

Electric Power Consumption by Office Tenants (September 2015)

The average of summer 2015 was 38.5 kWh/tsubo, a YoY decrease of 6.1%.

December 9, 2015

Xymax Real Estate Institute has been studying the volume of electricity consumed by office tenants in Japan on a continuous basis. The quarterly reports have been released since June 2013. The latest report covering the results for the period ending September 2015 is available now.

Findings from Research

The areas where electricity is supplied by Tokyo Electric Power Company (TEPCO)

The electric power consumption in the summer of 2015 (July to September) was 38.5 kWh/tsubo; a YoY decrease of 2.5 kWh/tsubo or 6.1% from 41.0 kWh/tsubo in the summer of 2014.

Research Overview

Definition	Electric power per tsubo (3.3 sqm) consumed by a tenant in office buildings in a month.
Period	January 2010 – September 2015 (data was collected every month)
Subject Data	Of tenants of office buildings managed by Xymax Group using the space as general office, we obtained valid data from approx. 3,000 tenants in approx. 300 buildings.
How to Calculate	<ol style="list-style-type: none"> 1) Collect the monthly electric power consumption (kWh) of each tenant. 2) Adjust the preceding data to a five-day business week excluding Saturdays, Sundays and national holidays. 3) Calculate the electric power consumption per tsubo (kWh/tsubo) by dividing the preceding data by the rentable area (tsubo). 4) Calculate the average amount for each electric power company.
Notes	<ul style="list-style-type: none"> • Non-office tenants such as retail, warehouse and computer room tenants are excluded. • Electricity consumed for the area other than the tenant's exclusive area, such as the common area lights and elevators, are excluded. • Energy consumed for centrally-controlled air conditioners and gas heat pumps, where tenant-by-tenant calculation is impossible, is excluded. • The month of the data is the month of the meter reading, which is generally the 20th day of each month. • Extraordinary amounts (too high, too low) are identified as outlier and excluded. • The number of tenants varies month by month as tenants move in and out.

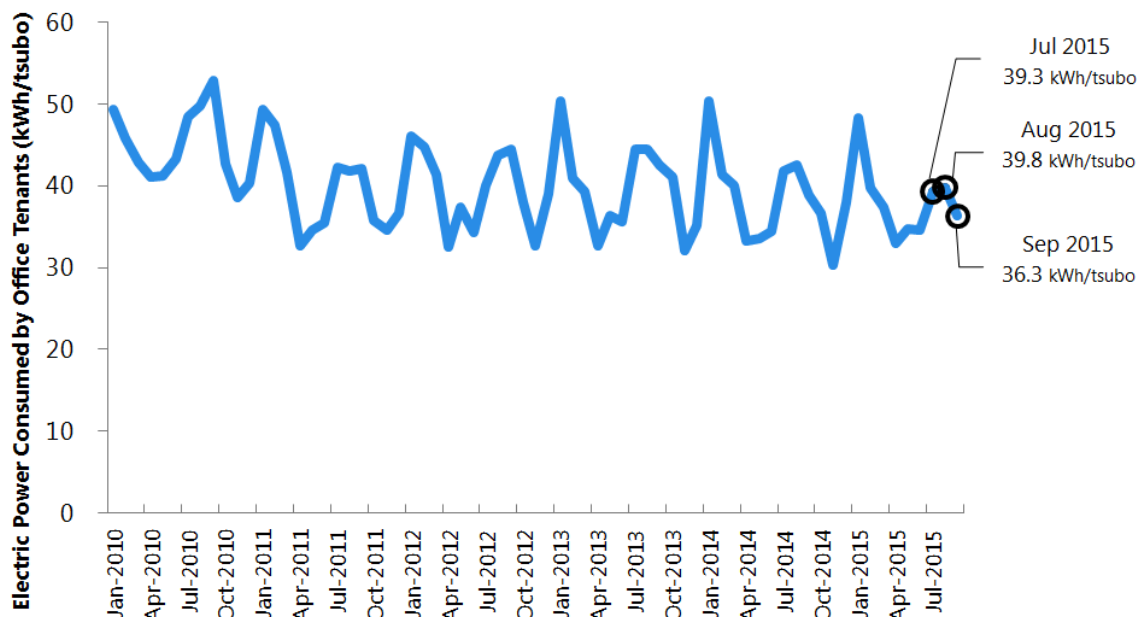
For the previous research, please refer to the report Electric Power Consumption by Office Tenants (June 2015) released on September 2, 2015.

Electric Power Consumption by Office Tenants (September 2015)

1. Electric Power Consumption per Month

Figure 1 shows the monthly electric power consumed by office tenants in the period from January 2010 to September 2015. The consumptions in the latest three month were 39.3 kWh/tsubo in July, 39.8 kWh/tsubo in August and 36.3 kWh/tsubo in September.

Figure 1: Electric Power Consumed by Office Tenants per Month (TEPCO Areas)



2. Summer Average Decreased Year-over-Year

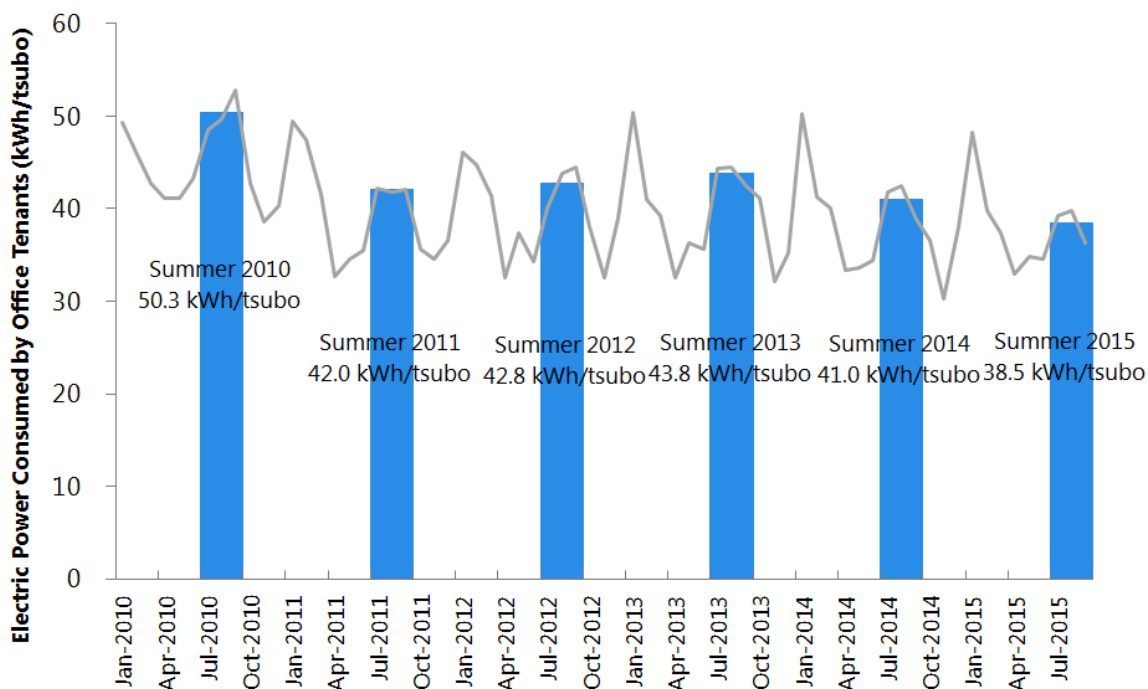
The electric power consumed by office tenants in the TEPCO areas in summer (the average of July, August and September) was 50.3 kWh/tsubo, 42.0 kWh/tsubo, 42.8 kWh/tsubo, 43.8 kWh/tsubo, 41.0 kWh/tsubo and 38.5 kWh/tsubo in the period from 2010 to 2015. The summer of 2015 marked the record low figure with a year-over-year decrease of 2.5 kWh/tsubo or 6.1%. (Figure 2)

Similar to the summer of 2014, the temperature in Tokyo was even cooler this year than the year before and contributed to the decrease of the electric power consumption.

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Figure 2: Summer Average Electric Power Consumed by Office Tenants (TEPCO Area)



For questions on this report, please contact us.

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