FEATURES OF CHIBA

Chiba’s active business environment

MAKUHARI
New Urban Center

NARITA
International Airport

Courtesy of Narita International Airport Corporation
Chiba Prefecture is currently becoming a more attractive prefecture for businesses. With a population of approximately 6.3 million, the prefecture is part of the mega market of the Tokyo metropolitan area. Among these areas, Chiba prefecture is a well-balanced prefecture in terms of gross prefectural product and indicators in industry, commerce, agriculture, and fisheries, while being endowed with rich natural surroundings and a variety of tourism resources, and has an abundant labor force with a younger average age.

In addition, the ETC toll for standard-sized cars on the Tokyo Bay Aqualine Expressway remains 800 yen. Currently, to further enhance road transportation, construction of the Ken-O Expressway and the Kita Chiba Road is underway, and the development of an extensive road network is progressing steadily.

Combining improved access through the development of infrastructure with a well-balanced prefectural economic base, the location advantages of this prefecture are increasing.

To continue to promote the strategic invitation of enterprises utilizing the location advantages of the prefecture, we will provide diverse and reasonable industrial premises and offer easy-to-use subsidy programs that have expanded applicable businesses to respond accurately to your location needs.

We promise that we will continue making the most of Chiba Prefecture’s potential and offer full-scale support to enterprises. Please consider building your facilities in Chiba Prefecture.

An excellent location in the world largest metropolitan area.

Chiba Prefecture, being located in the Tokyo metropolitan area where a third of Japan’s population lives, has areas that exhibit a wide variety of characteristics associated with the manufacturing industry, laboratories, logistics facilities, and the tourism industry.

Data for Chiba Prefecture

<table>
<thead>
<tr>
<th>Data</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area (2020)</td>
<td>5,157 sqkm</td>
</tr>
<tr>
<td>Annual mean temperature (2020)</td>
<td>17.0°C</td>
</tr>
<tr>
<td>Population (2019)</td>
<td>6.3 million</td>
</tr>
<tr>
<td>Percentage change in population (2019)</td>
<td>0.8%</td>
</tr>
<tr>
<td>Labor force (Male) (2015)</td>
<td>1.7 million</td>
</tr>
<tr>
<td>Labor force (Female) (2015)</td>
<td>1.3 million</td>
</tr>
<tr>
<td>Average price of residential land (2020)</td>
<td>JPY 75,600/sqm</td>
</tr>
<tr>
<td>Gross prefectural product (nominal) (2017)</td>
<td>21.1 trillion yen</td>
</tr>
<tr>
<td>Number of establishments (2016)</td>
<td>196,579</td>
</tr>
<tr>
<td>Value of manufactured shipments (2019)</td>
<td>13.1 trillion yen</td>
</tr>
<tr>
<td>Annual value of sales of goods (2016)</td>
<td>13.5 trillion yen</td>
</tr>
</tbody>
</table>

Industrial sectors in Chiba Prefecture

- Agriculture ranked 4th
- Industries ranked 7th
- Commercial ranked 9th
- Fisheries ranked 7th

Chiba Prefecture is ranked among the top ten in the nation in all industrial sectors.

Source: Index of Chiba Prefecture 2021
**Chiba area**
A place for industries such as information and communications, international business, food industry, metal and cutting-edge manufacturing.

**Tokatsu area**
A place for local industries, including brewing, and a high level of technologies in electric machinery, general machinery, and metal manufacturing.

**Narita area**
A place for airport related industries, international logistics and base for food supply in the Tokyo metropolitan area.

**Chosei, Sambu, and Isumi areas**
Awa area

**Keiyo Rinkai area**
A place for oil refinery, petrochemical, and steel industries, and a research and development base related to new forms of energy.

**Keiyo Rinkai industrial complex**

**Keiyo Rinkai area**

**Kazusa area**
Bringing together plants and laboratories with strong next-generation technology development capabilities in Kazusa Akademia Park for companies involved in research and development.

**Kazusa Arc**

**Awa area**
A great deal of resources for tourist spots and resorts, promoting experience-based tourism.

**Chiba Port**
A place for industries such as information and communications, international business, food industry, metal and cutting-edge manufacturing.

**Ohyama Terraced Paddy Field**

**Mt. Nokogiriyama**

**Kujyukuri-hama Beach**

**Sawara Cityscape**

**Chiba New Town**

**Tokyo Bay Aqualine**

**Kashiwanoha Gate Square area**

**Keiyo Rinkai area**

**Keiyo Rinkai area**

**Kashiwanoha Gate Square area**

**Odaiba**

**Chiba New Town**

**Narita International Airport**

** Courtesy of Narita International Airport Corporation**
Chiba, a Base Connected to Places All Around the World by Air and by Sea

Chiba has Narita International Airport, which is connected to 118 cities around the world, and is close to Haneda Airport. Chiba is convenient for quick access to airports.

Cities Connected (schedule in winter 2019)
118 cities in 41 countries and three territories (Taiwan, Hong Kong, and Macau)

Connections to and around Tokyo

Trains
Main railways run from Tokyo to the northern and eastern parts of Chiba in a radial pattern. Convenient limited express, express and rapid trains connect Chiba and Tokyo in a short time.

Examples of Average Transit Time
From Kashiwanoha Campus Station to Akihabara Station: 26 minutes via the Tsukuba Express
From Kaihin Makuhari Station to Tokyo Station: 28 minutes via rapid train

Narita Express (N’EX)
Narita Express connects Narita International Airport to the center of Tokyo, with the average journey taking 53 minutes.

Narita Sky Access
This express line connects Akihabara station in Tokyo to the northern portion of Chiba, and goes as far as Tsukuba Science City in Ibaraki Prefecture.

The Tsukuba Express Line
This high-speed train connects Akihabara station in Tokyo to the northern portion of Chiba, and goes as far as Tsukuba Science City in Ibaraki Prefecture.

Expressways
Expressways extend to North, South and East of Chiba Prefecture and include Tokyo Bay Aquadline, which crosses over Tokyo Bay, forming a large circle of expressways surrounding the bay.

Tokyo Bay Aquadline
Tokyo Bay Aquadline connects Kisarazu city in Chiba Prefecture to Kawasaki city in Kanagawa Prefecture, with a one way journey taking approximately 15 minutes. The middle of the expressway features a large rest area, car park and junction named Umihotaru from where people can enjoy the view over the bay.

Limousine Buses
Convenient limousine buses connect Chiba not only to Narita Airport, but also to Haneda Airport, with easy connections all over Japan. It takes about 30 minutes from Makuhari to Narita Airport and about 40 minutes to Haneda Airport.  

Reasonable routes for containers to Asian Countries

Chiba Port is located in the center of the road network that includes the Higashi-Kanto Expressway, Keiyo Road, Tokyo Bay Aquadline Expressway, and the three ring roads, making it a base of international logistics for mass transport at low cost to locations overseas, primarily in South Korea, China, and Southeast Asia.

Destinations on network: 121 routes to 118 cities overseas (41 countries and 3 territories) and 23 routes to 22 cities in Japan
(Figures based on statistics released on Winter 2019)
FY2018 figures for outbound passenger traffic by route

Periodical Container Routes to / from Chiba Port (as of November 2021)

Chiba Port

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I. Kazusa - Leading Biotechnology Research & Industry Hub

The Kazusa area of Chiba Prefecture was developed as a research hub for an academic-industrial alliance in the field of biotechnology. The Kazusa area features rich greenery and is an easily accessible 50-minute ride away from Tokyo via expressways and Tokyo Bay Aqualine. Kazusa Akademia Park is a complex of R&D facilities, factories, incubators, an international conference hall and a hotel (Okura Akademia Park Hotel). The park also contains several key facilities, including the National Institute of Technology and Evaluation’s (NITE) Biological Resource Center, whose purpose is to exploit the power of microorganisms for the development of bioindustries. Another key facility is the Kazusa DNA Research Institute, which is one of the top facilities in the world in the field of large-scale sequencing and analysis of plant and bacteria genomes. This facility also carries out research into human cDNAs.

II. Kashiwanoha - Hub for Top Research Institutes

Kashiwanoha is an international academic town which contains various research facilities, universities and the National Cancer Center. One of the core facilities in the area is the Kashiwa Campus of Graduate School of Frontier Sciences, the University of Tokyo whose mission is to solve the challenging problems facing humankind through the pursuit of education and research on the frontiers of established disciplines. Also, Kashiwanoha is surrounded by beautiful scenery filled with lush green space, hospitals catering to foreign residents, conference halls, hotels and comfortable accommodations for researchers. Another core facility is Tokatsu Techno Plaza, which supports small and mid-sized companies by renting testing facilities and providing product development technologies. Furthermore, Tokatsu Techno Plaza also contains a business incubation facility equipped with laboratories.

III. Makuhari - Home for Foreign Companies

Makuhari is a huge complex of businesses, commerce, leisure and residential areas. Its core facility is Makuhari Messe, one of the largest convention centers in Japan. Makuhari also features a variety of entertainment options as well. It contains a variety of hotels, shopping malls, an international school and expansive parks along the shore. Many foreign companies have chosen Makuhari as their home due to its open and comfortable environment. In addition, Chiba Prefecture also provides office spaces for foreign companies in a sky scraper located in Makuhari.

Wide Variety of Industries

Due to its proximity to Tokyo, Chiba Prefecture has a variety of industries such as manufacturing, logistics, retailing and services. In addition, the Keiyo Industrial Zone, one of the major industrial zones in Japan, is located in the coastal areas of Tokyo Bay. Furthermore, Chiba is blessed with a temperate climate and is surrounded by water on both sides, resulting in rich agricultural, fishery and livestock production.

Breakdown of Industry in Chiba Prefecture by Type (Shipment Value) (2019)

<table>
<thead>
<tr>
<th>Items</th>
<th>Ranking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Petroleum, Coal</td>
<td>1st</td>
</tr>
<tr>
<td>Production Machinery</td>
<td>2nd</td>
</tr>
<tr>
<td>Metal Products</td>
<td>2nd</td>
</tr>
<tr>
<td>Food</td>
<td>3rd</td>
</tr>
<tr>
<td>Chemicals</td>
<td>4th</td>
</tr>
<tr>
<td>Iron and Steel</td>
<td>5th</td>
</tr>
<tr>
<td>Others</td>
<td>6th</td>
</tr>
</tbody>
</table>

Rich Production of Agriculture, Dairy Products and Fishery Production Ranking in Japan (2019)

<table>
<thead>
<tr>
<th>Items</th>
<th>Ranking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Peanuts</td>
<td>1st</td>
</tr>
<tr>
<td>Snap beans</td>
<td>1st</td>
</tr>
<tr>
<td>Japanese leeks</td>
<td>1st</td>
</tr>
<tr>
<td>Carrots</td>
<td>2nd</td>
</tr>
<tr>
<td>Chicken eggs</td>
<td>2nd</td>
</tr>
<tr>
<td>Raw milk</td>
<td>5th</td>
</tr>
<tr>
<td>Japanese sea bass</td>
<td>1st</td>
</tr>
<tr>
<td>Japanese spiny lobster</td>
<td>2nd</td>
</tr>
</tbody>
</table>

Source: Census of manufactures 2020

Source: Trends in Agricultural, Forestry and Fishery Products in Chiba Prefecture 2020
Chiba provides a variety of lands for industrial use which are ideal for constructing facilities such as factories, laboratories, and distribution centers. These sites are managed by Chiba Prefectural Government, local municipalities and private corporations and are equipped with utilities such as water, sewage and gas service, making them ready for immediate use.

Chiba Prefecture offers subsidy programs which offer up to a maximum of 7 billion yen in business support. This amount may be supplemented in certain cases by additional subsidies provided by municipalities.

Lots prices are available to fit a variety of company budgets, starting from 9,000 yen/m² (836 yen/ft²).

Lots are available both for purchase and for rental.

All parks are conveniently located near major expressway interchanges or Tokyo Bay Aqualine, providing for easy and rapid access to both Haneda and Narita Airport.

**Advantages for locating your business in Chiba Industrial Parks**

1. **Kashiwa Interchange West Industrial Park**
   - Uses: Distribution Center / Factories / Laboratories / Offices / Others
   - Kashiwa Exit, Joban Expressway: 0.5km / 0.3mi
   - Price: to be asked

2. **Kashiwanoha Innovation Campus**
   - Uses: Laboratories
   - Kashiwa Exit, Joban Expressway: 2km / 1.2mi
   - Price: to be asked

3. **D-project Industry Chiba Yotsukaido**
   - Uses: Distribution Center / Factories / Offices / Others
   - Yotsukaido Exit, Higashi-kanto Expressway: 4.7km / 2.9mi
   - Price: to be asked

4. **Chiba Toke Midori-No-Mori Industrial Park**
   - Uses: Factories / Laboratories / Distribution Centers
   - Okido Exit, Chiba Sotobo Expressway: 0km / 0mi
   - Price: JPY 24,700-32,200/m²
   - *Lots are available both for sale and for rent*

5. **Kazusa Akademia Park**
   - Uses: Laboratories / Factories (light-industrial area)
   - Kisarazu Kita Exit, Higashi-kanto Expressway: 5km / 3.1mi
   - Price: to be asked
   - *Lots are available both for sale and for rent*

KOIL Kashiwa-No-Ha Open Innovation Lab, by & MITSUI FUDOSAN

Vilmorin-Mikado Co., Ltd, Chiba Toke Midori-No-Mori Industrial Park
Chiba is an Affordable Choice for Setting up Businesses in Japan

Despite its proximity to Tokyo, Chiba remains an affordable location to base a business. While companies may be hard pressed to find spacious and affordable real estate in most of the Tokyo Metropolitan Area, this is not the case with Chiba Prefecture. This is one of the reasons why QVC, IKEA, COSTCO, Amazon and other cost-conscious multi-national companies call Chiba home.

Chiba Investment Support Center (CISC)

CISC is a one-stop support center in Makuhari for foreign companies, which provides a wide range of services based on companies’ needs. CISC works closely not only with Chiba Prefectural Government but also with JETRO (Japan External Trade Organization) and other economic organizations.

At CISC, experienced business consultants work hand-in-hand with foreign companies looking for their “home” in Chiba.

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

Examples of Services

Chiba is an Affordable Choice for Setting up Businesses in Japan

Chiba Prefecture

Subsidies for Office and Facility Leases

Chiba Prefecture subsidizes one-third of the annual rent for offices or other facilities with a limit of 600 thousand yen for business with less than 5 employees and 1.8 million yen for companies with 5 or more employees. The program is available to foreign-affiliated companies that choose to lease offices and research and development facilities in Chiba Prefecture.

Note: Companies must apply prior to finalizing the lease agreement. Terms and Conditions will be changed without prior notice. For the latest information and to apply, please contact Chiba Prefectual Government or CISC.

Industrial and Science Universities and Schools in Chiba Prefecture

Chiba Prefecture has many industrial and science universities and schools that produce a number of young engineers every year. Many students commute to universities in Tokyo from Chiba, which means that Chiba is a treasure trove of promising minds who will shoulder the future of many companies.

International School in Chiba Prefecture

For Foreign companies, the quality of the educational environment for their employees’ children is an important factor in deciding whether or not to establish a base in Japan. Makuhari International School, located in the Makuhari area, provides a unique learning environment where children of Japanese citizens returning from abroad and children of foreign residents can become multilingual, internationally-minded role models for the 21st century.

Office address: WBG Marive East 23F 2-6-1 Nakase, Mihama-ku, Chiba 261-7123
TEL: +81-43-271-4100
E-mail: CHB@jetro.go.jp

Source: Ministry of Land, Infrastructure, Transport and Tourism

Average Land Prices (2021)

Average Office Rent (2021)

Industrial and Science Universities and Schools in Chiba Prefecture

Source: Sanko Estate Co.,Ltd
Chiba Prefecture offers a variety of schemes that help companies establish facilities.

### Subsidy System for Companies Locating in Chiba Prefecture

#### 1. New Facilities

**Common requirements**
- Land acquisition (leasing) contracts and building construction contracts must be made on or after April 1, 2014.
- Prior to the start of construction or the conclusion of a building acquisition contract.

#### 1-1 Massive Investment

*All areas in Chiba*

- Requirements for subsidy:
  - Facilities: Plants for manufacturing and other facilities that the governor recognizes as facilities in line with the prefecture’s industry promotion measures.
  - Amount invested in fixed assets: ¥ 50 billion or more
  - Number of employees: 300 or more

- Building: Amount of investment: ¥ 7 billion
- Building: Appraised value ¥ (a) × 4% = ¥ (c)

- Amount equivalent to fixed asset tax associated with depreciation assets

- 

#### 1-2 Head office

*All areas in Chiba, all types of industries*

- Requirements for subsidy:
  - Facilities: Head offices (in all types of industries)
  - Gross floor area: 500 sqm or more
  - Number of employees: 50 or more

- Building: Amount of subsidy: ¥ 1 billion
- Building: Amount equal to real estate acquisition tax related to properties
- Amount equivalent to fixed asset tax associated with depreciation assets

#### 1-3 Research Institute Facilities

*All areas in Chiba*

- Requirements for subsidy:
  - Facilities: Natural science laboratories
  - Site area: 1,000 sqm or more
  - Number of employees: 10 or more (5 or more in specified development areas)

- Building: Amount of subsidy: ¥ 1 billion
- Building: Amount equal to real estate acquisition tax related to properties
- Amount equivalent to fixed asset tax associated with depreciation assets

#### 1-4 Plants Facilities in industrial parks (limited to unsold subdivisions in specified industrial parks)

*All areas in Chiba*

- Requirements for subsidy:
  - Facilities: Plants of manufacturers or distribution processing facilities (plant factories and facilities in information service industry, accommodation, and tourism industries are also included in specified development areas.)
  - Companies need to receive grant (subsidies, exemption from municipal taxation, etc.) related to the establishment of facilities from the municipalities in which they are located
  - Site area: 1,000 sqm or more
  - Number of employees: 10 or more (5 or more in specified development areas)

- Building: Amount of subsidy: ¥ 1 billion
- Building: Amount equal to real estate acquisition tax related to properties
- Amount equivalent to fixed asset tax associated with depreciation assets

#### 1-5 Other Cases

(Subsidy type: Cooperation with municipalities program)

*All areas in Chiba*

- Requirements for subsidy:
  - Facilities: Plants of manufacturers or distribution processing facilities (plant factories and facilities in information service industry, accommodation, and tourism industries are also included in specified development areas.)

- Building: Amount of subsidy: ¥ 1 billion
- Building: Amount equal to real estate acquisition tax related to properties

#### Example of calculation of subsidy

*Please note that this example is intended to help show how to estimate subsidies, it cannot be used to calculate actual subsidies.*

- **Building**
  - Amount of investment: ¥ 300 billion
  - Depreciation amount: ¥ 6 billion

- **Expenditure**
  - Amount equal to real estate acquisition tax related to properties
  - Amount equivalent to fixed asset tax associated with depreciation assets

- **Total amount**
  - (c) + (d) = yen

#### 2. Reinvestment

**Enhancement of Competitiveness (reinvestment)**

*Limited to businesses in Chiba*

- Prior to the start of construction or the conclusion of a building acquisition contract

- Building construction contracts must be made on or after April 1, 2014
- Operation for three years or more in Chiba

- Requirements for subsidy:
  - Facilities: Plants of manufacturers or natural science laboratories
  - Companies need to receive grant (subsidies, exemption from municipal taxation, etc.) related to the establishment of facilities from the municipalities in which they are located
  - Amount invested in fixed assets: ¥ 1 billion or more
  - Maintenance of employment and sophistication of business

- A total amount of investment of ¥ 1 billion over three years that meets the requirement for subsidy

- Subsidies
  - Amount equal to real estate acquisition tax related to properties

**Cumulative Investment (mileage type)**

*Limited to small and medium-sized enterprises*

- Requirements for subsidy:
  - Facilities: Plants of manufacturers or natural science laboratories
  - Amount invested in fixed assets: ¥ 0.15 billion or more in three years
  - Maintenance of employment and sophistication of business

- The number of employees will increase 10% or more (two persons at least)

**Reinvestment by Japanese inns and hotels**

*Only in specified development areas*

- Requirements for subsidy:
  - Facilities: Japanese inns and hotels in the accommodation industry and parks and amusement parks in the tourism industry
  - Companies need to receive grant (subsidies, exemption from municipal taxation, etc.) related to the establishment of facilities from the municipalities in which they are located
  - Amount invested in fixed assets: ¥ 0.2 billion or more
  - The number of employees will increase 10% or more (two persons at least)

**Job creation**

*In specified development areas, plant factories, facilities in the information service industry, Japanese inns and hotels in the accommodation industry, and parks and amusement parks in the tourism industry are also included.*

- **Size of the site:** The gross floor area is 500 sqm or more, or the site area is 1,000 sqm or more.
- **Number of employees:**
  - Permanent employees: 10 or more (5 or more in specified development areas)
  - Non-permanent employees: 50 or more (25 or more in specified development areas)

**The number of employees increasing following the establishment of facilities or reinvestment**

*Subsidies can be received even if properties are leased.*

**Enhancement of Competitiveness (reinvestment)**

- Amount invested in fixed assets: ¥ 0.15 billion over 3 years
- The number of employees will increase 10% or more (two persons at least)

**Enhancement of Competitiveness (reinvestment)**

*Excludes contracts for new construction, addition, and renovation on land that was acquired or started to be leased from April 1, 2015 to March 31, 2014 and that was not used for business operation prior to March 31, 2014.*