

FEATURES OF CHIBA



Chiba's active business environment

MAKUHARI
New Urban Center



NARITA
International Airport

Courtesy of Narita International Airport Corporation



We Welcome Your Business in Chiba!

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.

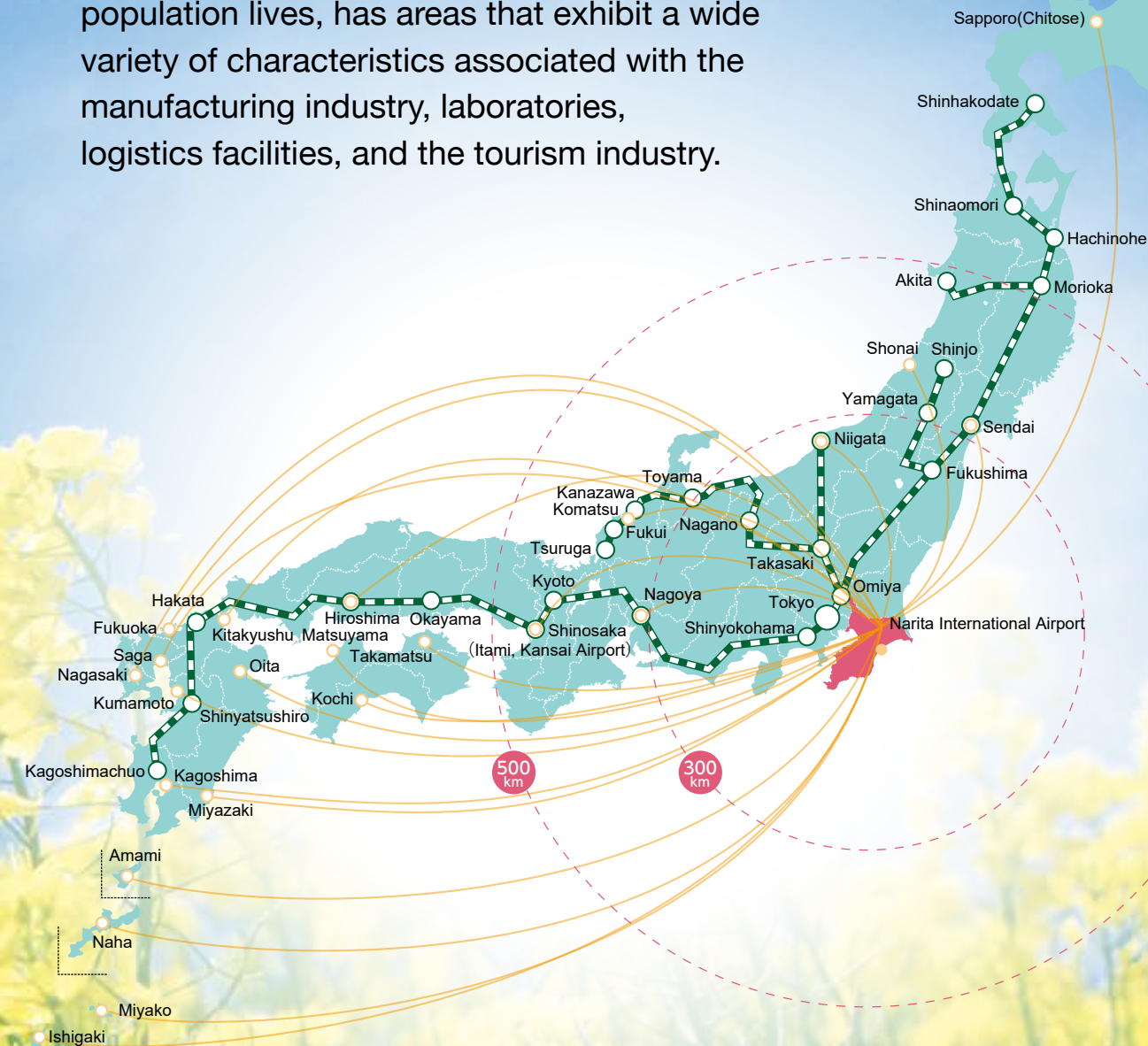
To continue to promote the strategic invitation of enterprises utilizing the location advantages of the prefecture, we will provide diverse and reasonable industrial premises and offer easy-to-use subsidy programs that have expanded applicable businesses to respond accurately to your location needs.

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

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

Source: Index of Chiba Prefecture 2021

Industrial sectors in Chiba Prefecture

Agriculture (2018)	ranked 4th
Industries (2019)	ranked 7th
Commercial (2016)	ranked 9th
Fisheries (2019)	ranked 7th

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

Chiba area

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



Chiba Port

Tokatsu area

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



Kashiwanoha Gate Square area



Chiba New Town

Narita area

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



Cargo Terminal of Narita International Airport

Courtesy of Narita International Airport Corporation



Sawara Cityscape



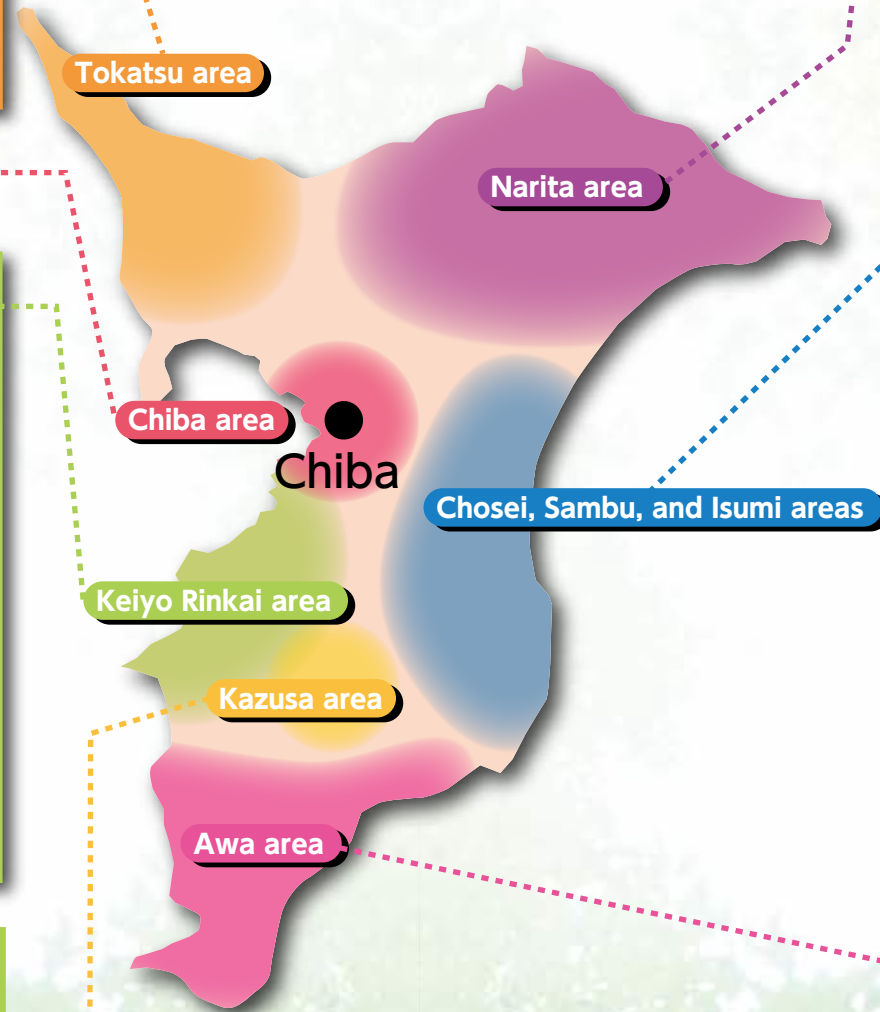
Makuhari New City

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



Chosei, Sambu, and Isumi areas

A place for leading-edge technology, sports and health-conscious leisure industries.



Onjuku Beach



Kujuyukuri-hama Beach

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



Tokyo Bay Aqualine



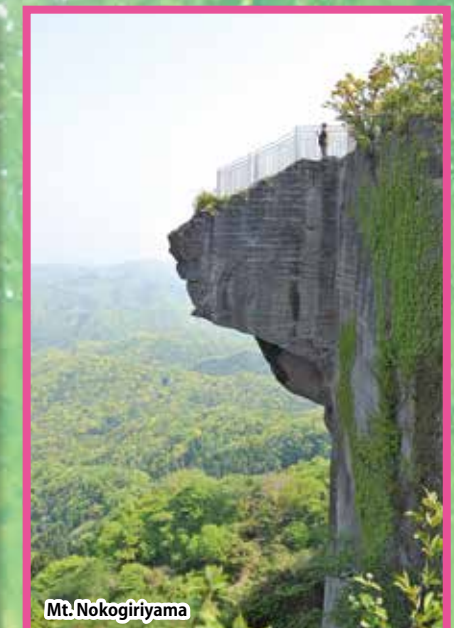
Ohyama Terraced Paddy Field

Awa area

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



Tomiura Biwa Club

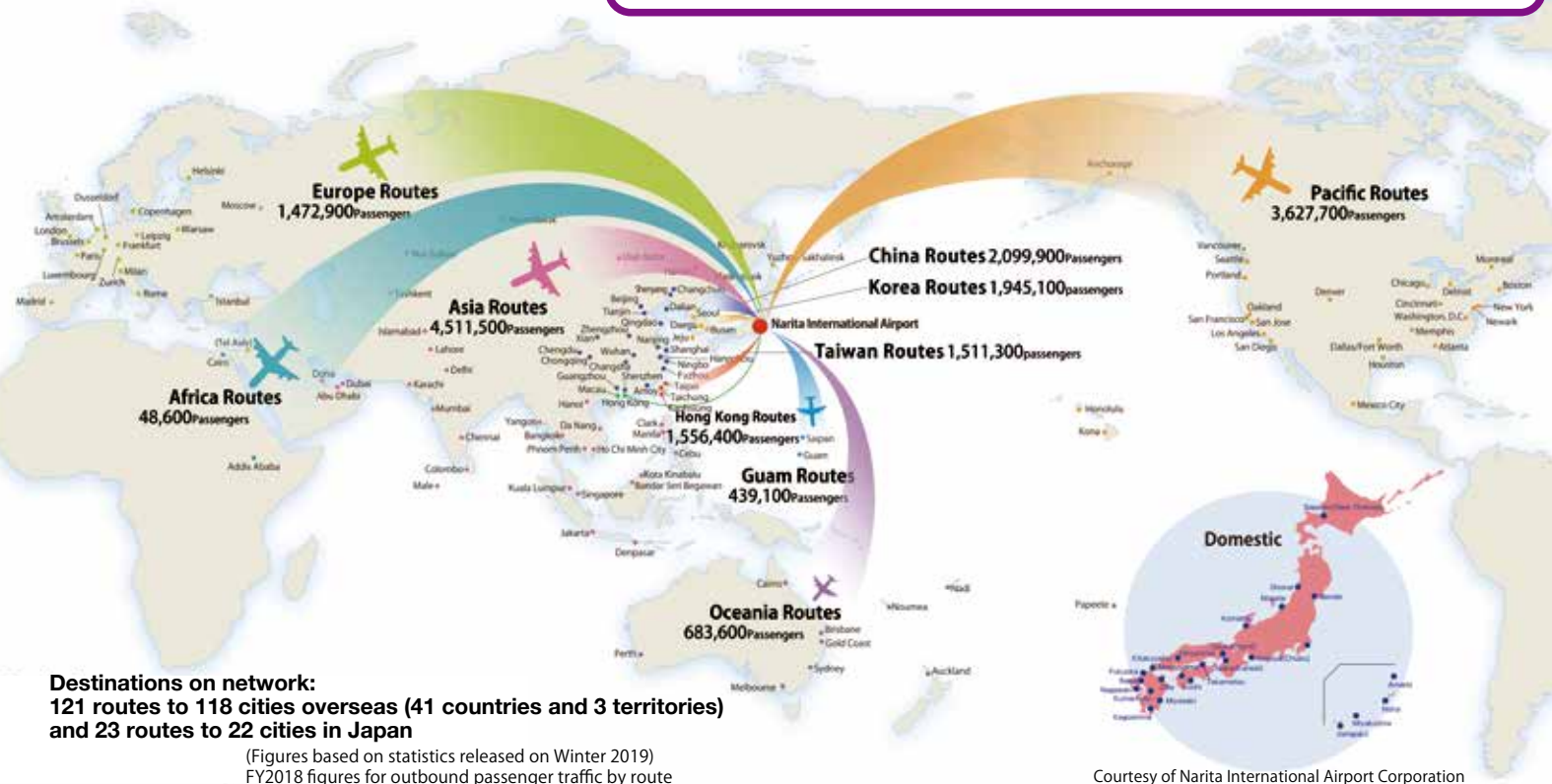


Mt. Nokogiriyama

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.

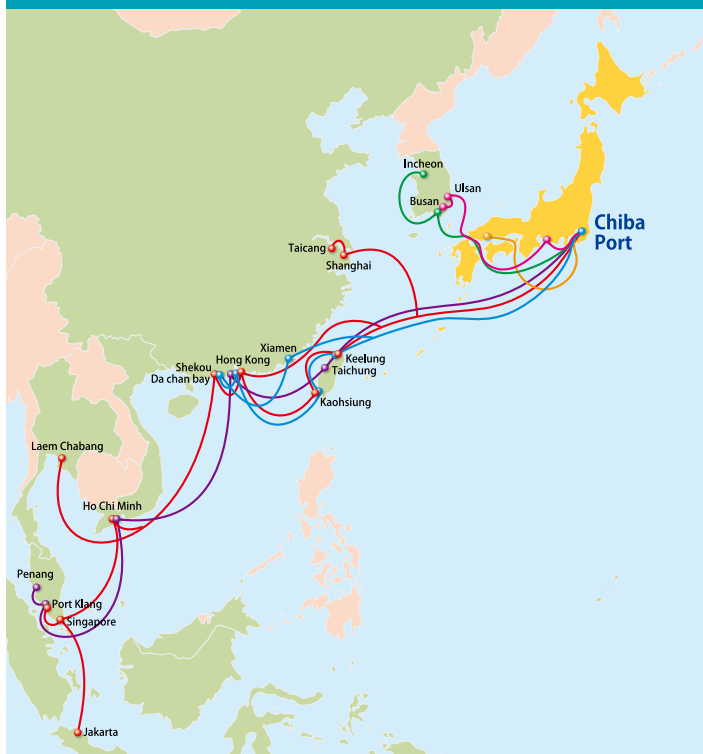
Cities Connected (schedule in winter 2019)
118 cities in 41 countries and three territories
(Taiwan, Hong Kong, and Macau)



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 Aqualine 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.

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



Korea Route (1 x per week (Sat.))		
Shipping company	CK Line Co., Ltd. (CK Line) Tai Young Shipping Co., Ltd. (Tai Young)	Legend
Major port of call	Busan, Incheon	

Korea, Southeast Asia Route (1 x per week (Tue.))		
Shipping company	Korea Marine Transport Co., Ltd. (KMTC)	Legend
Major port of call	Ulsan, Busan	

Southeast Asia Route (4 x per week (Tue., Sat.))		
Shipping company	Orient Overseas Container Line Limited (OOCL)	Legend
Major port of call	Kaohsiung, Hong Kong, Ho Chi Minh, Singapore and Jakarta	

Taiwan, Hong Kong, Vietnam, Malaysia Route (1 x per week (Tue.-Wed.))		
Shipping company	Wan Hai Lines (WH)	Legend
Major port of call	Keelung, Taichung, Hong Kong, Ho Chi Minh, Port Klang and Penang	

Taiwan, Hong Kong, Huanan Region Route (1 x per week (Fri.))		
Shipping company	Yang Ming Marine Transport Company (Yang Ming)	Legend
Major port of call	Keelung, Kaohsiung, Hong Kong, Shekou and Xiamen	

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 Kaihin Makuhari Station to Tokyo Station: 28 minutes via rapid train
 From Kashiwanoha Campus Station to Akihabara Station: 26 minutes via the Tsukuba Express

■ 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 Narita International Airport with Tokyo in 36 minutes.

■ 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 Aqualine, which crosses over Tokyo Bay, forming a large circle of expressways surrounding the bay.

■ Tokyo Bay Aqualine

Tokyo Bay Aqualine 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 Umi-Hotaru 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.



Three Advanced Business & Research Areas

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.

Kazusa Akademia Park
<http://www.kazusa-ap.jp/en/>

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.



Tokatsu Techno Plaza
<http://www.ttp.or.jp/articles/num/37>



Graduate School of Frontier Sciences
 The University of Tokyo

III. Makuhari - Home for Foreign Companies



CEATEC JAPAN
 Makuhari Messe

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.

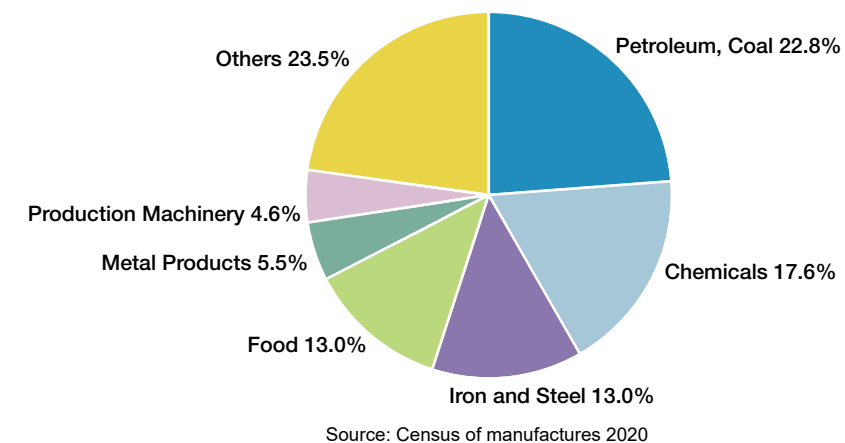


Wide Variety of Industries

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)



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

Items	Ranking
Peanuts	1st
Snap beans	1st
Japanese leeks	1st
Carrots	2nd
Chicken eggs	2nd
Raw milk	5th
Japanese sea bass	1st
Japanese spiny lobster	2nd

Source: Trends in Agricultural, Forestry and Fishery Products in Chiba Prefecture 2020

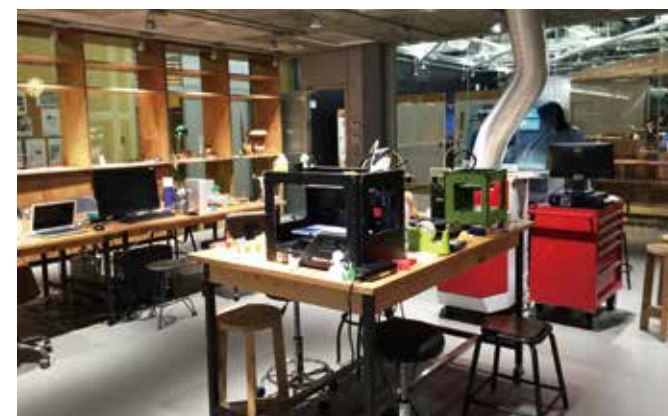
Industrial Parks

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.

1 Kashiwa Interchange West Industrial Park Kashiwa Exit, Joban Expressway: 0.5km / 0.3mi	Uses: Distribution Center / Factories / Laboratories Offices / Others Price: to be asked
2 Kashiwanoha Innovation Campus Kashiwa Exit, Joban Expressway: 2km / 1.2mi	30 minutes by train from central of Tokyo Uses: Laboratories Price: to be asked
3 D-project Industry Chiba Yotsukaido Yotsukaido Exit, Higashi-kanto Expressway: 4.7km / 2.9mi	Uses: Distribution Center / Factories / Offices / Others Price: to be asked
4 Chiba Toke Midori-No-Mori Industrial Park Okido Exit, Chiba Sotobo Expressway: 0km / 0mi	Uses: Factories / Laboratories / Distribution Centers Price: JPY 24,700-32,200/m ² *Lots are available both for sale and for rent
5 Kazusa Akademia Park Kisarazu Kita Exit, Higashi-kanto Expressway: 5km / 3.1mi	Uses: Laboratories / Factories (light-industrial area) Price: start from JPY 9,000/m ² *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.

Average Land Prices (2021)

		JPY / m ²	USD / m ²
Tokyo	Commercial	2,113,500	18,378
	Industrial	251,500	2,187
Kanagawa	Commercial	606,000	5,270
	Industrial	111,600	970
Saitama	Commercial	305,900	2,660
	Industrial	65,400	569
Chiba	Commercial	258,600	2,249
	Industrial	53,000	461
Osaka	Commercial	1,006,900	8,756
	Industrial	109,500	952
Hyogo	Commercial	321,400	2,795
	Industrial	49,700	432
Kyoto	Commercial	602,000	5,235
	Industrial	81,700	710

Source: Ministry of Land, Infrastructure, Transport and Tourism

Average Office Rent (2021)

	JPY / m ²	USD / m ²
Roppongi	8,625	75.00
Yokohama	5,035	43.78
Saitama	6,377	55.45
Chiba	3,352	29.15
Osaka	5,225	45.43
Kobe	3,930	34.17
Kyoto	5,673	49.33

Rent for large size building
Source: Sanko Estate Co.,Ltd
1 USD=115JPY (As of February 2022)

Chiba's Advantages for Your Business Hands-on Support

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

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

Subsidized Office Space

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 Prefectural 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.

University	Faculty
Tokyo University	Graduate School of Frontier Sciences
Chiba University	Engineering, etc.
Chiba Institute of Technology	Engineering, etc.
Tokyo University of Science	Science and Technology, etc.
Nihon University	Science and Technology, etc.
Toho University	Science
Tokyo University of Information Sciences	Department of Informatics
Josai International University	Faculty of Pharmacy
Chiba Institute of Science	Faculty of Pharmacy

College	Faculty
Nihon University Junior College	Architecture, Life, and Design, etc.
National Institute of Technology, Kisarazu College	Mechanical Engineering, etc.
Chiba Polytechnic College	Electric Engineering, etc.

High school	Faculty
Keiyo Technical High School	Machinery, etc.
Chiba Technical High School	Electronic Machinery, etc.
Ichikawa Technical High School	Machinery, etc.
Shimizu High School	Food Science, etc.
Shimofusa High School	Production Engineering, etc.
Toso Technical High School	Electricity, etc.
Mobara Shoyo High School	Production Engineering
Tateyama Sogo High School	Technology

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.



► <https://www.mis.ed.jp/>

Subsidy System for Companies Locating in Chiba Prefecture

Chiba Prefecture offers a variety of schemes that help companies establish facilities.

1 New facilities (See 2 on the next page for cases of reinvestment.)

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

(Maximum amount of subsidy: ¥7 billion)

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

[Subsidies]
- Amount equal to real estate acquisition tax related to properties
- Amount equivalent to fixed asset tax associated with depreciation assets

1 -2 Head office

(Maximum amount of subsidy: ¥1 billion)

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

[Subsidies]
- 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

(Maximum amount of subsidy: ¥1 billion)

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)

[Subsidies]
- 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)

(Maximum amount of subsidy: ¥1 billion)

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

[Subsidies]
- 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)

(Maximum amount of subsidy: ¥1 billion)

- Requirements for subsidy
- Facilities: Plants of manufacturers or distribution processing facilities (plant factories and facilities in information service, 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)

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

In addition to the above, the subsidies described in "3 Job creation" on the next page also can be received. Please refer to the section.

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.

Appraised value of fixed assets acquired for which subsidies will be provided

Building: Amount of investment _____ yen × 0.6 = _____ yen (a)

Depreciation assets: Amount of investment _____ yen × 0.9 = _____ yen (b)

[Subsidies]
Amount equal to real estate acquisition tax related to properties

Building: Appraised value _____ yen (a) × 4% = _____ yen (c)

Amount equivalent to fixed asset tax associated with depreciation assets
1-5 and 2 are outside the scope.

Depreciation assets: Appraised value _____ yen (b) × 1.4% = _____ yen (d)

Total amount
(c) + (d) = _____ yen

2 Reinvestment

Limited to businesses in Chiba

Common requirements

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

*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.

2 -1 Enhancement of Competitiveness (reinvestment)

(Maximum amount of subsidy: ¥1 billion)

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

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

2 -2 Cumulative Investment (mileage type)

(Maximum amount of subsidy: ¥1 billion)

Limited to small and medium-sized enterprises

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

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 (Image of cumulative investment)

first year → second year → third year
¥50 million + ¥50 million + ¥50 million = A total amount of investment of ¥0.15 billion over three years that meets the requirement for subsidy

2 -3 Reinvestment by Japanese inns and hotels (only in specified development areas)

(Maximum amount of subsidy: ¥1 billion)

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

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)

3 Job creation

Common requirements

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

3 -1 The number of employees increasing following the establishment of facilities or reinvestment

(Maximum amount of subsidy: ¥0.1 billion)

Subsidies for the establishment of facilities can also be received. Subsidies can be received even if properties are leased.

Requirements for subsidy

- Facilities: Head offices, plants of manufacturers, natural science laboratories, distribution processing facilities

*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

Company Size	Commencement of operation	Three years after
Large	25 or more (13 or more)	50 or more (25 or more)
SME	13 or more (7 or more)	25 or more (13 or more)

*The numbers in parentheses are for specified developed areas.

[Subsidies]
- Permanent employees: ¥50,000 per person
- Highly-skilled human resources: ¥300,000 per person

* After three years, the number of permanent employees who satisfy any of the following exceeds zero.

- Employees who continually have an address in the prefecture for a year or longer and have been continually employed for a year or longer (In the case of relocation within the prefecture, the number of the employees who continually have an address in the prefecture for a year or longer and have been employed for a year or longer, out of the total number of employees has increased along with that relocation within the prefecture, etc.)
- Employees who have an address in the prefecture and were newly employed within the year
- Employees who have obtained an address in the prefecture within the year due to transfer from a plant, etc. in a different prefecture and have been continually employed for a year or longer




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