[Osaka City] Delving Deeper into the Office Stock Pyramid

<Detailed Report>

Differences in Office Stock Formation as Deciphered by Average Building Age

June 2, 2026

Xymax Research Institute

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1. Survey Overview

Survey period	Office stock pyramid: December 2025 Average age of buildings: March 2026
Geographical coverage	Osaka City, Osaka Prefecture
Target properties	Office buildings with a gross building area of 300 tsubo or more, completed (or scheduled to be completed) in and after 1946 and used mainly as office space as of the end of 2026 (excludes owner-occupied buildings)
Target data	Number of office buildings and net rentable area (in tsubo) of the following: Large buildings: Gross building area of 5,000 tsubo or more Small & medium buildings: Gross building area between 300 and 5,000 tsubo
Survey method	Mostly based on publicly available information such as newspaper articles, with some field surveys and interviews with business operators
Remarks	● The data on reconstructed or demolished buildings have been collected and reflected to the extent possible. The sum figures may not match due to rounding. ● The office stock for 2026 includes buildings whose scheduled completion date was known in December 2025. ● Published rentable areas are used in the study, if available. If not published, the study uses the area estimated by a statistical method from gross building area. ● In this report, buildings completed in and before 1981, when the Revised Seismic Design Method of 1981 was enacted, are aggregated as “old seismic standard” buildings.

2. Office Stock Pyramid and Calculation of Average Age of Buildings

2.1. About the Office Stock Pyramid

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About the Office Stock Pyramid

Since 2015, Xymax Research Institute has compiled Osaka City's "Office Stock Pyramid" annually, publishing data based on net rentable area (Figure 1) and the number of buildings (Figure 2). https://soken.xymax.co.jp/survey/regularsurvey/stockpyramid/index.html (This website is in Japanese only.)

Modelled after a "population pyramid," which illustrates the population by age and gender, the office stock pyramid categorizes office buildings into large and small & medium categories and compares their stock (net rentable area and number of buildings) by age. It allows us to examine the balance between large buildings and small & medium buildings, as well as the age distribution of their stock.

In this report, based on the Osaka City Office Stock Pyramid, which we have been compiling continuously since 2015, we examined changes from 2000 to 2026 in the average age of office buildings in the four central wards and other wards, in terms of net rentable area and the number of buildings.

Figure 1: Osaka City Office Stock Pyramid 2026 (Net Rentable Area)

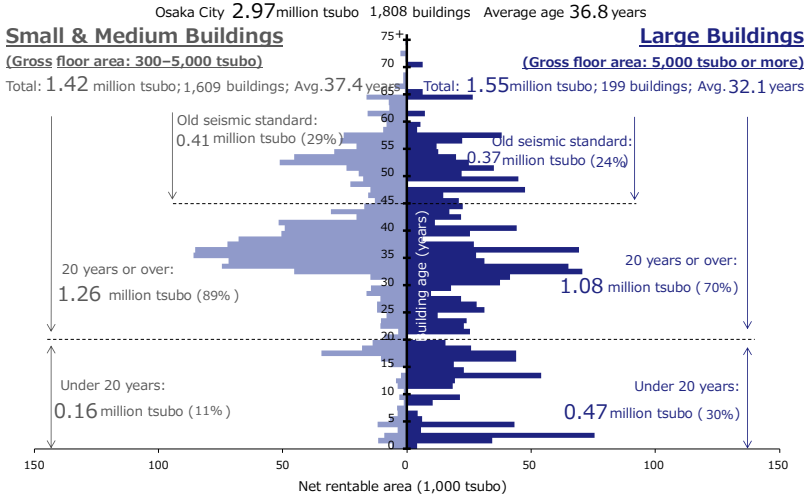
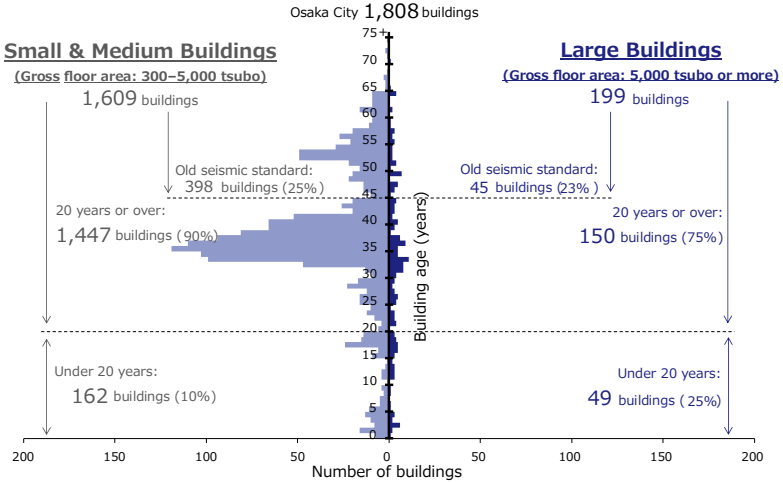


Figure 2: Osaka City Office Stock Pyramid 2026 (Number of Buildings)



Difference in Methods for Calculating Average Age Based on Number of Buildings Versus Net Rentable Area

With regard to the average age of buildings, we previously calculated it using a simple average based on the number of buildings and listed it in the chart based on net rentable area. For the analysis for this report, we used the simple average for the average age of buildings based on the number of buildings, as in previous analyses, but for the average age based on net rentable area, we used a weighted average based on rentable area. This brings into sharper relief the differences in how the office markets in each ward are changing.

Figure 3: Average Age of Buildings: Difference in Calculation Methods Based on Number of Buildings (Simple Average) Versus Net Rentable Area (Weighted Average)

	Age (year)	Net rentable area (tsubo)	(Age × net rentable area)
Property A	1	10,000	10,000
Property B	10	3,000	30,000
Property C	20	8,000	160,000
Property D	30	4,500	135,000
Property E	40	1,000	40,000
Property F	50	500	25,000
6 properties	**151**	**27,000**	**400,000**

No. of buildings basis: 151/6=25.2 years

Net rentable area basis: 400,000/27,000=14.8 years

3. Office Stock Structure and Trends Across Osaka City

Continuous Supply of Large Buildings Mitigating Rise in Average Age on Net Rentable Area Basis

The office stock pyramid in Figure 4 (based on net rentable area; hereinafter omitted) shows a difference in the age distribution between large buildings (gross building area of 5,000 tsubo or more; hereinafter omitted) and small & medium buildings (gross building area of 300–5,000 tsubo; hereinafter omitted). Regardless of size, many buildings are over 30 years old; they account for about 80% of small & medium buildings and about 60% of large buildings. However, while the supply of small & medium buildings has been limited since the massive surge in supply during the bubble economy era (around 1985–1995), the supply of large buildings has remained steady.

The trend in average building age shown in Figure 5 (2000–2026; hereinafter omitted) indicates that the average age based on the number of buildings (simple average; hereinafter omitted) increased by 19.8 years, from 17.0 years in 2000 to 36.8 years in 2026. Based on net rentable area (weighted average; hereinafter omitted), the figure rose from 18.0 years in 2000 to 34.3 years in 2026—an increase of 16.3 years—which is 3.5 years less than the increase based on the number of buildings. This discrepancy is due to the fact that the decline in the supply of small & medium buildings in recent years, combined with the continued new supply of large buildings, has kept the average age of buildings based on net rentable area from rising.

Figure 4: Osaka City Office Stock Pyramid 2026 (Net Rentable Area)

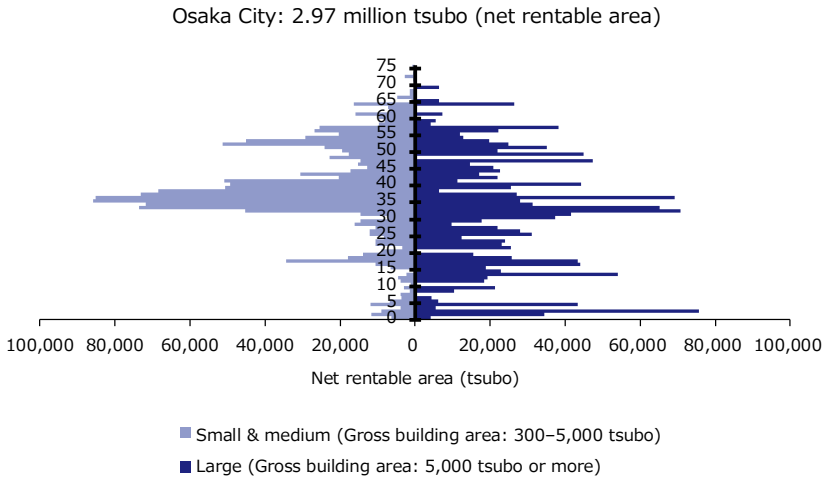
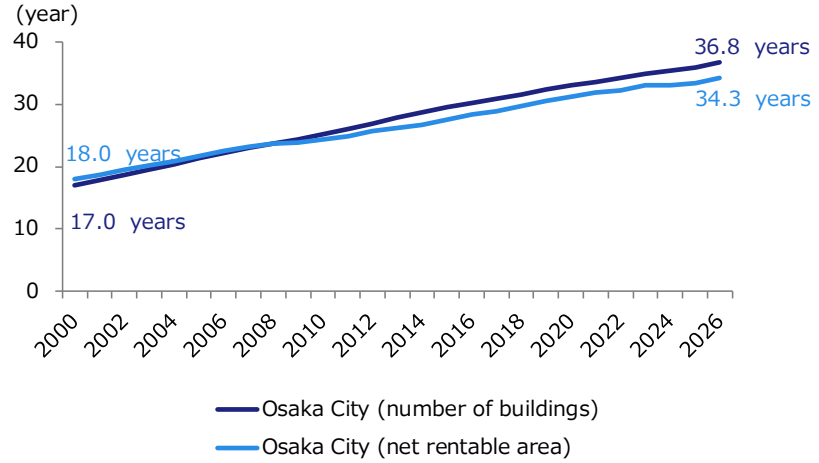


Figure 5: Trends in Average Building Age (Based on Number of Buildings and Net Rentable Area)



4. Trends in Average Age of Buildings in the Four Central Wards and Other Wards

4.1. Trends in Average Age of Buildings in Osaka City as a Whole

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4.3. Trends in Average Age of Buildings in Other Wards

Average Building Age Based on Number of Buildings Steadily Increasing Across the Board; Rate of Increase Based on Rentable Area Varying by Ward

We divided Osaka City's office market into the four central wards (Kita, Chuo, Nishi, and Yodogawa) and the remaining wards to examine trends in the average age of buildings. Looking at the trend based on the number of buildings shown in Figure 6, there is a steady upward trend in all wards included in the survey, indicating that the overall office stock is steadily aging. On the other hand, when examining the data based on net rentable area shown in Figure 7, the difference in average age between wards is greater than when based on the number of buildings. In addition, in some wards, the average age of buildings has temporarily decreased due to the new supply of large buildings.

On the following pages, we will delve deeper into the differences in how the specific office stock structures were formed in each of these five areas, based on the office stock pyramids for each ward and trends in the average age of buildings, as measured by the number of buildings and net rentable area.

Figure 6: Trend in Average Building Age (Based on Number of Buildings)

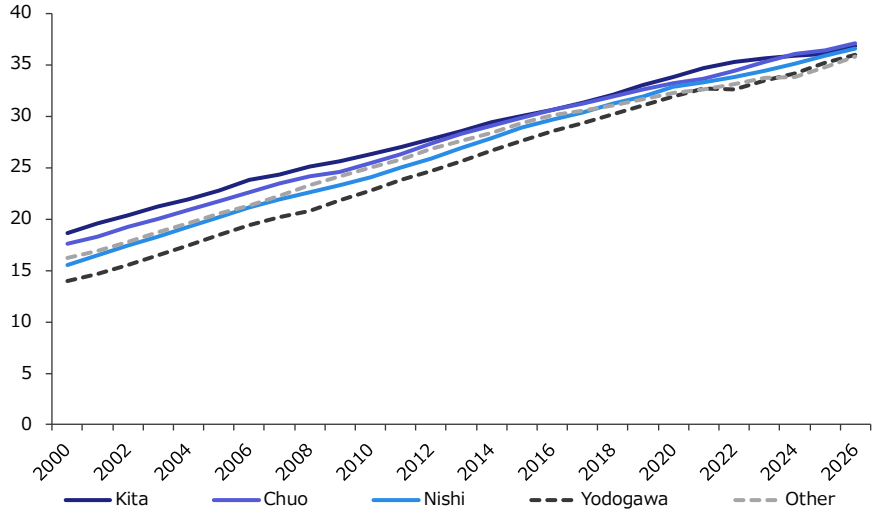
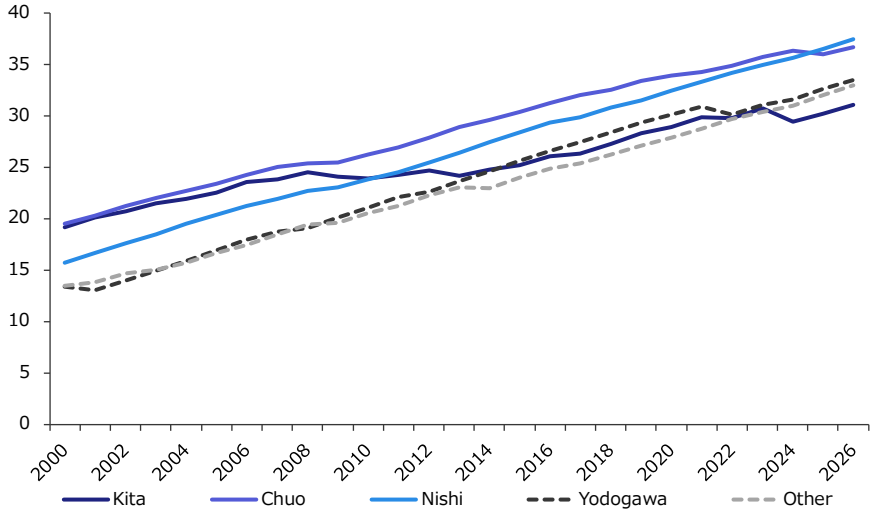


Figure 7: Trend in Average Building Age (Based on Net Rentable Area)



Kita Ward: Continuous Supply of Large Buildings Slowing Down Rise in Average Age on Net Rentable Area Basis

Kita Ward is an area that has developed around Osaka Station, Osaka's largest transportation hub. Following the privatization of the Japanese National Railways (JNR) in 1987, land use has undergone significant changes, particularly in the Kita Yard area. The office stock pyramid in Figure 8 shows a clear difference in the age distribution between large buildings and small & medium buildings. More than 80% of small & medium buildings are over 30 years old, and there has been little new construction since then. On the other hand, the supply of large buildings has been continuous, and their stock is approximately three times that of small & medium buildings; supply since privatization accounts for 70% of the large building stock.

The trends in average building age shown in Figure 9 indicate that the average age based on the number of buildings has increased by 18.3 years, from 18.6 years in 2000 to 36.9 years in 2026. On a net rentable area basis, the increase is smaller at 12.0 years, rising from 19.1 years in 2000 to 31.1 years in 2026. In particular, since 2008, new supply has included the Osaka Twin Towers, Grand Front Osaka, and Grand Green Osaka, slowing the rate at which the average age of buildings is increasing.

Figure 8: Kita Ward Office Stock Pyramid 2026 (Net Rentable Area)

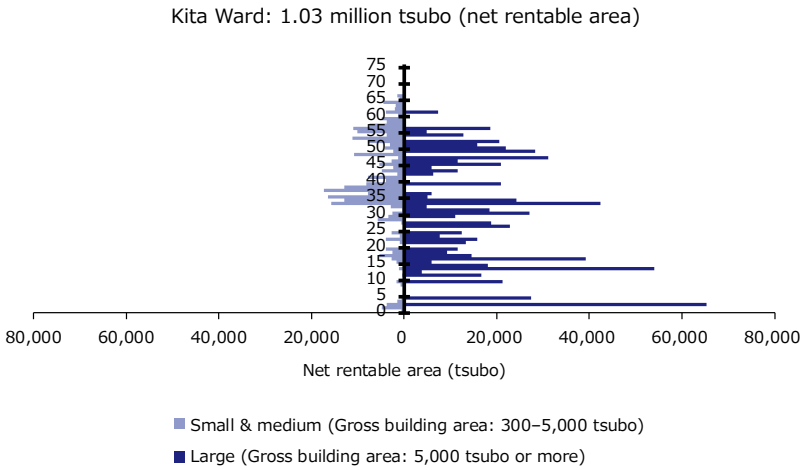
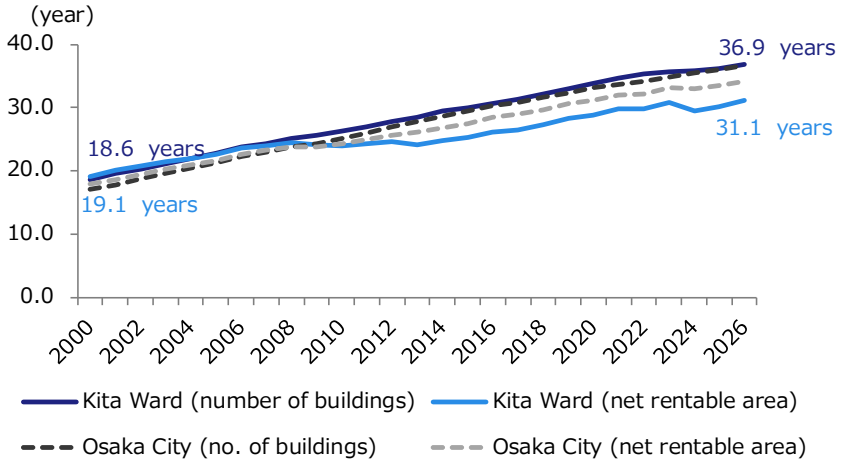


Figure 9: Trends in Average Building Age (Based on Number of Buildings and Net Rentable Area)



Chuo Ward: Regardless of Size, Large Number of Older Buildings Driving up Average Building Age

Chuo Ward has long flourished as a commercial hub and is home to a concentration of both small & medium and large buildings. As shown in the office stock pyramid in Figure 10, a significant portion of the supply in both small & medium and large buildings is over 30 years old (built before the bubble economy era), accounting for approximately 70% of the large buildings. In particular, the building stock constructed 30 to 40 years ago stands out; the aging of the building stock is particularly pronounced. Among large buildings, the Osaka Business Park (OBP) redevelopment project—which includes TWIN21 and Crystal Tower—stands out.

The trends in average building age shown in Figure 11 indicate that the average age based on the number of buildings has increased by 19.6 years, from 17.6 years in 2000 to 37.2 years in 2026. On a net rentable area basis, the figure increased by 17.1 years (from 19.6 years to 36.7 years), indicating that the trends based on the number of buildings and net rentable area are at the same level. Most recently, the addition of the Yodoyabashi Gate Tower and Yodoyabashi Station One—both completed in 2025—has resulted in a slightly lower average age of buildings based on net rentable area compared to the average based on the number of buildings. However, many large buildings are over 30 years old, which is higher than the average for Osaka City as a whole.

Figure 10: Chuo Ward Office Stock Pyramid 2026 (Net Rentable Area)

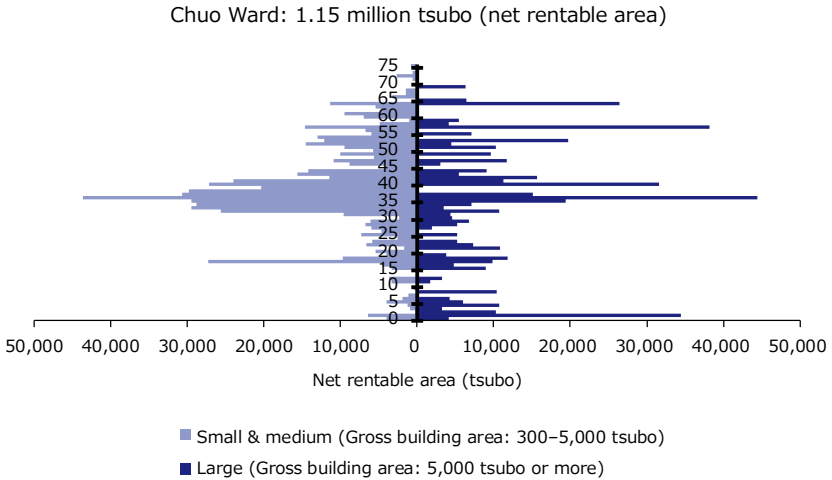
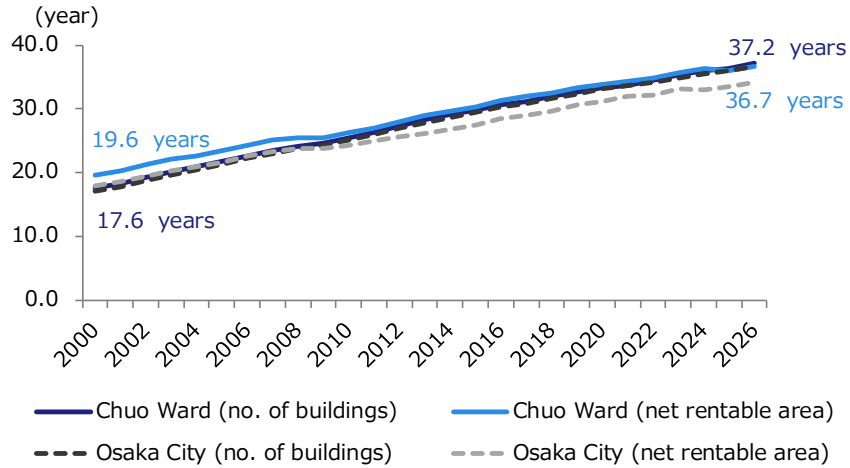


Figure 11: Trends in Average Building Age (Based on Number of Buildings and Net Rentable Area)



Nishi Ward: Stagnation in Office Turnover Accelerating Aging of Buildings

Nishi Ward is a commercial district that prospered as a wholesale hub and has developed into a business district for small and medium-sized enterprises, primarily in the lumber, steel, and textile industries. However, in recent years, the construction of high-rise condominiums has increased due to the area's attractive living environment, transforming it into a desirable place to live. As shown in the office stock pyramid in Figure 12, small & medium buildings account for the overwhelming majority, while the supply of large buildings is limited. However, while the majority of small & medium buildings were built around 35 years ago, which is during the bubble economy era, there has been little new supply since then.

The trends in average building age shown in Figure 13 indicate that the average age based on the number of buildings has increased by 21.1 years, from 15.5 years in 2000 to 36.6 years in 2026. On a net rentable area basis, the figure increased by 21.8 years, from 15.7 years in 2000 to 37.5 years in 2026, with both figures remaining at roughly the same level. As in Chuo Ward, the average age of buildings based on net rentable area, is higher than that of Osaka City as a whole, indicating that the aging of the office districts is progressing.

Figure 12: Nishi Ward Office Stock Pyramid 2026 (Net Rentable Area)

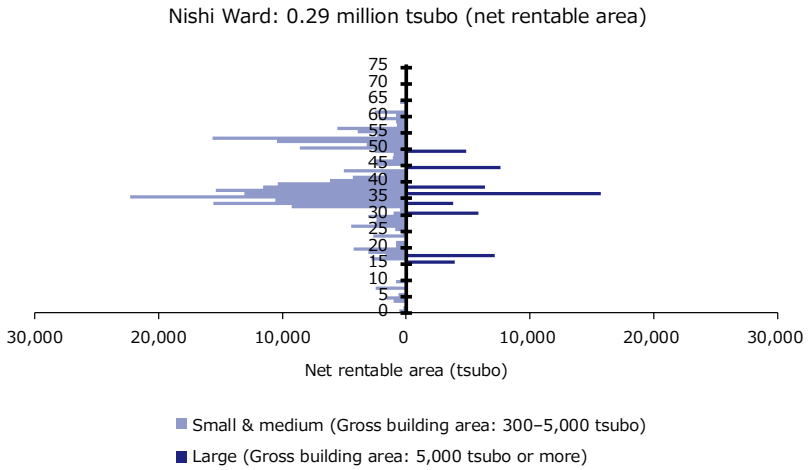
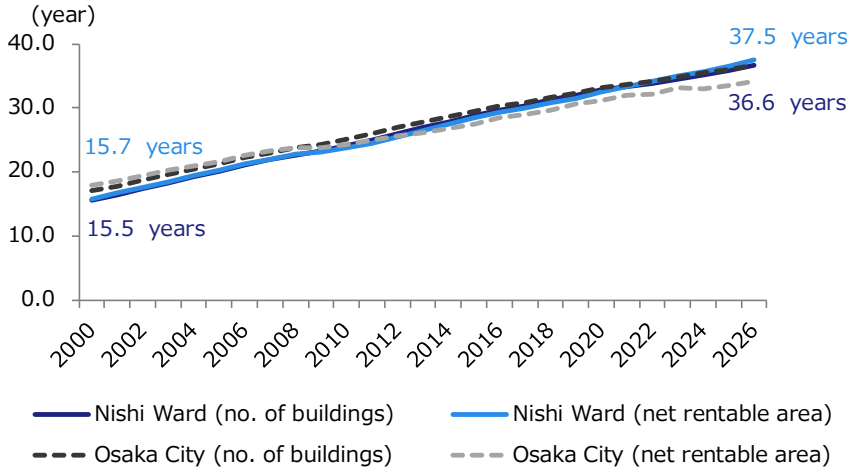


Figure 13: Trends in Average Building Age (Based on Number of Buildings and Net Rentable Area)



Yodogawa Ward: Supply of Large Buildings Resulting from Redevelopment Affecting Average Building Age; Aging of Overall Building Stock Progressing

Yodogawa Ward is Osaka's northern gateway, served by the Shinkansen, and is an area where convenient transportation, the charm of a traditional working-class neighborhood, and modern streetscapes resulting from redevelopment coexist. The office stock pyramid in Figure 14 shows that small & medium buildings are concentrated in the 30- to 55-year-old age group, while large buildings—such as the Shin-Osaka Ekimae Building (1974), Shin-Osaka Trust Tower (1994), NISSAY Shin-Osaka Building (2001), and Shin-Osaka No. 2 NK Building (2022)—continue to be supplied on a regular basis.

The trends in average building age shown in Figure 15 indicate that the average age based on the number of buildings has increased by 22.1 years, from 14.0 years in 2000 to 36.0 years in 2026. On a net rentable area basis, the average age has increased by 20.1 years, from 13.4 years in 2000 to 33.5 years in 2026. Although both figures are lower than those for Osaka City as of 2000, the average age of buildings has risen to the level of Osaka City by 2026 due to a stagnation in new supply.

Figure 14: Yodogawa Ward Office Stock Pyramid 2026 (Net Rentable Area)

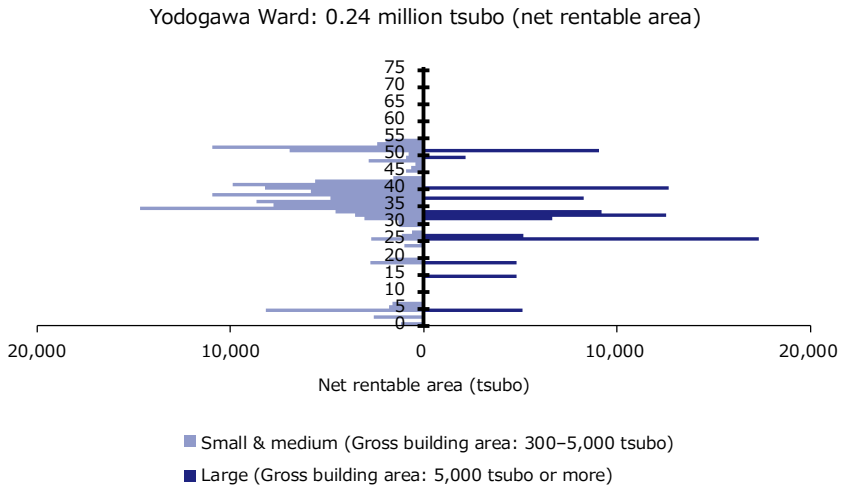
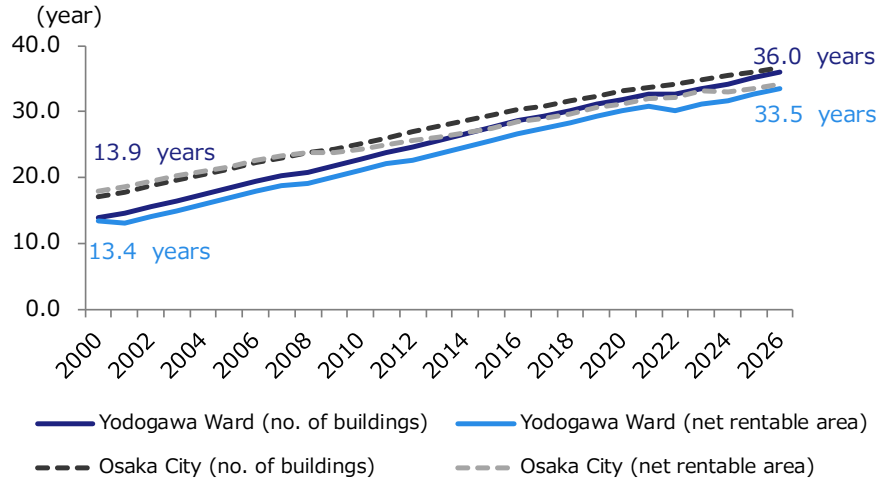


Figure 15: Trends in Average Building Age (Based on Number of Buildings and Net Rentable Area)



Other Wards: With Limited New Supply, Existing Building Stock Is Aging

While the areas of Osaka City outside the four central wards are not major office hubs, the changes in areas such as the port district and Tennoji—driven by redevelopment—cannot be overlooked. The office stock pyramid in Figure 16 shows that, as in other wards, a significant portion of the supply of small & medium buildings consists of those built between 30 and 50 years ago. In the case of large buildings, major developments have proceeded sporadically, including the Asia & Pacific Trade Center in Nanko (1994), Parks Tower in the Namba South area (2003), and Abeno Harukas in Tennoji (2014).

The trends in average building age shown in Figure 17 indicate that the average age based on the number of buildings has increased by 19.6 years, from 16.2 years in 2000 to 35.8 years in 2026, and has remained at the same level as that of Osaka City as a whole. On a net rentable area basis, the average age has increased by 19.5 years, from 13.5 years in 2000 to 33.0 years in 2026. Although it was lower than the average for Osaka City as a whole in 2000, this shows that the buildings are aging.

Figure 16: Other Wards Office Stock Pyramid 2026 (Net Rentable Area)

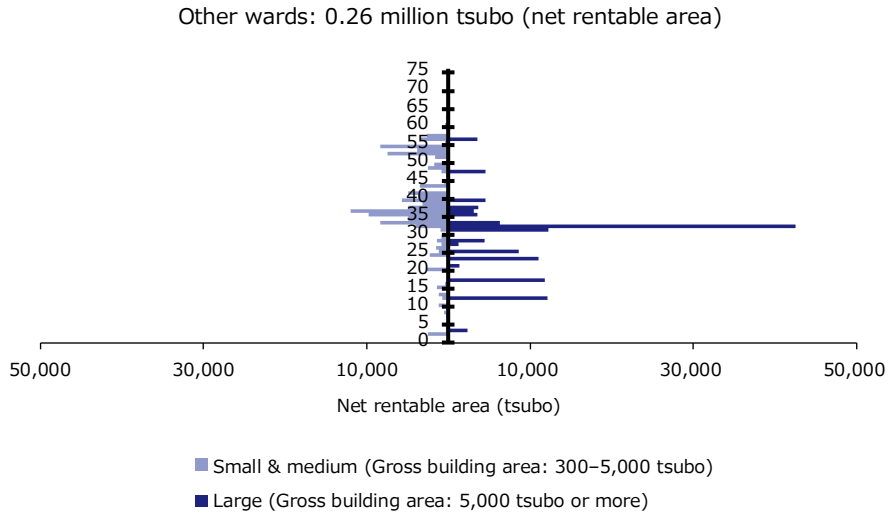
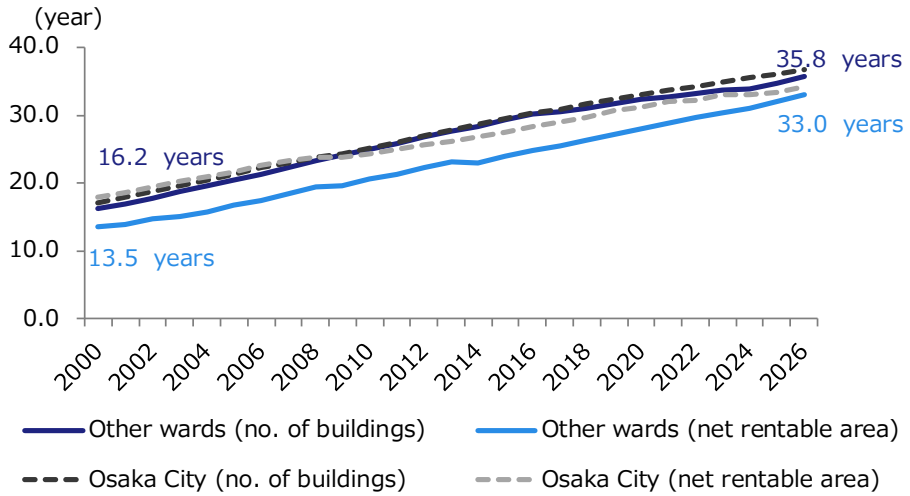


Figure 17: Trends in Average Building Age (Based on Number of Buildings and Net Rentable Area)



5. Summary

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In this survey, we conducted an in-depth analysis of Osaka City's office stock pyramid—which we have previously published—by area. This revealed that there are clear differences in the process of office market formation and the patterns of office stock renewal from one area to another.

Looking at Osaka City as a whole, the average building age based on net rentable area in 2026 is 34.3 years—slightly lower than the 36.8 years calculated based on the number of buildings. This is driven by the ongoing supply of large buildings. However, compared to the 29.0 years in Tokyo's 23 wards based on net rentable area,* there is a gap of 5.3 years, indicating a difference in the number and frequency of large-building supply.

When examining this trend separately for the four central wards and the other wards, differences in the aging of the building stock were observed due to variations in the office market's history of formation and structure in each area. As shown in Figure 18, Kita Ward and Chuo Ward experienced a reversal in 2026, with the average building age based on net rentable area falling below that based on the number of buildings. This trend is particularly pronounced in Kita Ward due to large-scale redevelopment projects around Kita Yard. On the other hand, in Chuo Ward, which has developed as a central business district, this trend is less pronounced due to the substantial supply of both large and small & medium buildings, many of which are aging. Nishi Ward is a commercial district centered on small & medium buildings; however, in recent years, the focus has shifted to residential development, and office buildings have seen little turnover, resulting in an aging stock regardless of size. Yodogawa Ward has developed as a relatively new office district; as of 2000, its average building age was lower than other wards based on both net rentable area and number of buildings, but new supply has been limited, and the existing stock is aging.

This analysis shows that there are multiple areas with different market formation processes and structures. Going forward, in addition to the continuity of redevelopment and urban planning, the revitalization and utilization of aging buildings may also influence competitiveness among different areas and the formation of rental rates.

Xymax Research Institute will continue to conduct research on trends in office stock from a multifaceted perspective.

**[Tokyo 23 Wards] Delving Deeper into the Office Stock Pyramid*, released on May 28, 2026
https://soken.xymax.co.jp/report/upload/20260528_tokyo23.pdf

Figure 18: Average Building Age and Increase in Age (Osaka City)

	Number of buildings basis			Net rentable area basis		
	2000	→ 2026		2000	→ 2026	
Osaka City	17.0 years	→ 36.8 years	(+19.8 years)	18.0 years	→ 34.3 years	(+16.3 years)
Kita	18.6 years	→ 36.9 years	(+18.3 years)	19.1 years	→ 31.1 years	(+12 years)
Chuo	17.6 years	→ 37.2 years	(+19.6 years)	19.6 years	→ 36.7 years	(+17.1 years)
Nishi	15.5 years	→ 36.6 years	(+21.1 years)	15.7 years	→ 37.5 years	(+21.8 years)
Yodogawa	13.9 years	→ 36.0 years	(+22.1 years)	13.4 years	→ 33.5 years	(+20.1 years)
Other	16.2 years	→ 35.8 years	(+19.6 years)	13.5 years	→ 33.0 years	(+19.5 years)