



SAITAMA CITY BUSINESS SOLUTIONS

Welcome to the core city of eastern Japan:
Saitama City.

Guide to Establishing New Business Facilities

Eastern Japan Regional Business Hub

Saitama City has Omiya Station, which connects with six different Shinkansen lines: the Hokkaido Shinkansen, Tohoku Shinkansen, Akita Shinkansen, Yamagata Shinkansen, Joetsu Shinkansen, and Hokuriku Shinkansen lines.

There is also an extensive network of expressways, providing excellent access to various cities in eastern Japan.

Having a base of operations in Saitama City means your business area can encompass the entirety of eastern Japan, **which encompasses more than half of Japan, both in terms of land area and population.**

The proximity to central Tokyo along with a business area which includes all of eastern Japan makes Saitama City an ideal **base for wide-area business operations.**

Greater Tokyo Area Satellite City

Saitama City is a satellite city offering convenient access to central Tokyo's major areas.

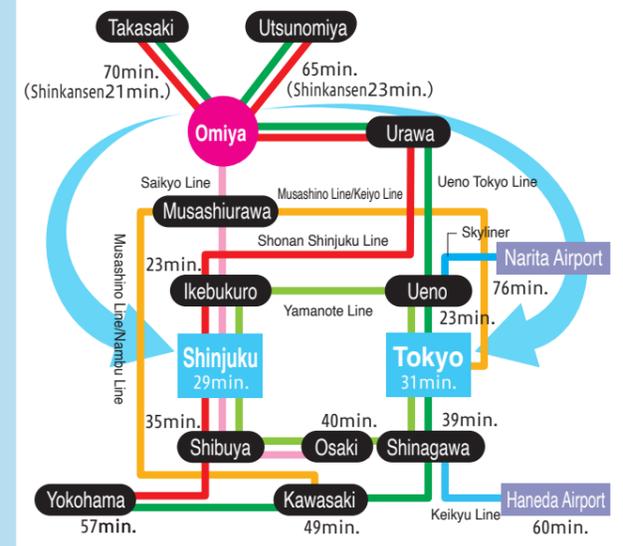
Compared with central Tokyo, office rental in Saitama City is cheaper, making it possible to keep costs down as you expand your business.

In response to COVID-19, many businesses are fundamentally rethinking their office arrangements and choosing to separate or relocate their offices to promote work-style reform and innovation.

Saitama City is a **perfect choice for companies wanting to transfer their head office operations outside of central Tokyo.**

Hokkaido Shinkansen
Planned extension to Sapporo (end of FY2030)
From Shin-Hakodate-Hokuto Station to Sapporo Station (approx. 210 km)

Tokyo Metropolitan Area Railway Route Map
To Tokyo/Shinjuku in approx. 30min.
Easier access to Tokyo's main metro areas via Omiya Station than Tokyo Station



*This is an estimate of the required travel time from Omiya Station using local lines.

Direct buses run from Omiya, Saitama Shintoshin, etc., to Haneda and Narita international airports

From Omiya Station by Shinkansen to

Sendai Station: 66min.
(from Tokyo: 90 min.)

Niigata Station: 67min.
(from Tokyo: 89 min.)

Kanazawa Station: 122min.
(from Tokyo: 145 min.)

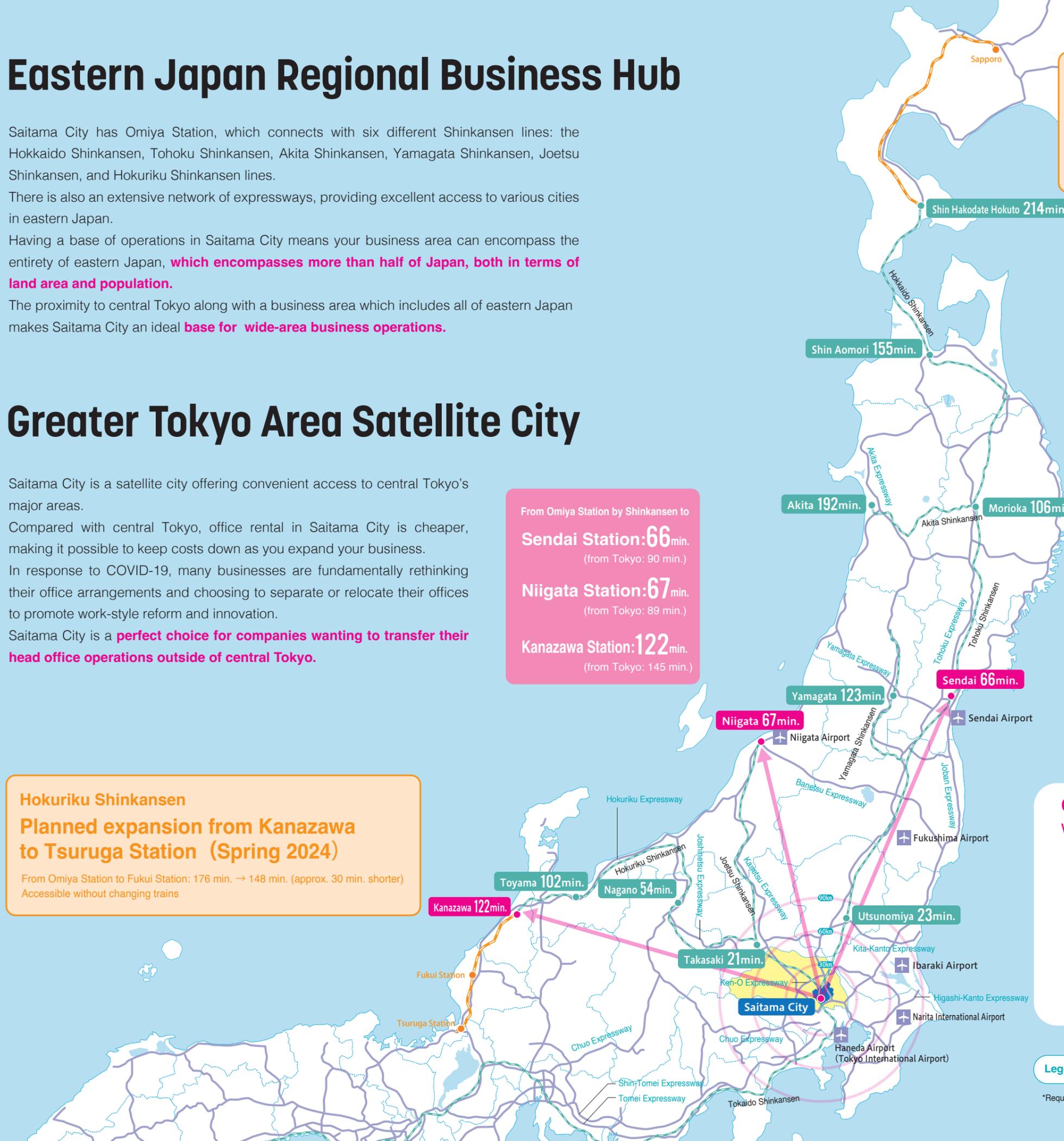
Hokuriku Shinkansen
Planned expansion from Kanazawa to Tsuruga Station (Spring 2024)
From Omiya Station to Fukui Station: 176 min. → 148 min. (approx. 30 min. shorter)
Accessible without changing trains

Comparison of Office Rents with Major Areas in Tokyo
Compared with the Marunouchi and Otemachi areas, **office rental is around 50% cheaper!**

Anticipated rental contract amount (yen/tsubo (approx. 3.3 m²))

Marunouchi and Otemachi areas (Tokyo Station)	38,170yen
Shinjuku area (Shinjuku Station)	22,230yen
Saitama area	19,390yen

Source: CBRE K.K. Japan Office Market View Q2 2023
*All-Grade (floor area of 1,000 tsubo or more, rental office building meeting latest earthquake resistance standards)

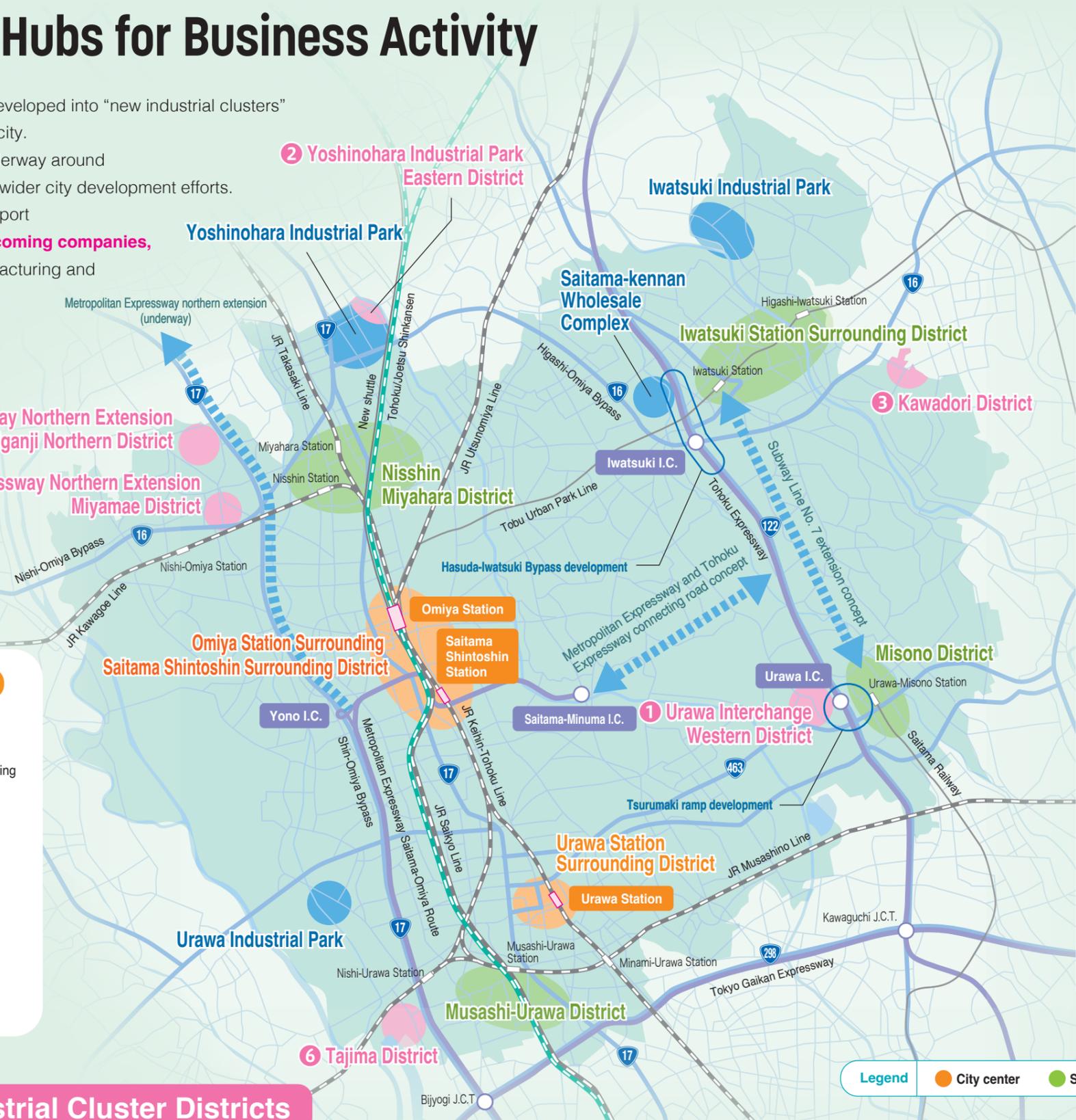


Legend Shinkansen line Expressway

*Required travel times to major cities are estimates for Shinkansen lines.

Developing New Hubs for Business Activity

Six districts within Saitama City are being developed into “new industrial clusters” to welcome businesses expanding into the city. In addition, redevelopment projects are underway around Omiya Station and Urawa Station as part of wider city development efforts. The city serves as a one-stop source of support to accommodate the various needs of incoming companies, from help with site selection for R&D, manufacturing and logistics to finding office spaces.



Omiya Station Saitama Shintoshin Surrounding District

■ Omiya Station West Exit 3-B District Urban Redevelopment Project (Omiya Sakura Square)

- Use : Commercial, business, residential, parking
- Completion : Scheduled for July 2024



■ Omiya Station West Exit 3-A and D District Urban Redevelopment Project

- Use : Commercial, business, residential, parking
- Completion : Scheduled for FY2027



■ Omiya Ward Sakuragicho Complex Building

- Use : Commercial, business, hotel, parking
- Completion : Scheduled for December 2023



Omiya Grand Central Station Concept

A variety of urban functions will be introduced which strengthen Saitama City's interaction and cooperation, as a connective hub of eastern Japan, with various cities and regions to facilitate, among other things, new business hub creation. Integrated urban development efforts will be pursued which encompass pedestrian networks, station-front space, etc.



Urawa Station Surrounding District

■ Urawa Station West Exit Minami-Takasago District Urban Redevelopment Project

- Use : Commercial, business, residential, public facilities, parking
- Completion : Scheduled for June 2026



Perspective drawing (concept)

Overview of Six New Industrial Cluster Districts

1 Urawa Interchange Western District

- Area : approx. 5.7 ha (two companies)
- Target industry : Logistics facilities (Specified distribution business facilities (Warehouses of the Distribution Business Integration and Streamlining Act))
- Progress : •One company is under construction •One company is in the development process

2 Yoshinohara Industrial Park Eastern District

- Target industry : R&D facilities, manufacturing (assumes expansion of the adjacent industrial park)
- Progress : “Guidelines for District Planning in Urbanization Control Areas” have been established (April 2021)
- For the future : Depending upon the status of rights holder's consensus formation, local urban planning proposals for district planning will be put forward

3 Kawadori District

- Area : approx. 44 ha
- Target industry : Manufacturing, logistics facilities
- Progress : Takenaka Civil Engineering & Construction, Nomura Real Estate, and Showa Group chosen as presumptive business agents (November 2022)
- For the future : Anticipated commercialization from FY2025

4 Metropolitan Expressway Northern Extension Miyamae District

- Area : approx. 6.8 ha
- Target industry : R&D facilities, manufacturing, logistics facilities
- Progress : Toda Corporation chosen as presumptive business agent (June 2022)
- For the future : Anticipated commercialization from FY2024

5 Metropolitan Expressway Northern Extension Seiganji Northern District

- Target industry : Manufacturing, logistics facilities
- *Business development will be pursued based on progress of Metropolitan Expressway extension work

6 Tajima District

- Target industry : R&D facilities, manufacturing, logistics facilities
- *Based on factors such as momentum of urban development in the Nishi-Urawa Station surrounding area



Business Facility Establishment Subsidies

Subsidies for establishing new business facilities in Saitama City are available for eligible industries and companies.

*Rebuilding and relocation of business facilities within the city is limited to functional consolidation and business expansion.
*Please inquire within for more information on eligible industries and facilities.

Eligible Industries

Life science, information and communications, environment, nanotechnology/materials, energy, manufacturing technology, social infrastructure, frontier, food-related

Eligible Facilities

Headquarters, bases of activity in Eastern Japan*, R&D facilities, manufacturing facilities
*Bases of activity in Eastern Japan refers to branch offices in charge of corporate activities in Eastern Japan (offices for business and sales activities only).

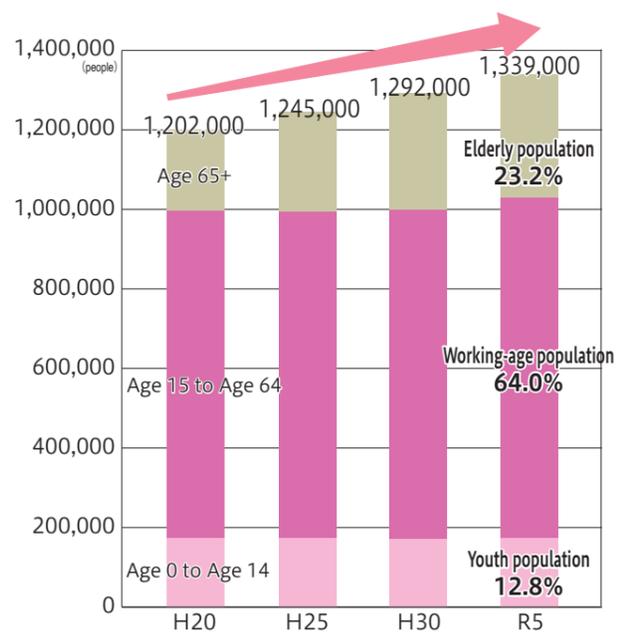
A Growing Concentration of People and Companies from Across Japan

Thanks to an abundance of young human resources in their working prime, as well as an abundance of companies, Saitama City is **perfect for companies seeking personnel and corporate connections.**

The city is also proactive about addressing the SDGs and has a low risk of natural disasters, serving as a Wide Area Disaster Management Base for Japan. It is a perfect location for **companies pursuing sustainable business operations.**

Total Population Trends and Working-age Population

Total population is still growing. And with a large percentage that is working age, businesses have an accessible abundance of human resources to choose from.



Source: Population according to the basic register of residents (as of January 1 of each year)

Population Growth Numbers

Located in the central part of the Greater Tokyo Metropolitan area, Saitama City's population is growing annually, and factors such as greater inflow than outflow of residents show that many people, particularly in the parenting-age demographic, are choosing Saitama City as their home.

1st	Fukuoka City	13,133 people
2nd	Osaka City	9,390 people
3rd	Saitama City	7,107 people
4th	Tsukuba City	5,661 people
5th	Nagareyama City	3,899 people

Source: Population, demographics and household numbers according to the basic register of residents (as of January 1, 2023); from the Ministry of Internal Affairs and Communications; all municipalities except for the Tokyo Metropolitan Special Wards

● Percentage Change in Working-age Population (2022)
1st among Japan's 20 ordinance-designated cities

Two years in a row

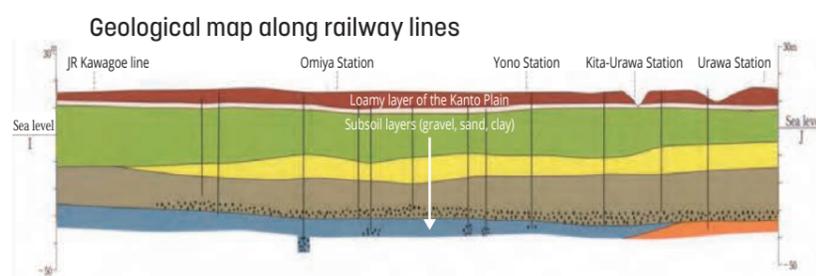
● Influx Surplus for Ages 0 ~ 14 (2022)
1st among all municipalities nationwide

Eight years in a row

Source: Basic Register of Residents Population Movement Report (results for 2022) Ministry of Internal Affairs and Communications

An Area Geologically Characterized by Soil Stability

Saitama City sits atop an extensive volcanic ash deposit known as the Kanto loam formation which is characterized by its soil stability.



Source: National Institute of Advanced Industrial Science and Technology Geological Survey of Japan website Geological map of Omiya at 1/50,000th scale (2002)
*Width of image has been laterally adjusted to 67% of the original *Place and layer names have been added

Arakawa River Flood Control Project

The Arakawa River runs along the western side of Saitama City, and, in order to protect the local area from flooding, the city undertakes embankment reinforcement and maintains the No.1 Regulating Reservoir.

In addition, Saitama is working on further embankment building projects and on the maintenance of a No. 2 and No. 3 Regulating Reservoirs.



Source: Ministry of Land, Infrastructure, Transport and Tourism Kanto Regional Development Bureau Arakawa Upstream River Office

Saitama City New Business Facilities Establishment Subsidy

(Subsidy equivalent to 10% of amount invested in construction or acquisition of business facilities (up to 1 billion yen))

■ Business plans must be reviewed by Saitama City prior to building construction.

Subsidy requirements	Criteria	Companies other than small and medium-sized enterprises		Small and medium-sized Companies Example
		Large Investment Example	General Investment Example	
	Business performance for three or more years and continuous presence for ten or more years since occupation/acquisition of business site	Business performance for one or more years and continuous presence for ten or more years since occupation/acquisition of business site		
	Floor area	Over 1000m ²	Over 1000m ²	
	No. of full-time employees	At least 500		
	Amount of fixed-capital investment	At least 5 billion yen	At least 300 million yen	At least 100 million yen
Subsidy	Subsidy amount	10% of fixed-capital investment amount*		
	Maximum amount	1 billion yen	200 million yen	
	Payment method	Paid in installments over a 10-year period		

*1 In cases of building acquisition, applies only to construction undertaken to improve asset value.

*2 Fixed capital investment amount refers to construction/acquisition costs for buildings essential to development and maintenance of offices, plants, etc., and to acquisition costs for depreciable assets.

Saitama City Business Office Rental Expenses Subsidy

(Subsidy equivalent to 3 months' rent of the leased office space (up to 10 million yen))

■ Business plans must be reviewed by Saitama City prior to the conclusion of building lease agreements.

Subsidy requirements	Criteria	Companies other than small and medium-sized enterprises		Small and medium-sized Companies Example
		Large Investment Example	General Investment Example	
	Business performance for three or more years and continuous presence for three or more years since expanding into Saitama City	Business performance for one or more years and continuous presence for three or more years since expanding into Saitama City		
	Floor area	Over 1000m ²		
	No. of full-time employees	Over 100	At least 10 (*at least 5 in the case of R&D facilities)	At least 5
Subsidy	Subsidy amount	Amount equivalent to 3 months of property rental fee*		
	Maximum amount	10 million yen	5 million yen	
	Payment method	Lump-sum payment		

*Subsidy amount refers to building rental fees (excluding deposit and security) for three months from the month in which fees began being charged after expansion into Saitama City.

Saitama City Ranking

SUUMO
City Residential Desirability Ranking
2023 Greater Tokyo Metropolitan Area Ed.
(Recruit Co., Ltd.)

3rd Omiya **Continued from the previous year Highest-ever ranking**

12th Urawa

22nd Saitama Shintoshin

All 47 Prefectures
Happiness Ranking 2022 Ed.
(Japan Research Institute)

3rd overall among Japan's ordinance-designated cities

FY2022 English Education Implementation Status Survey
(Ministry of Education, Culture, Sports, Science and Technology)

Top nationally in percentage of third-year junior high school students with Eiken English proficiency Grade 3 equivalent

1st for 4th year in row

FY2022 National Scholastic Ability Learning Status Survey
(Ministry of Education, Culture, Sports, Science and Technology)

In elementary school "Science" and junior high school "Japanese" and "Math" among Japan's ordinance-designated cities **Saitama City ranks 1st**

Ranking of Annual Expenditure for Japan's Ordinance-Designated Cities, Prefectural Capital Cities, Etc. (52 Cities)

Language study monthly tuition 1st

Cultural education monthly tuition (tea ceremony, flower arrangement, painting, etc) 1st

Highly motivated to learn

Source: Statistics Bureau, Ministry of Internal Affairs and Communications "Family Income and Expenditure Survey" 2017-2019 Average



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