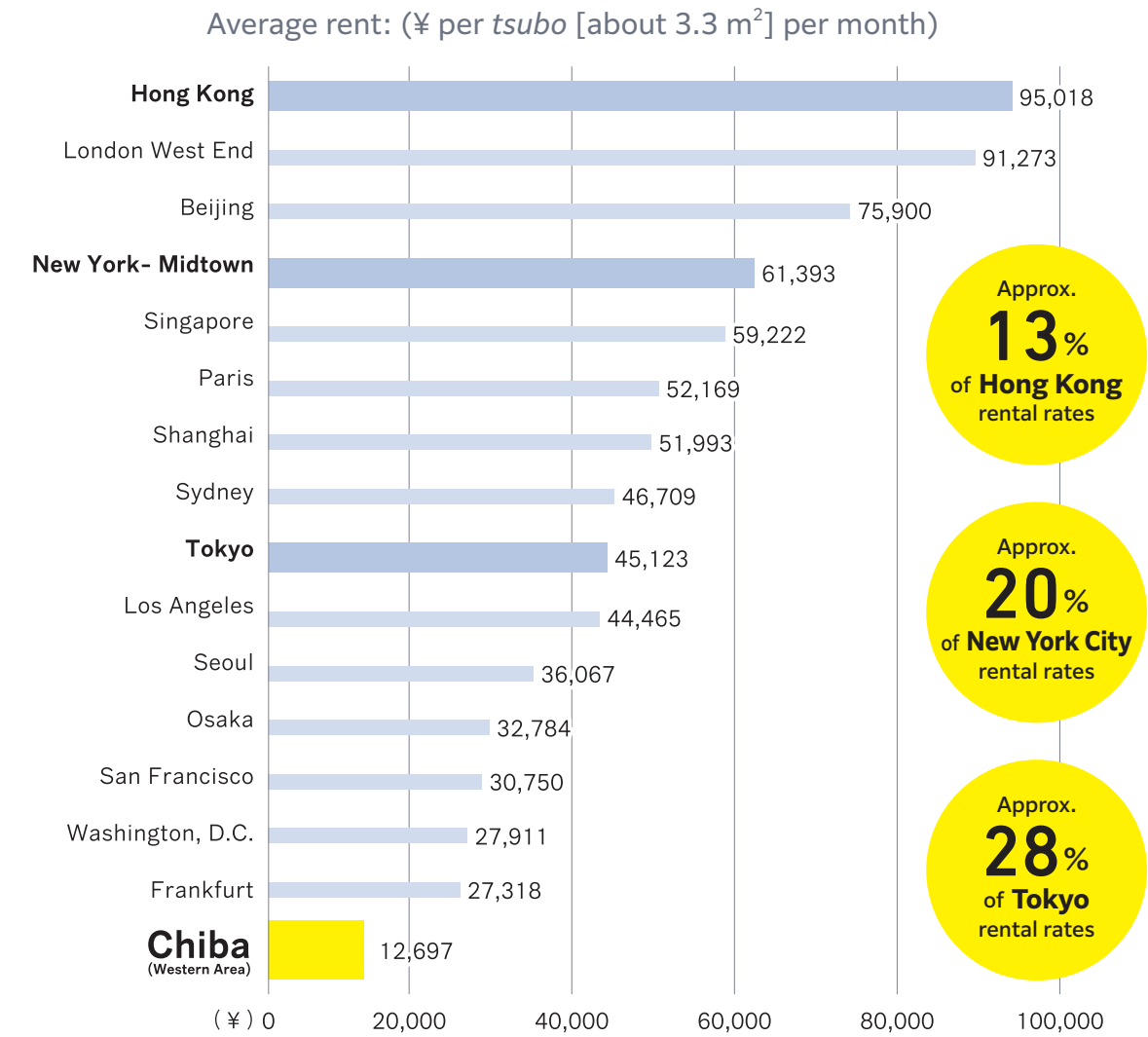
A Well-Developed Public Transport Network with Direct Access to Tokyo

Chiba Prefecture has well-developed railway and highway bus networks that provide good access to downtown Tokyo and airports.



Reasonable Rents Right Next to Tokyo

Chiba has another big advantage—office rents here are much lower than in other cities of similar prominence. The chart below compares real estate rental prices in Chiba with those in Tokyo and major cities overseas.



Source Data for locations : "Global Prime Rent" from "Tokyo Office Market Report, December 2024" by CBRE K.K. (conversion outside Chiba rate: US\$1 = ¥160)
Data for Chiba : Advertised rent for large-scale buildings as listed in "Office Rent Data 2025" by Sanko Estate Co., Ltd.

Chiba also boasts lower land prices than Tokyo as well as Kanagawa and Saitama, two other prefectures that border Tokyo. According to a 2024 national survey, the average price of land in Chiba (per square meter) for all uses was approximately ¥124,000—about 38 percent of the cost in Kanagawa and around 79 percent that of Saitama. The table below shows detailed results from the same survey.

Prefecture	Average price for 2024 (¥ per m ²)			
	Average for all uses	Residential	Commercial	Industrial
Chiba	123,600	89,000	309,000	90,700
Tokyo	1,176,800	430,600	2,429,300	327,200
Kanagawa	325,000	188,400	711,400	131,000
Saitama	156,100	119,400	341,700	72,700

Source "2024 Prefectural Land Price Survey" by the Ministry of Land, Infrastructure, Transport and Tourism.



Subsidy Programs

Through its Corporate Establishment Subsidy Program, Chiba supports corporate investment with a wide range of subsidy programs, including a maximum subsidy of ¥7 billion for head offices, research facilities, factories, etc. that companies establish in the prefecture.

1 For company-owned buildings

01 New establishments (see 02 on page 5 for reinvestments, etc.)

Primary common requirements

► Construction on the building where your business will be conducted must not have started yet, or the contract to acquire a building for business purposes must not have been signed.

1 The amount of fixed assets invested is ¥50 billion or more

Subsidy name Large-Scale Investment Establishment Maximum subsidy amount ¥7 billion

Conditions for subsidy

Eligible facilities : Manufacturing factories or other facilities that the governor has specifically approved as being in line with Chiba's industrial promotion policies

Amount of fixed assets invested : ¥50 billion or more
Number of employees: 300 or more

Subsidy details

Amount equivalent to the real estate acquisition tax for the building
Amount equivalent to the fixed asset tax for depreciable assets (one-time subsidy for tax levied in the year following the year of commencement of operations)

2 Establishing a factory

Subsidy name Factory Establishment Maximum subsidy amount ¥1 billion

Conditions for subsidy

Eligible facilities: Manufacturing factories
Site area: 1000m² or more (500m² or more in specified development areas [please see page 08])
Number of employees: 10 or more (3 or more in specified development areas [please see page 08])

Subsidy details

Amount equivalent to the real estate acquisition tax for the building
Amount equivalent to the fixed asset tax for depreciable assets (one-time subsidy for tax levied in the year following the year of commencement of operations)

3 Establishing a research facility

Subsidy name Research Facility Establishment Maximum subsidy amount ¥1 billion

Conditions for subsidy

Eligible facilities: Natural science research facilities
Site area: 1000m² or more (500m² or more in specified development areas [please see page 08])
Number of employees: 10 or more (3 or more in specified development areas [please see page 08])

Subsidy details

Amount equivalent to the real estate acquisition tax for the building
Amount equivalent to the fixed asset tax for depreciable assets (one-time subsidy for tax levied in the year following the year of commencement of operations)

4 Establishing corporate headquarters

Subsidy name Headquarters Establishment Maximum subsidy amount ¥1 billion

Conditions for subsidy

Eligible facilities: Corporate headquarters (for all types of businesses)
Total floor area: 500 m² or more
Number of employees: 50 or more

Subsidy details

Amount equivalent to the real estate acquisition tax for the building
Amount equivalent to the fixed asset tax for depreciable assets (one-time subsidy for tax levied in the year following the year of commencement of operations)

All types of businesses

5 Establishing a facility with the support of a municipal government

Subsidy name Ganbaru Municipality Collaboration Maximum subsidy amount ¥1 billion

Conditions for subsidy

Scheduled to receive subsidies from the municipality in which the facility will be located (subsidies, municipal tax exemptions, etc.)

Eligible facilities: Process distribution centers(In addition to the above, for specified development areas [please see page 08] also include plant factories and facilities for information services, accommodation and tourism)

Site area: 1000m² or more

Number of employees: 10 or more (5 or more in specified development areas [please see page 08])

Subsidy details

Amount equivalent to the real estate acquisition tax for the building

Supporting the establishment of facilities with a variety of measures!

For 1 to 3 on the previous page, if you will be establishing a facility in the following regions and for one of the following industries, you will receive an additional subsidy!

Note: The maximum amount is the amount specified for each subsidy program.

Details on additional subsidies

Subsidies for all prefectural taxes (excluding mining area tax)

Amount equivalent to the real estate acquisition tax for the land

Note: For lands acquired on or after April 1, 2025.

Amount equivalent to the prefectural corporate tax and corporate enterprise tax

Note: If your corporation already has a business base in Chiba, taxes on newly established facilities is eligible .

Amount equivalent to the vehicle tax (category-based and environmental performance-based)

Note: Only vehicles used at the newly established facility are eligible.

Eligibility

Facilities that will be established in an area expected to drive the prefectural economy

Areas along the Kita-Chiba Road

Funabashi City, Ichikawa City, Inzai City, Kamagaya City, Matsudo City, Shiroy City

Kashiwa-no-ha Area

- 1 Kashiwa Northern Central District Integrated Special Land Readjustment Project Area and Kashiwa Communication Station Site Land Readjustment Project Area
- 2 Other areas in the vicinity of the above areas already specially approved by the governor

Makuhari New City Area

The Makuhari New City area as designated in the Chiba Business Core City Basic Concept (includes part of Chiba City and part of Narashino City)

Areas around Narita International Airport

Katori City, Kozaki Town, Narita City, Sakae Town, Sammu City, Shibayama Town, Tako Town, Tomisato City, Yokoshibahikari Town

The terminal city of Tokyo Bay Aqua Line and surrounding areas, as well as Kazusa Academia Park

Kimitsu City, Kisarazu City, Sodegaura City

Comprehensive support tailored to the characteristics of each area!

The company must be in an industry that is expected to grow.

Digital technology-related industries (semiconductors, AI, etc.)

Energy and environment-related industries (accumulators, renewable energy, etc.)

Bio-related industries (health and medical care, food, etc.)

Material-related industries (semiconductor materials, precision equipment, etc.)

1 For company-owned buildings

02 Reinvestment

Limited to businesses operating within Chiba

Primary common requirements ▶ Must have been operating in Chiba for at least three years
▶ Construction of the building where the establishment will be located must not have started

1

Reinvestment by a large company
Subsidy name Competitiveness Enhancement (reinvestment support) Maximum subsidy amount ¥1 billion

Conditions for subsidy
Eligible facilities: Manufacturing plants or natural science research facilities
Scheduled to receive subsidies from the municipality in which the facility will be located (subsidies, municipal tax exemptions, etc.)
Amount of fixed assets invested: ¥1 billion or more

Maintaining employment and upgrading business

Subsidy details
Amount equivalent to the real estate acquisition tax for the building

2

Reinvestment by a small or medium-sized company For small and medium-sized companies only
Subsidy name Mileage Type (accumulated investment type) Maximum subsidy amount ¥1 billion

Conditions for subsidy
Eligible facilities: Manufacturing plants or natural science research facilities
Amount of fixed assets invested: ¥150 million or more over three years
Maintaining employment and upgrading business

Subsidy details
Amount equivalent to the real estate acquisition tax for the building

Cumulative investment example

¥50 million in the first year + ¥50 million in the second year + ¥50 million in the third year = ¥150 million in cumulative investment over three years.

3

Reinvestment by ryokans, hotels, etc. Only in specified development areas
Subsidy name Competitiveness Enhancement (reinvestment support) Maximum subsidy amount ¥1 billion

Conditions for subsidy
Eligible facilities: Facilities that fall under the categories of "Ryokan"/"Hotel" in the accommodation industry or "Park"/"Amusement Park" in the tourism industry.
Scheduled to receive subsidies from the municipality in which the facility will be located (subsidies, municipal tax exemptions, etc.)
Amount of fixed assets invested: ¥200 million or more

The number of employees must increase by at least 10% (minimum of two employees)

Subsidy details
Amount equivalent to the real estate acquisition tax for the building

2 For rental buildings

Renting to establish a new corporate headquarters or research facility in Chiba

Subsidy name Rental-Type Corporate Establishment Maximum subsidy amount See table below

Conditions for subsidy
Eligible facilities: Corporate headquarters (all types of businesses), natural science research facilities or other types of facilities (foreign companies only)
Note: Including headquarters or research facilities established by companies that continue to develop their business through incubation facilities in Chiba.
(Only facilities with 10 or more employees are eligible.)
Number of employees: for headquarters and research facilities, 10 or more; for other types of facilities, 50 or more (25 or more for establishments in the Kashiwa-no-ha and Makuhashi New City areas); 1 or more for foreign companies
Must be approved before the lease agreement is signed.

Subsidy details
Half of the rent (for twelve months)

Number of employees	Maximum subsidy amount	Eligible companies
Less than 5	¥600,000	Foreign companies only
Between 5 and 9	¥1.8 million	
Between 10 and 49	¥5 million	All companies
	Foreign companies renting other types of facilities :¥1.8 million	
50 or more	¥10 million	

3 Job creation

Also available to those renting buildings

The number of employees will increase due to the new establishment (this can be used in combination when 1 related to company-owned buildings and 2 rental buildings)

Subsidy name Employment Creation Support Maximum subsidy amount ¥100 million

Conditions for subsidy
Eligible facilities: Corporate headquarters, manufacturing plants, natural science research facilities, distribution/processing centers
Note: For specified development areas [see page 08]), plant factories, facilities for information service businesses, and facilities that fall under the categories of "Ryokan"/"Hotel" in the accommodation industry or "Park"/"Amusement Park" in the tourism industry are also eligible.
Construction of the building where the establishment will be located must not have started, or the contract to acquire a building (or rent a business) for business purposes must not have been signed.
Scale of property, etc.: Building floor area of 500 m² or more, or site area of 1,000 m² or more (for specified development areas, site area of 500 m² or more)
Number of permanent employees:

Requirements for the number of permanent employees	Company size	At the time operations commence	Three years after operations commence
01 In the case of a new establishment	Large companies	25 or more (13 or more)	50 or more (14 or more)
	Small or medium-sized companies	13 or more (7 or more)	25 or more (8 or more)
02 In the case of a relocation within the prefecture or reinvestment	Large companies	50 or more (25 or more)	Increase by 1 or more
	Small or medium-sized companies	25 or more (13 or more)	

Note: The numbers in parentheses apply to establishments in specified development areas.

Subsidy details
Permanent employees: ¥50,000 per person
Highly skilled human resources (Ph.D. holders only): ¥300,000 per person
Note: Both of these are only available once, and only after three years of operation.

Employees subject to the subsidy (Permanent employees who fall under any of the categories at right)

a.

Employees who have lived in Chiba for a year or more and have been employed for a year or more. In the case of businesses moving within the prefecture, employees who have lived in Chiba for a year or more and have been employed for a year or more among the permanent employees newly hired due to the move within the prefecture.

b.

Employees who live in Chiba and have joined the company within the past year

c.

Employees who have been continuously employed for at least one year at a factory or other facility located outside of Chiba, and have moved to Chiba within the past year due to relocation.

4 Providing welfare benefits to employees

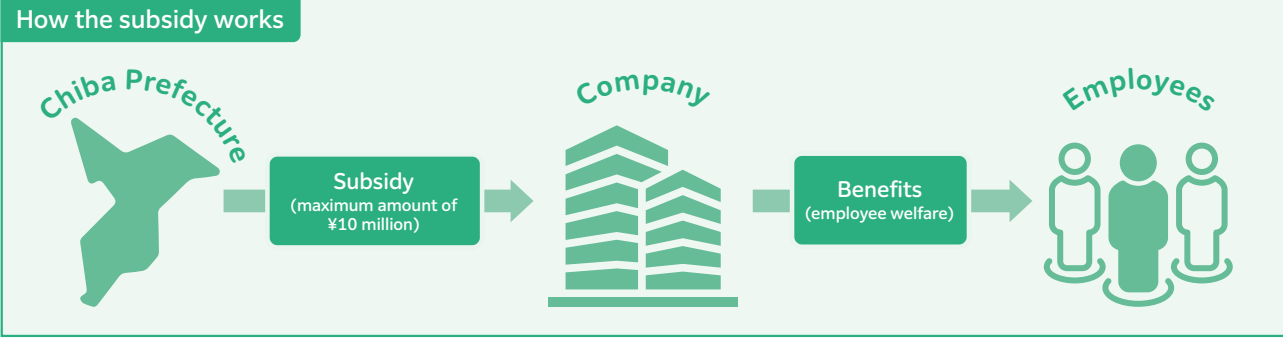
NEW

Chiba "Welcome" Supplement Maximum subsidy amount: ¥10 million

Conditions for subsidy
Companies that will receive a subsidy for a new establishment (excluding moves within Chiba)

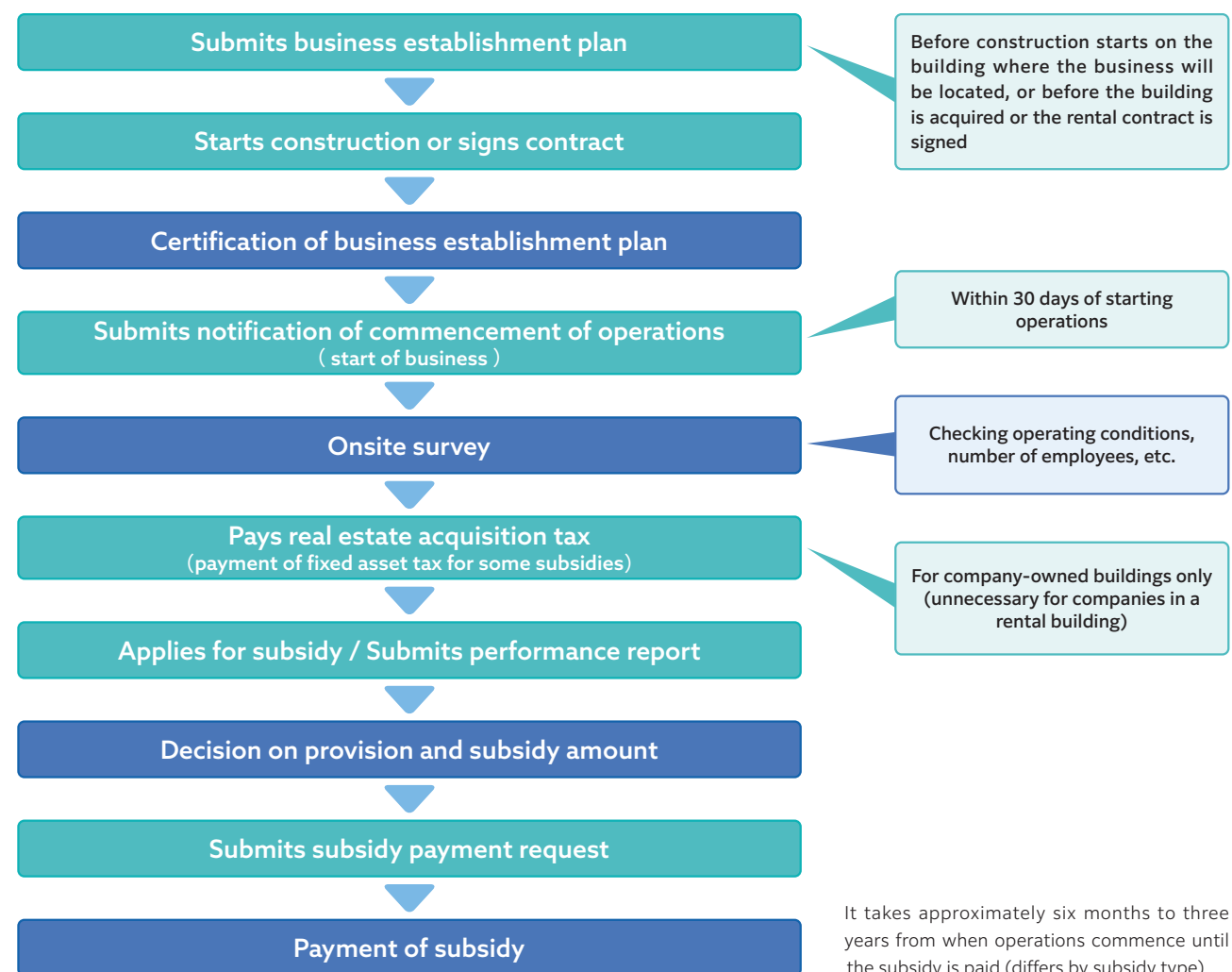
Implement initiatives to promote tourism and consumption within Chiba by employees within one year of the commencement of operations, as part of efforts to enhance employee welfare (excluding public gambling sports facilities).

Number of employees one year after the commencement of operations × maximum of ¥10,000



Flow of Subsidy Application Procedures

By companies
By Chiba Pref.



Consultations on Expansion into Chiba/Subsidy Applications

Chiba Investment Support Center (CISC)

CISC is a one-stop support center in Makuhari for foreign companies that provides a wide range of services based on companies' needs. CISC works closely with the Chiba Prefectural Government as well as with JETRO (Japan External Trade Organization) and other economic organizations.

CISC's experienced business consultants work hand-in-hand with foreign companies looking for their "home base" in Chiba.

Examples of Services

- Information on offices, land and factory facilities
- Introductions to experts providing advice on legal and tax issues
- Support for employee recruitment
- Support on working visas and other immigration issues
- Support on applying for business incentives and related issues

Office address

WBG Marive East 23F 2-6-1, Nakase,
Mihama-ku, Chiba 261-7123

Tel.

+81-43-271-4100

Email

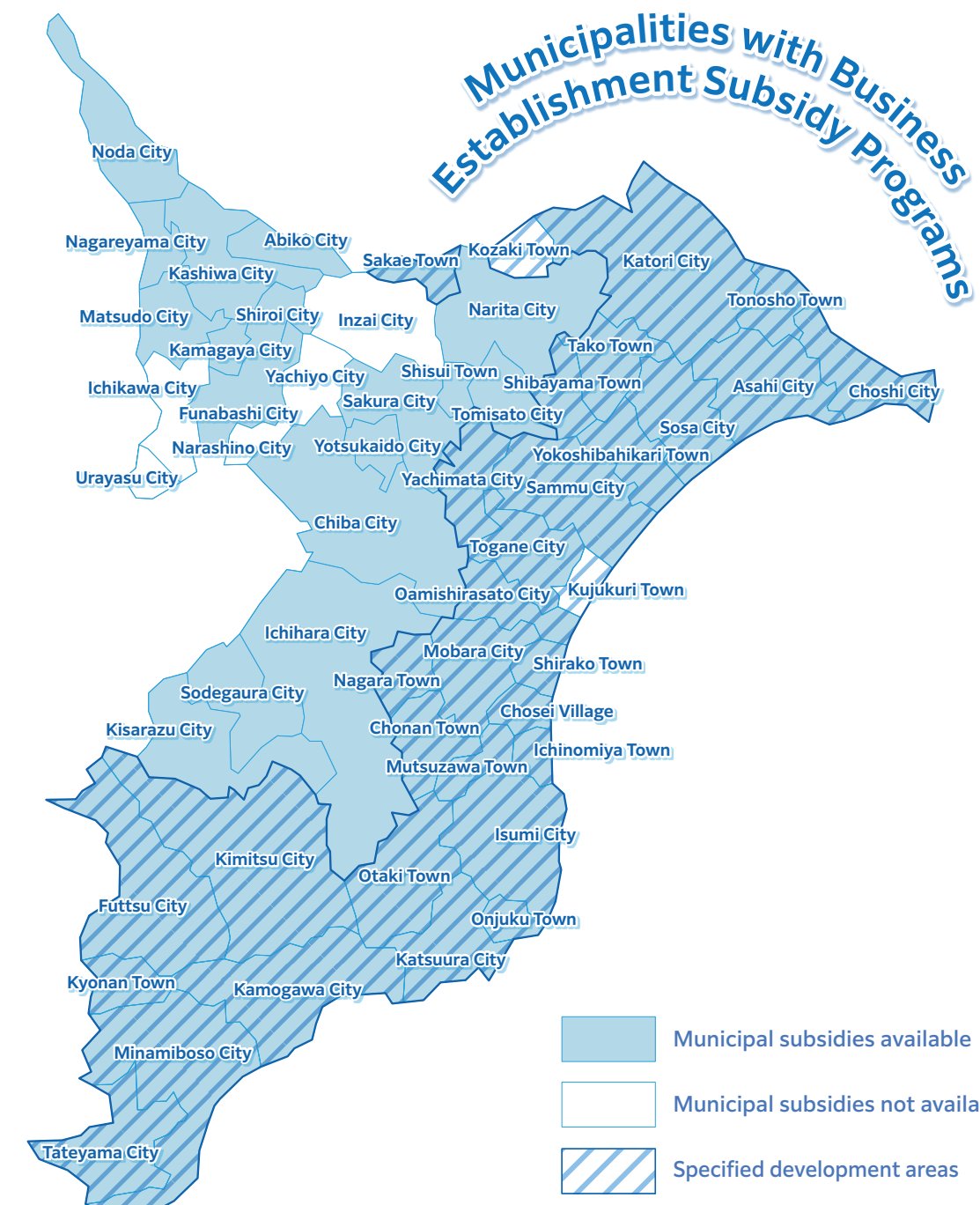
CHB@jetro.go.jp

★ Other subsidy programs available from municipalities within Chiba

Specified Development Areas (32 municipalities)

The application requirements for prefectural subsidies are relaxed in the following municipalities:

Choshi City, Tateyama City, Asahi City, Katsuura City, Kamogawa City, Kimitsu City, Futtsu City, Yachimata City, Minamiboso City, Sosa City, Katori City, Sammu City, Isumi City, Oamishirasato City, Sakae Town, Kozaki Town, Tako Town, Tonosho Town, Kujukuri Town, Shibayama Town, Yokoshibahikari Town, Ichinomiya Town, Mutsuzawa Town, Chosei Village, Shirako Town, Nagara Town, Chonan Town, Otaki Town, Onjuku Town, Kyonan Town, Mobara City, Togane City








Robust Medical Care System and Public Support

Medical Care Provision System

Many hospitals and clinics in Chiba accept foreign patients, so foreign residents can receive reliable medical services.

Medical facilities in Chiba that accept foreign patients

 Hospitals	24
 Clinics	13
 Dentists	12

The above medical facilities generally provide medical care in English. Some facilities also provide medical care in other languages through the use of multilingual voice translation devices.

This information was compiled based on information in the “List of Medical Institutions that Accept Foreign Patients” on the Ministry of Health, Labour and Welfare website, (https://www.mhlw.go.jp/stf/newpage_05774.html).



Additionally, the Japan National Tourism Organization (JNTO) website allows you to select a language and search for medical institutions that provide services in that language: https://www.jnto.go.jp/emergency/eng/mi_guide.html



Daily Life Consultations—Chiba Convention Bureau and International Center

Are you experiencing any trouble in the following areas?

Daily life

Hospitals, schools, apartments, childbirth, driver's license, employment, etc.

Laws and social issues

Status of residence, international marriage, naturalization, divorce mediation, procedures at government offices, etc.

Japanese customs and culture

Neighborhood relations, workplace rules, traditional customs, food, etc.

International exchange and courses

Japanese-language classes, international exchange events, etc.

Tourism and events

Public transportation, parks, museums, art galleries, amusement parks, festivals, sports events, etc.

Chiba International Center (external website) offers consultation services to Chiba's foreign residents to help them live comfortably and without anxiety in the prefecture.

The staff will answer any questions you may have. If the center does not have the information you need, it will contact a specialist or refer you to specialized counseling services or organizations that can help you.

Available in
13 languages.

Tel. +81-43-297-2966



Languages English, Japanese, Chinese, Spanish, Tagalog, Vietnamese, Korean, Nepali, Thai, Portuguese, Indonesian, Russian, Hindi

Address

Makuhari Techno Garden Bldg. D, 14F
1-3 Nakase, Mihama-ku, Chiba
261-8501 JAPAN

Email

ied@ccb.or.jp

Consultation hours

Monday to Friday (excluding national holidays)
9 a.m. to noon
1 to 4 p.m.



International Schools

Makuhari International School

Located in the Makuhari area, Makuhari International School provides a unique learning environment where Japanese returnees and foreign children can become multilingual, internationally minded role models for the twenty-first century.

<https://www.mis.ed.jp/>



Rugby School Japan

Rugby School Japan is a leading British boarding school that shares a holistic “Whole Person Whole Point” ethos with its 450-year old sister school, the Rugby School UK. It delivers academic and co-curricular excellence to pupils aged 11–18.

To learn more, please visit:
<https://rugbyschooljapan.ed.jp/>



Please feel free to contact us if you are considering
establishing your business in Chiba, Japan

Chiba Investment Support Center (CISC)

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