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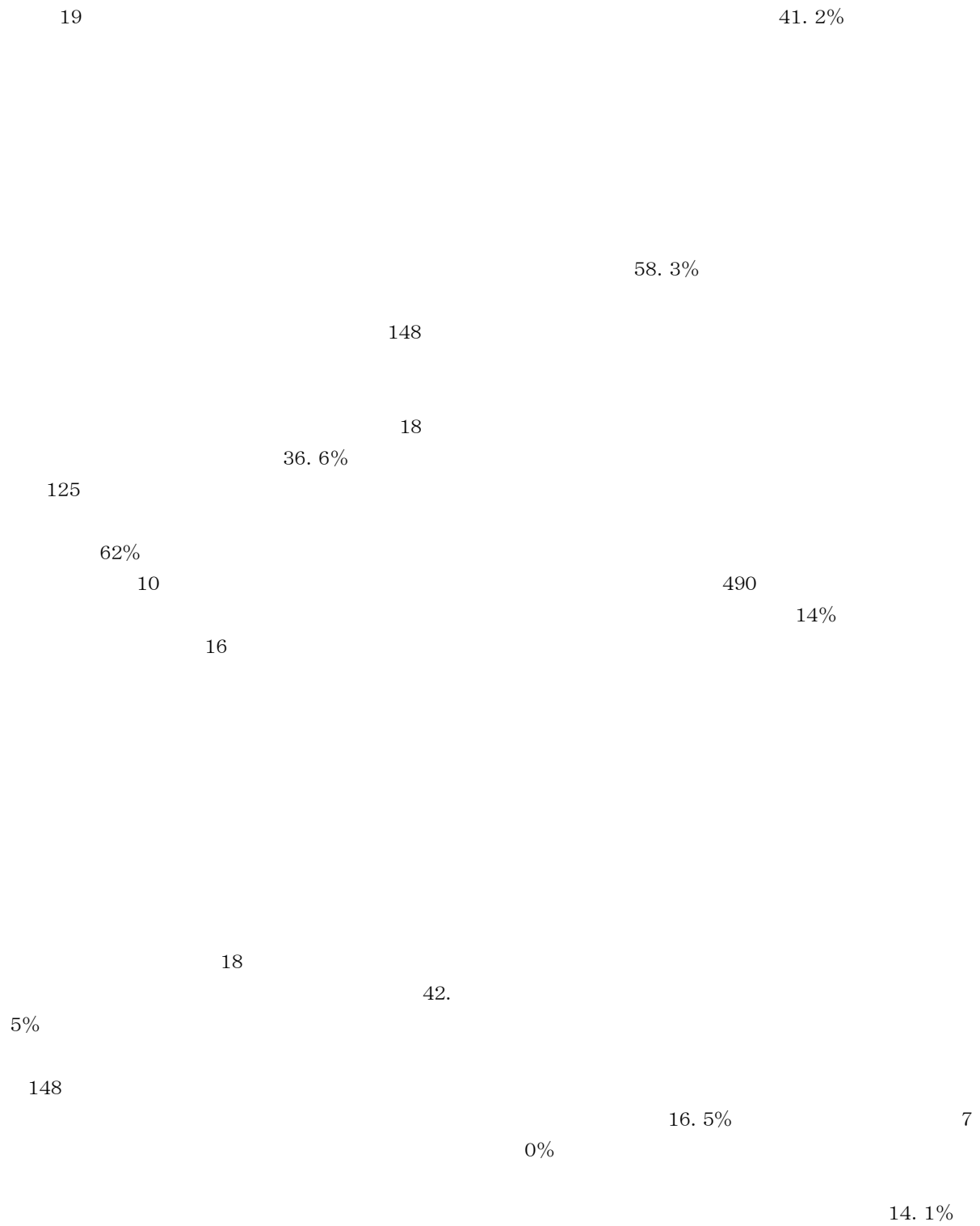
DI

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CRE
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 CRE
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 CRE
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 13% 7.8
 149
 30.8%
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 126
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 41
 6.3
 45.2% 18
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 150
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128

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127

60

80

90

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152

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152

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131

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129 (1)

154

DCF

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(2)

129

130

130

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63%
11.2%

69.4%

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45%
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(3)

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47%

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DID

40%

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6%

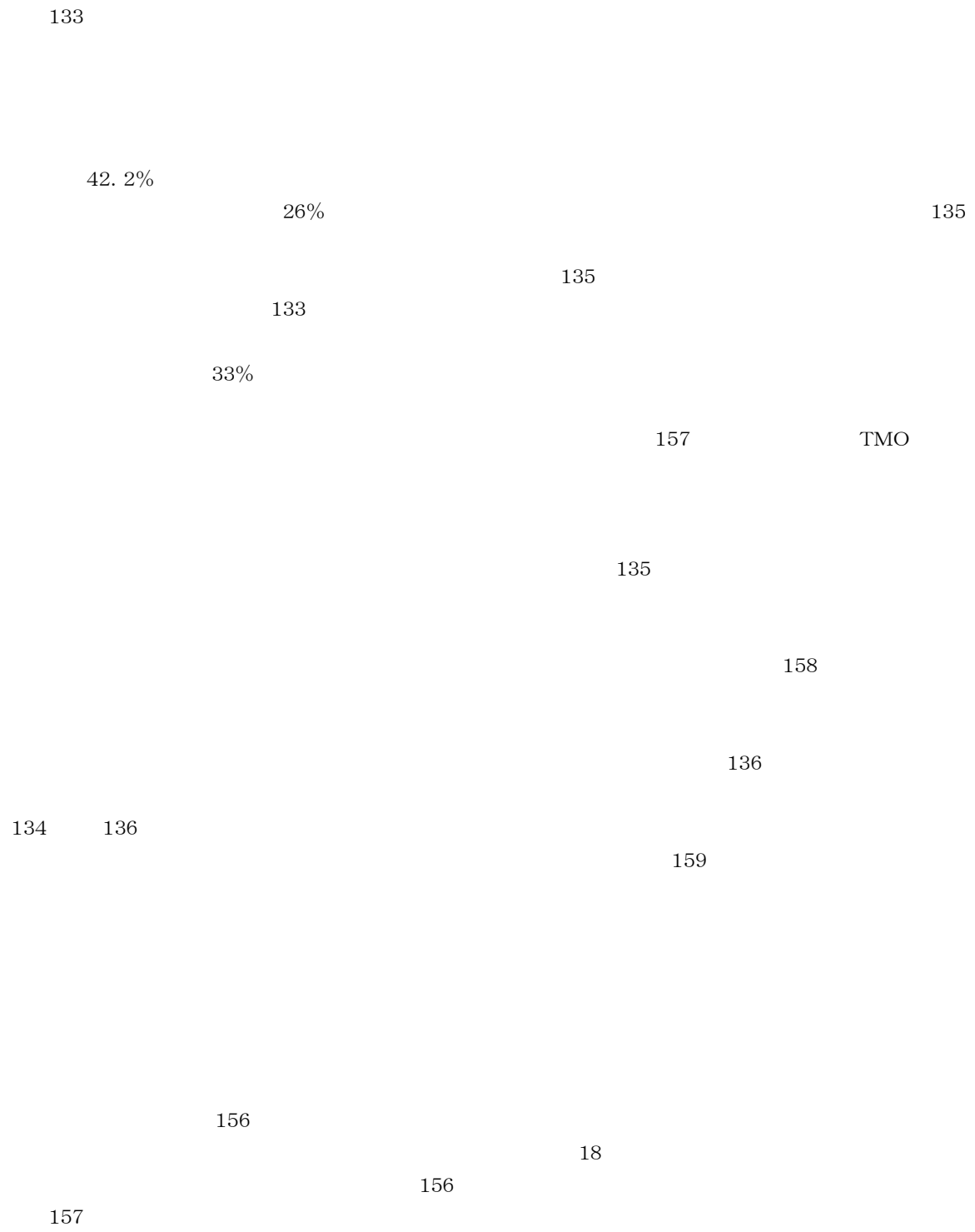
132

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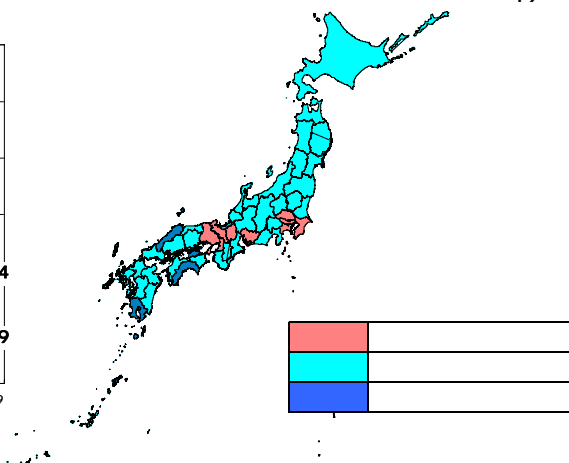
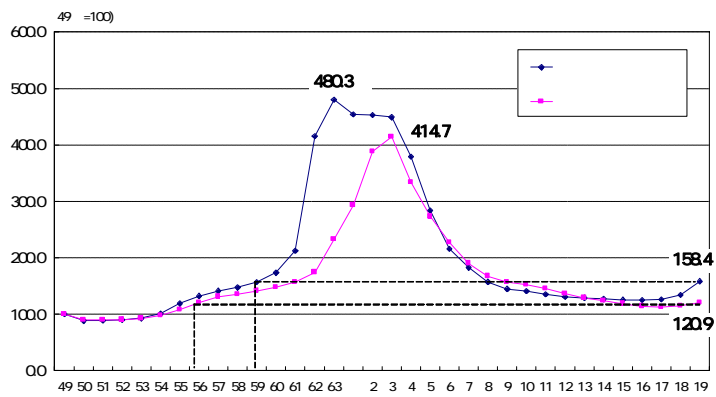
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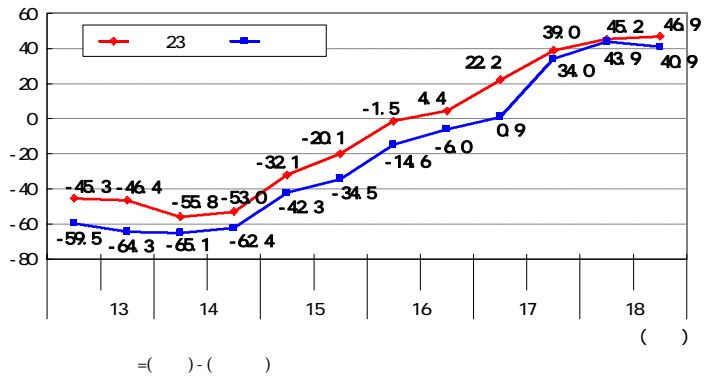
16

	18	19	18	19
	2.7	0.1	2.7	2.3
	1.2	2.8	1.0	8.9
	0.9	3.6	1.0	9.4
	1.6	1.8	0.8	8.3
	1.3	1.7	0.9	7.8
	4.2	2.7	5.5	2.8

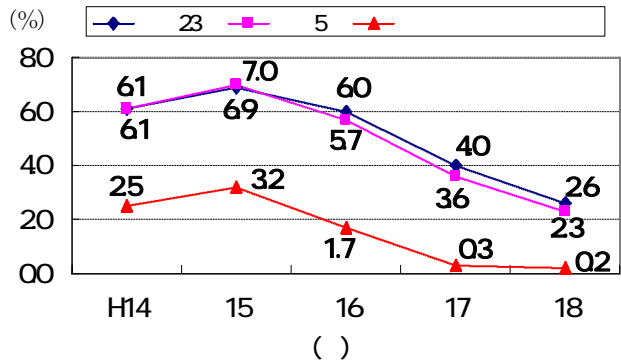
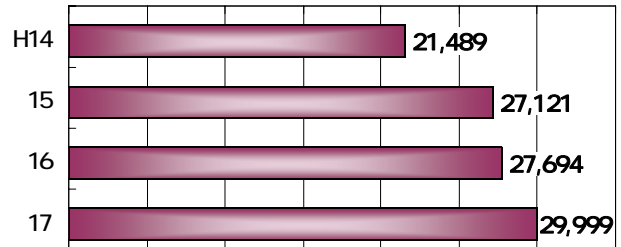
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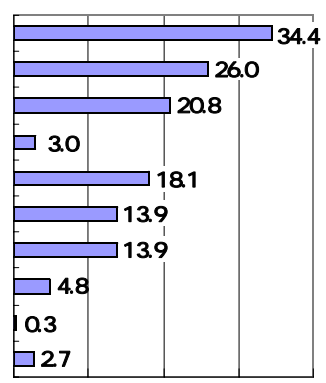
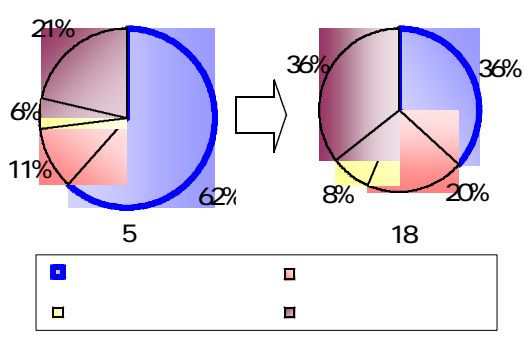
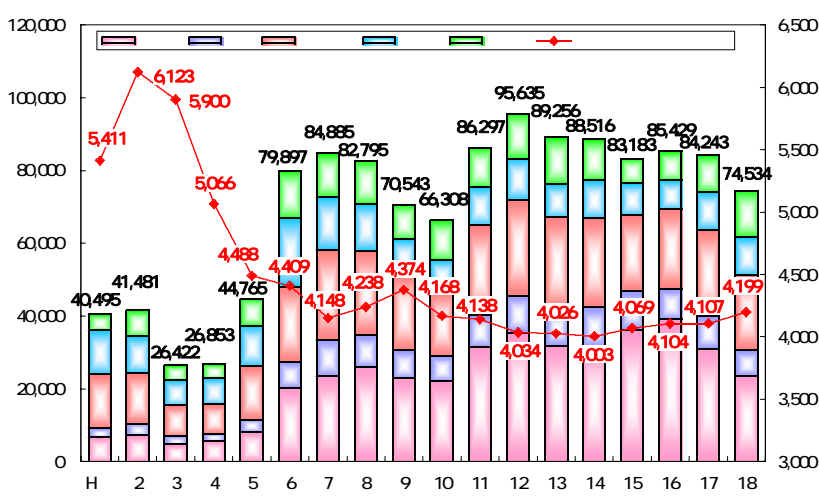
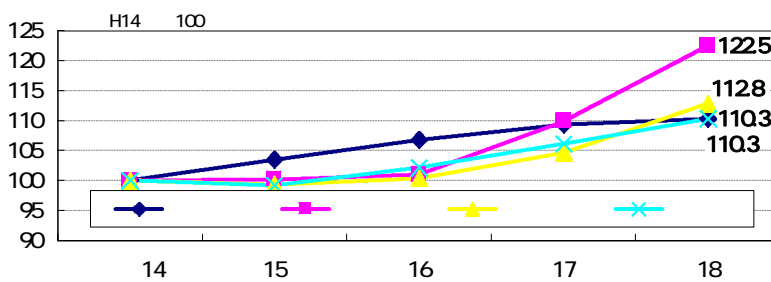


1



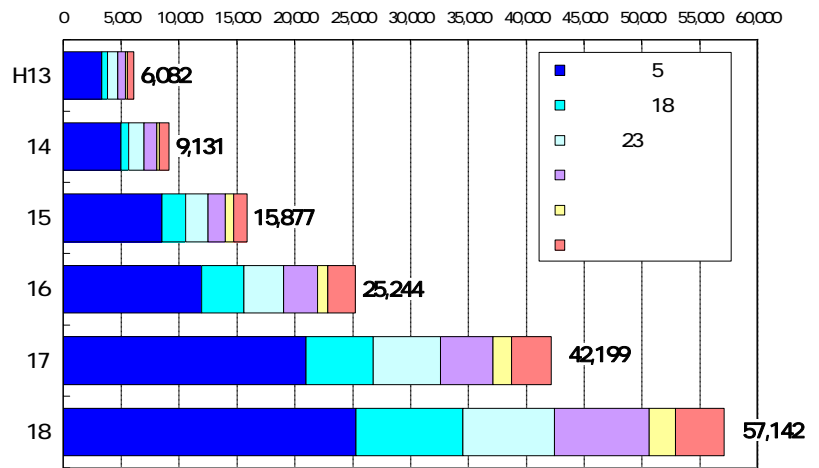
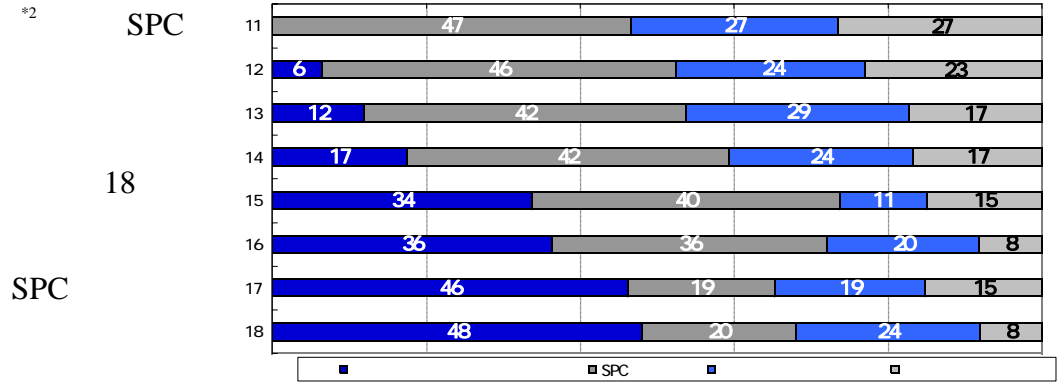
0 5,000 10,000 15,000 20,000 25,000 30,000 35,000





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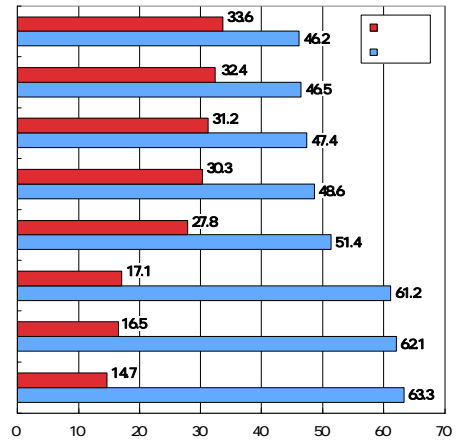
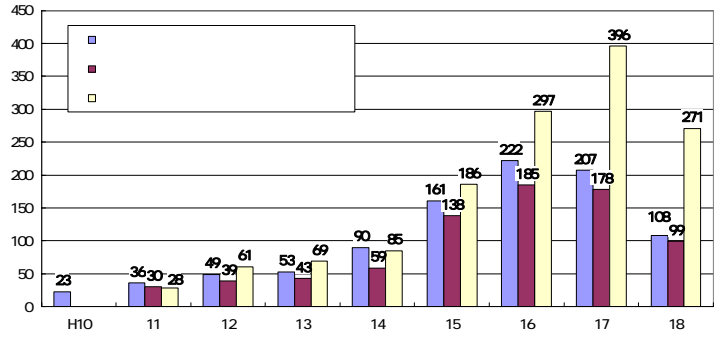


*1

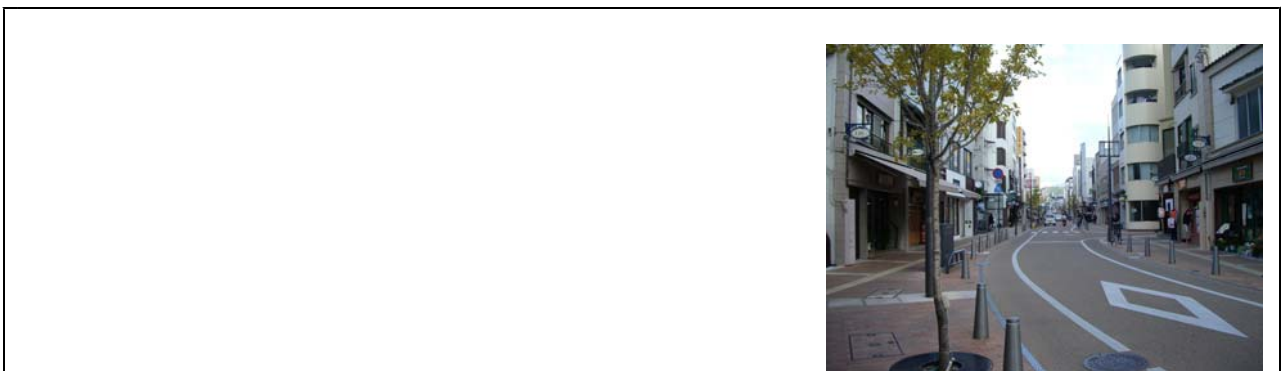
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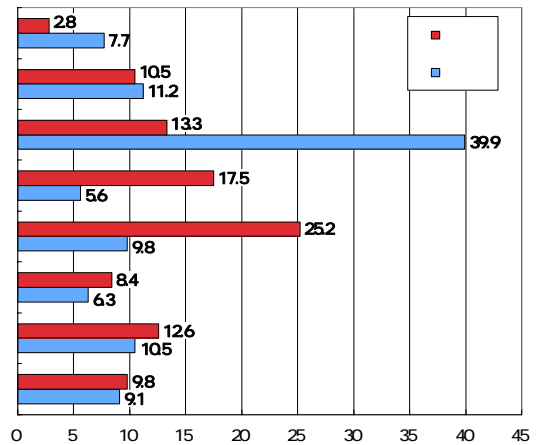
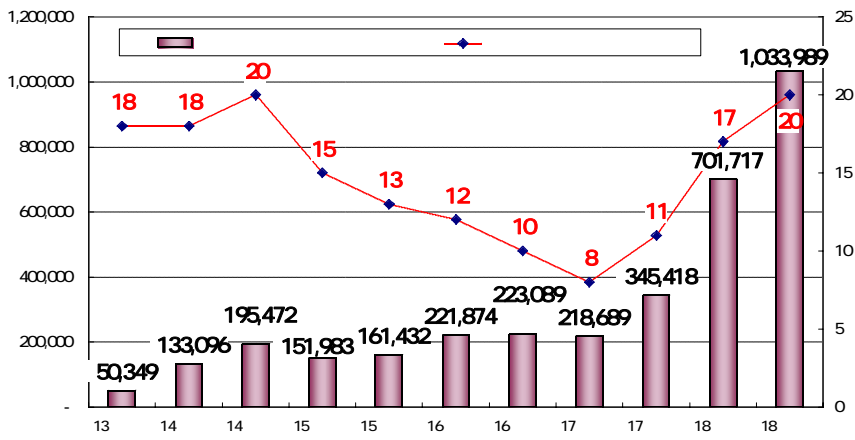
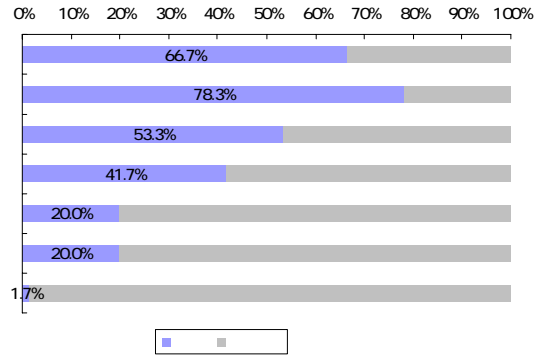
41



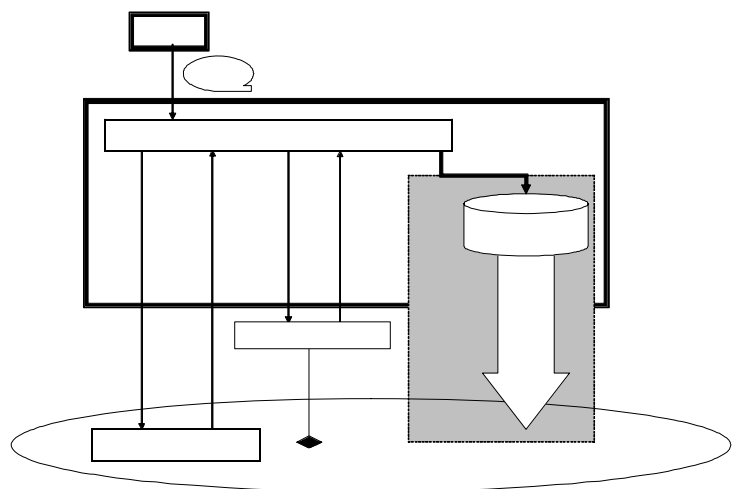
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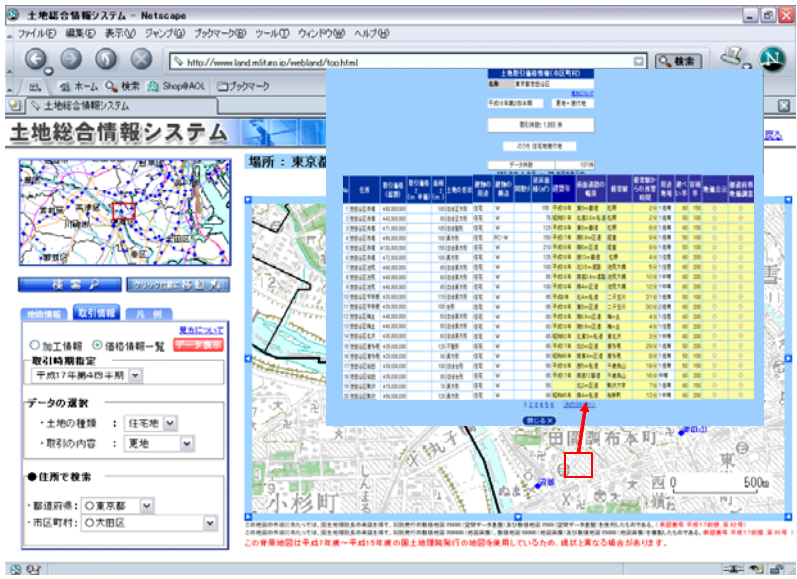
2



DCF



(<http://www.land.nhit.go.jp/web/land/>)



*3

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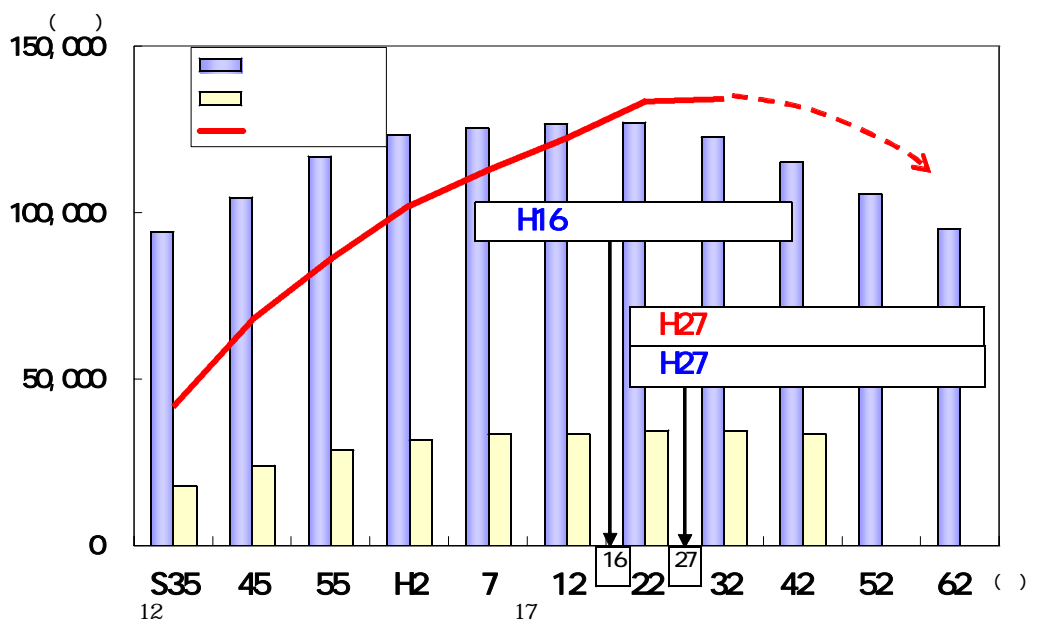
17

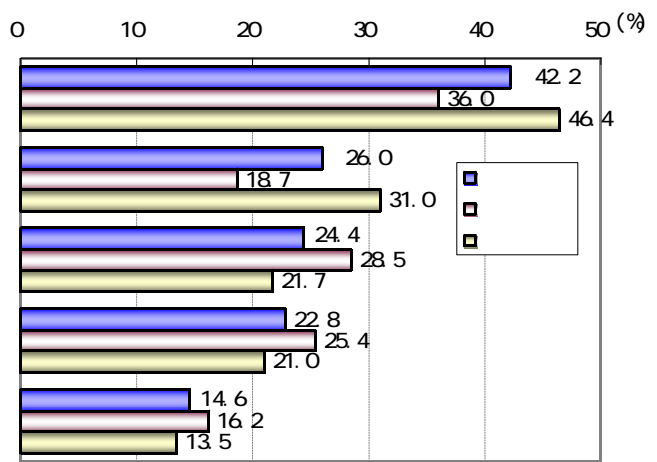
	k	17 k	17
	12,255	2,337	19
	17,793	8,736	49
	72,058	49,835	69
	184,094	73,227	40
	286,200	134,135	47

377, 880k

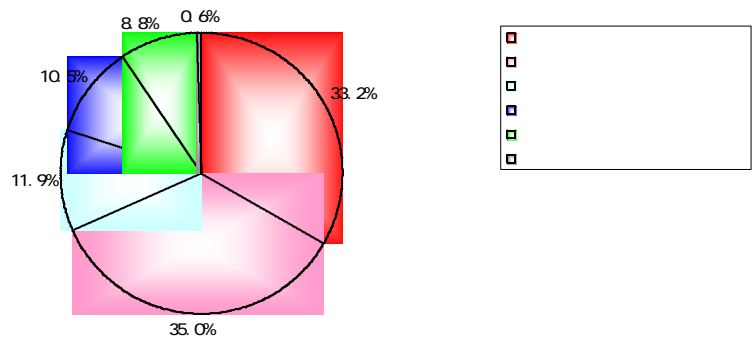
(http://www.land.nhit.go.jp/Kouzu_zure/)

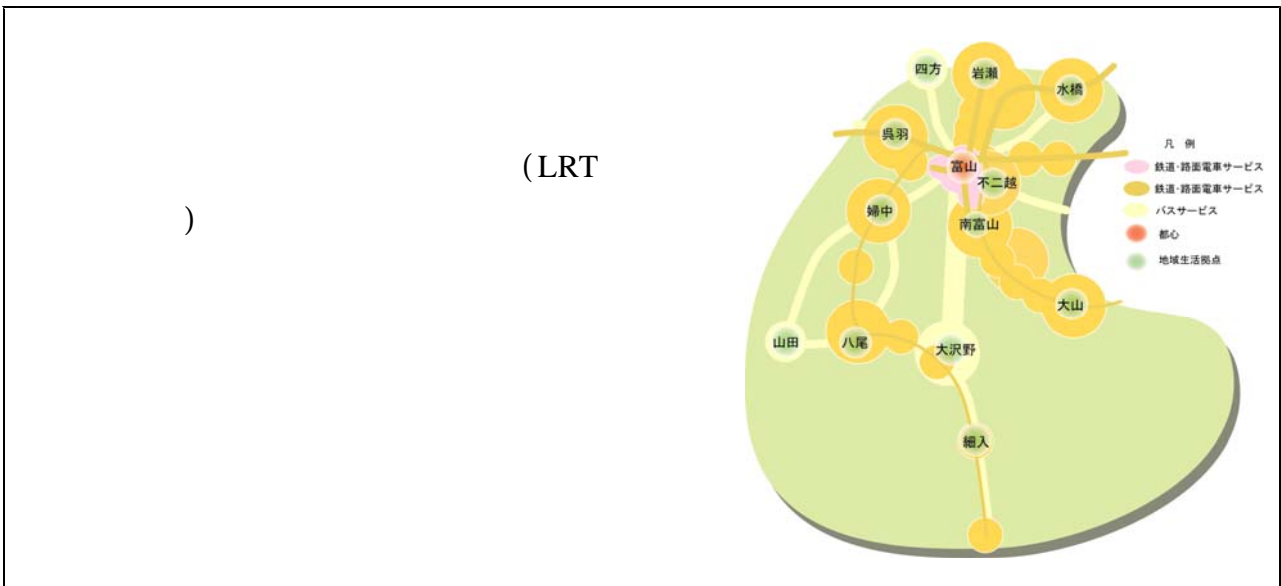
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19 1







NPO

NPO

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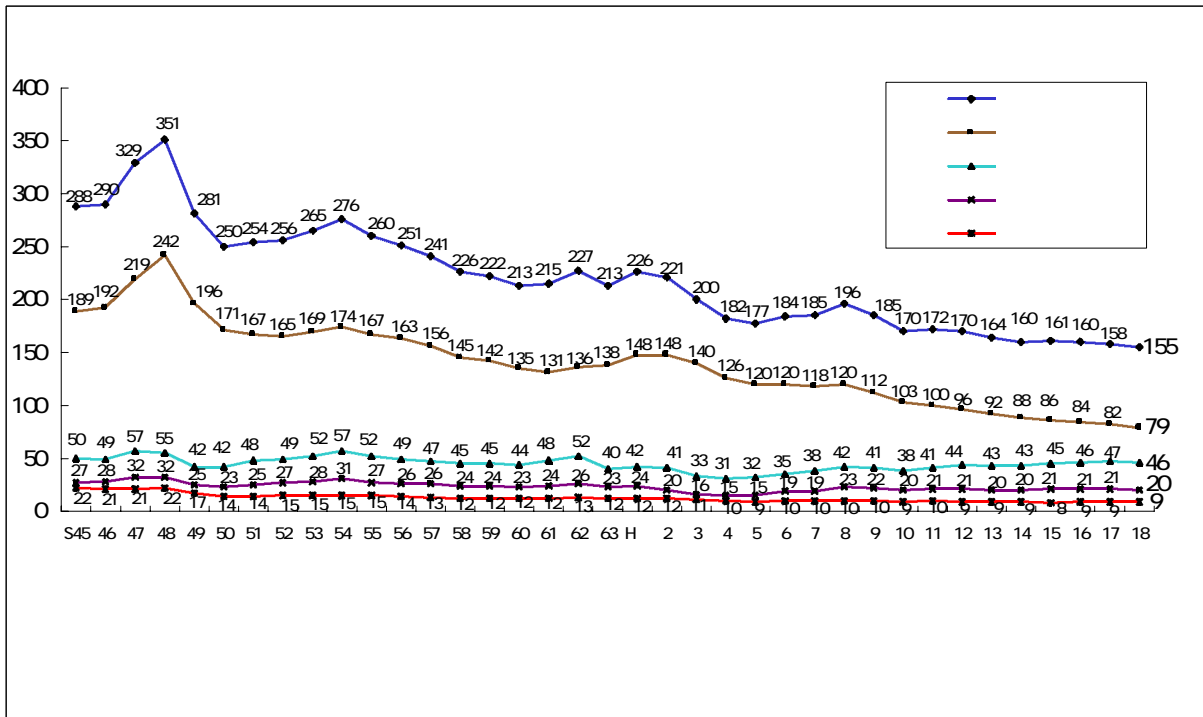
3,779 ha 66% 13%

8

3 4

4,700ha 17 1 6,600ha

	50		60		7		16		17		ha %
	576	15.3	548	14.5	513	13.6	481	12.7	478	12.6	
	2,529	67.0	2,530	67.0	2,514	66.5	2,509	66.4	2,510	66.4	
	43	1.1	31	0.8	26	0.7	27	0.7	28	0.7	
	128	3.4	130	3.4	132	3.5	133	3.5	134	3.5	
	89	2.4	107	2.8	121	3.2	131	3.5	132	3.5	
	124	3.3	150	4.0	170	4.5	183	4.8	185	4.9	
	286	7.6	282	7.5	303	8.0	316	8.4	312	8.3	
	3,775	100.0	3,778	100.0	3,778	100	3,779	100.0	3,779	100.0	



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	17	18	19	17	18	19
	4.6	2.7	0.1	5.6	2.7	2.3
	3.7	1.2	2.8	3.2	1.0	8.9
	3.2	0.9	3.6	2.5	1.0	9.4
	5.2	1.6	1.8	5.0	0.8	8.3
	3.3	1.3	1.7	3.3	0.9	7.8
	5.4	4.2	2.7	7.5	5.5	2.8

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(H17 3)
(23 2.6 (H18 12))

4

(H18 7.5)

Year	Percentage
H14	6.1%
H15	6.9%
H16	6.0%
H17	4.0%
H18	2.6%

J

J () 68

Year	Value
H15	15,877
H16	25,244
H17	42,199
H18	57,142

16 (H19)

2.7 (H18) 0.1 (H19)

2.7 (H18) 2.3 (H19)

16 (2.8)

2 (8.9)

50

3

Year	(H17)	(H18)	(H19)
	5.4	4.2	2.7
	7.5	5.5	2.8

12.6%

34

()

3 (1985) (2005)

(3) 3 4

(2) 2 1.7

7

42

26

Value
42.2
26.0
24.4
22.8
14.6



土地総合情報システム

18									60	150
51	38								50	100
18									60	150
17	59								50	100

都市圏における公園と緑地の計画法システム

- Blue square
- Green square
- Pink square
- Grey square

()

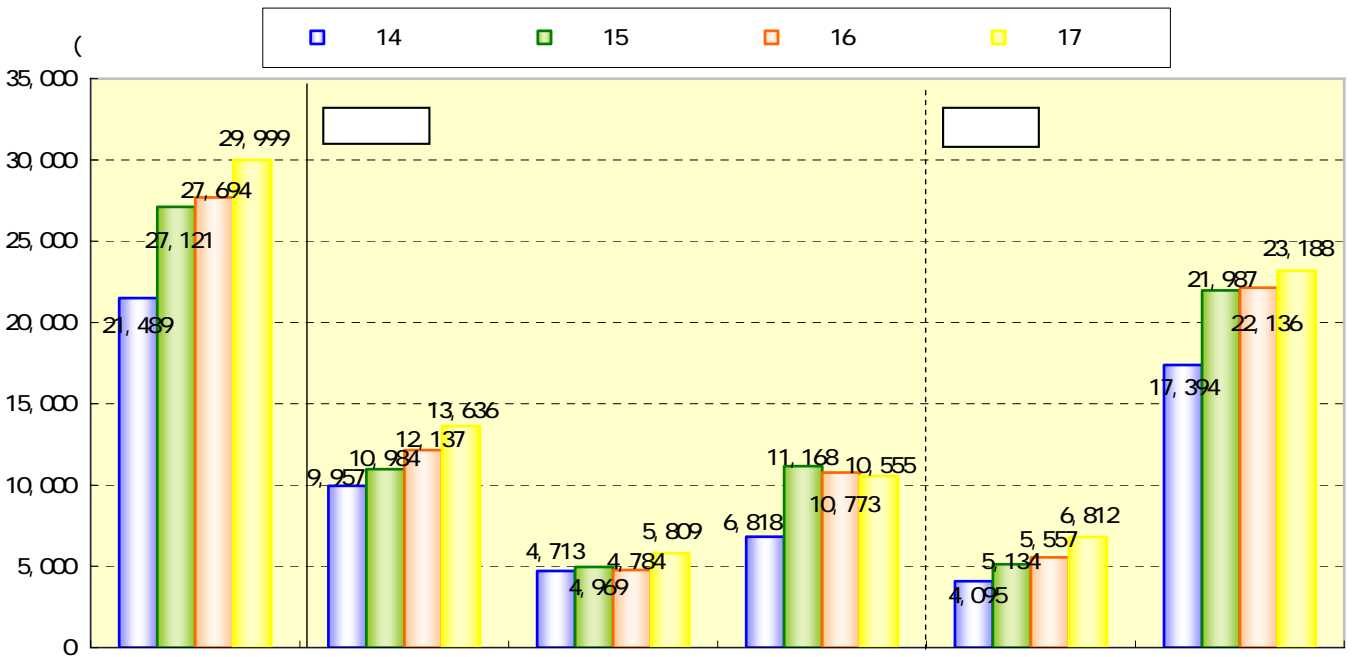
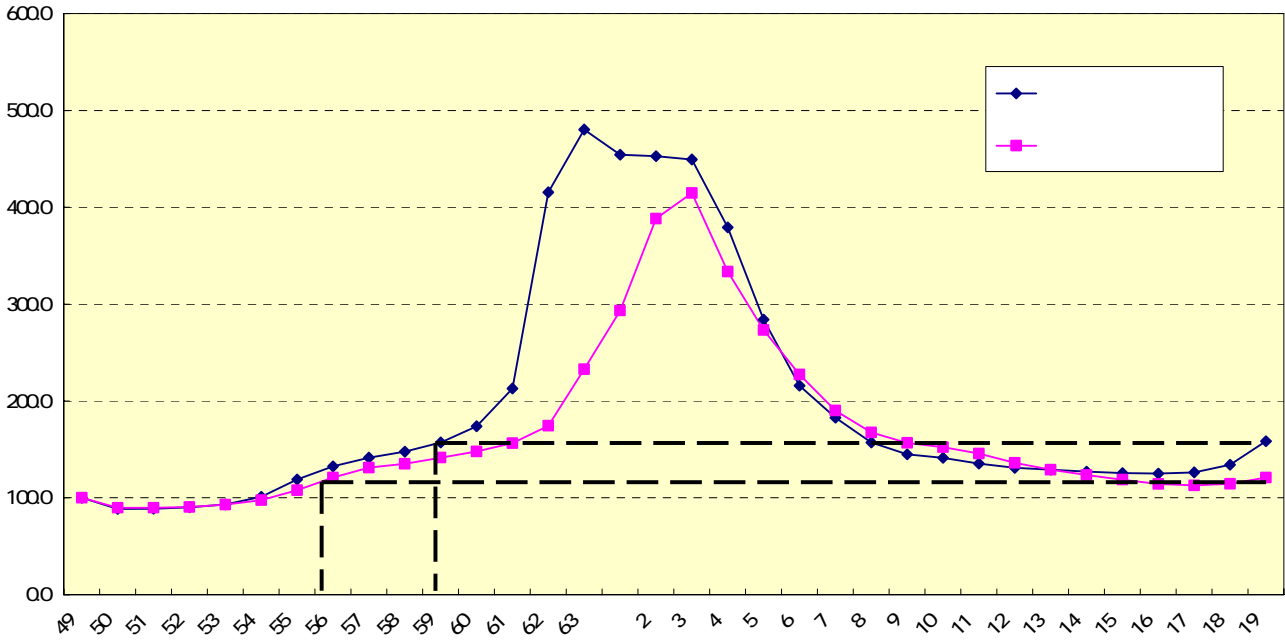
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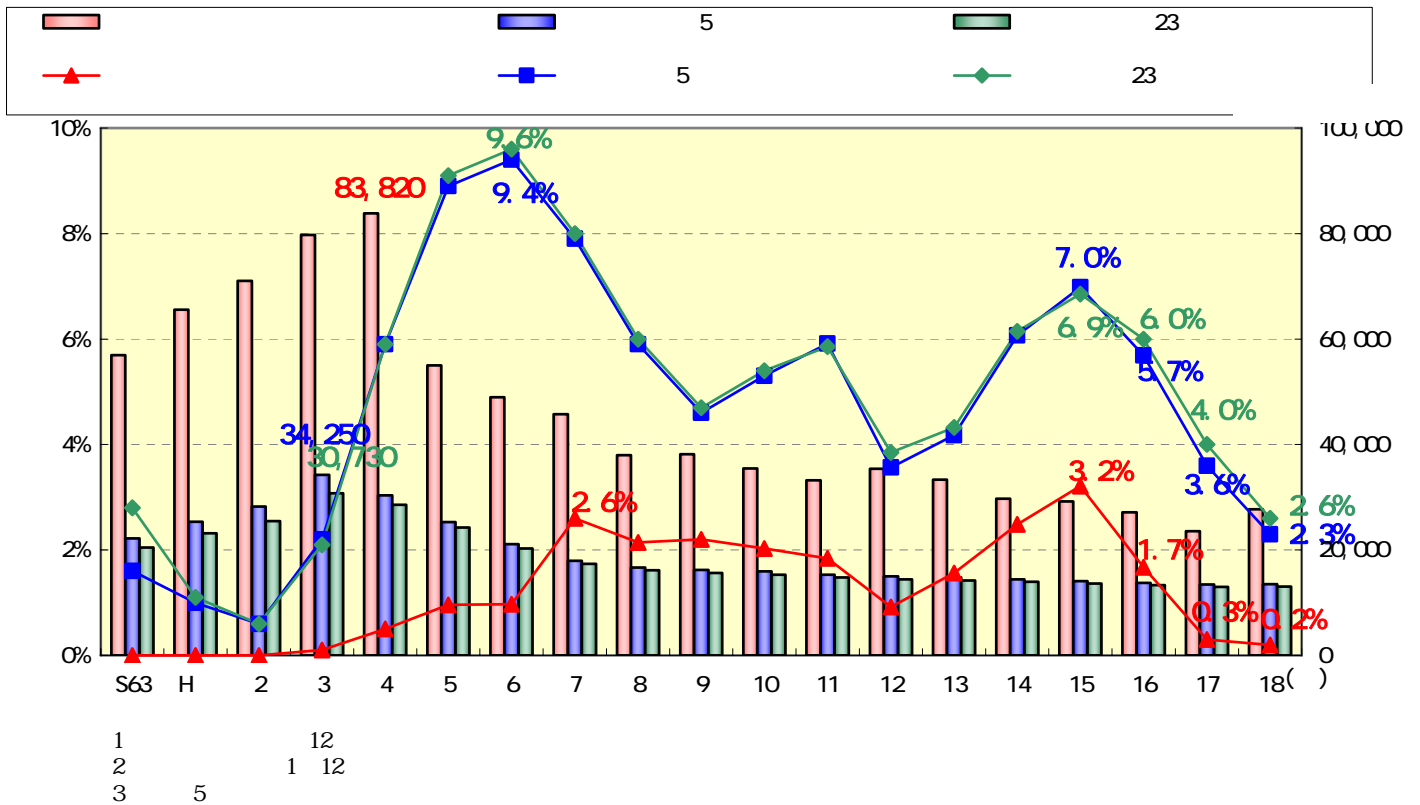
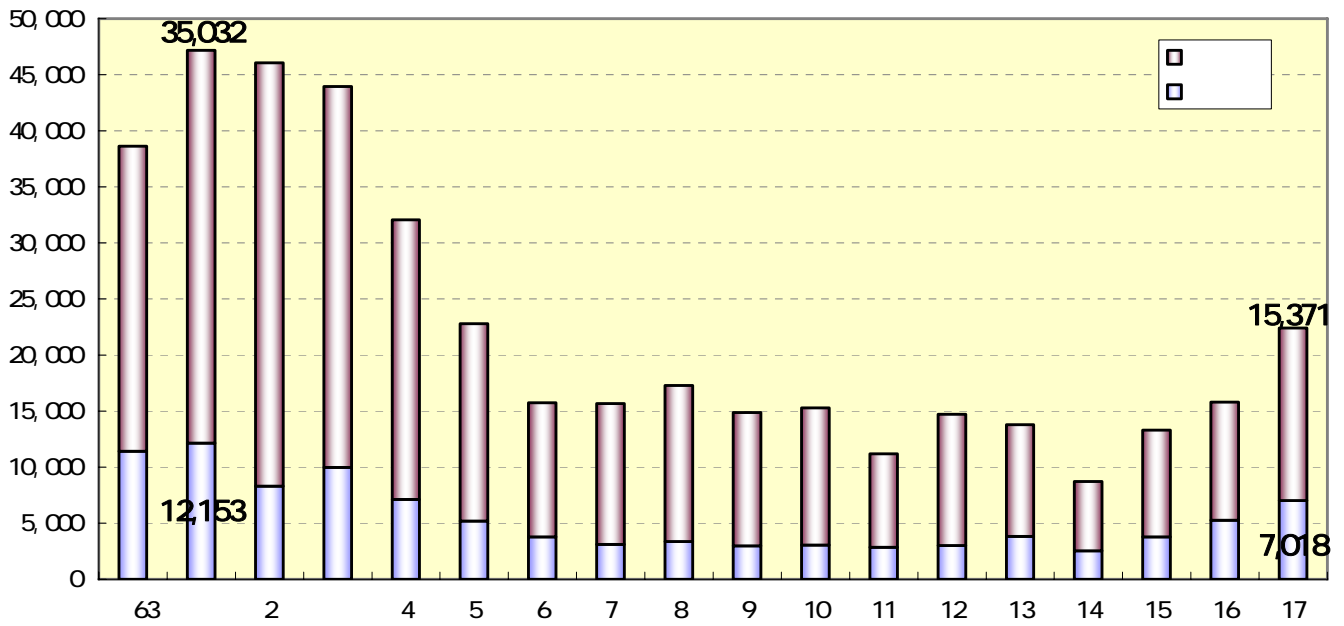
TMO

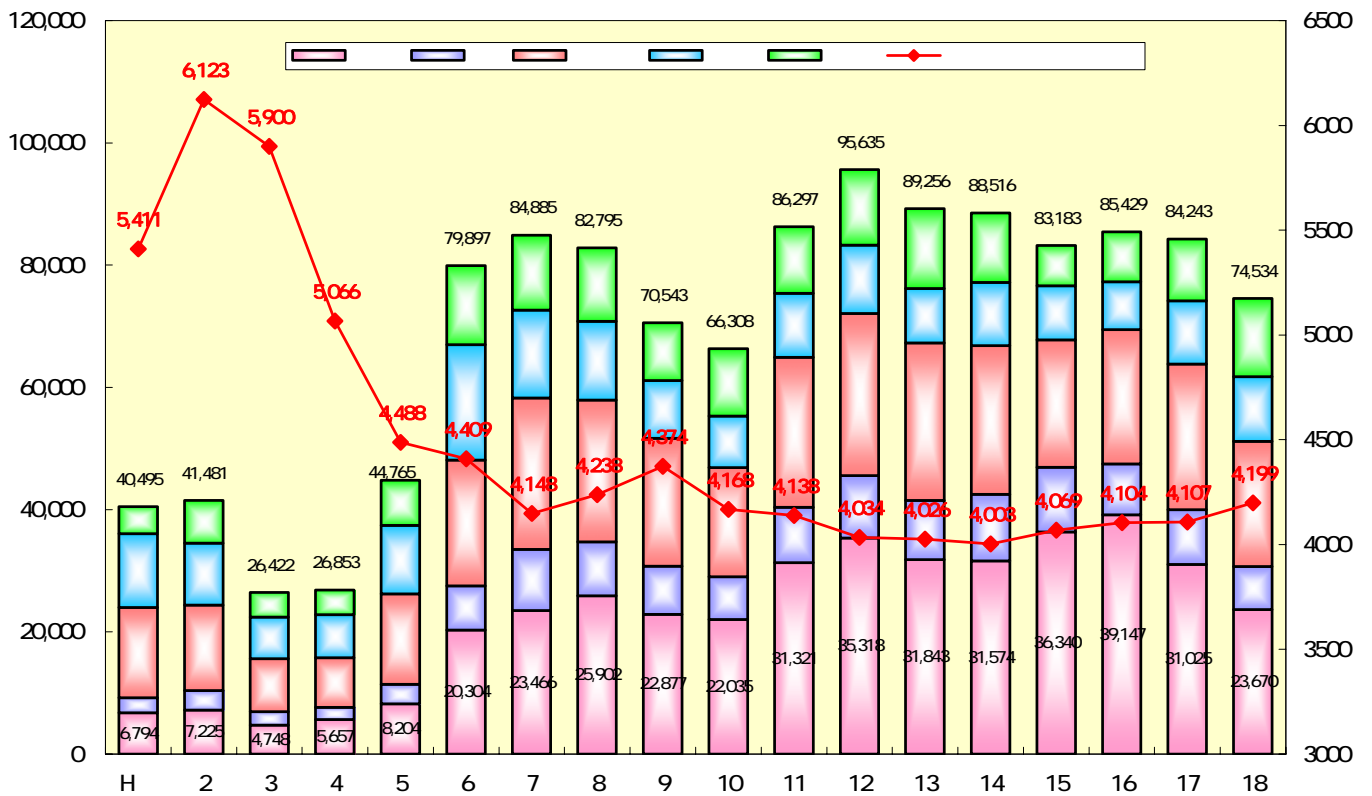
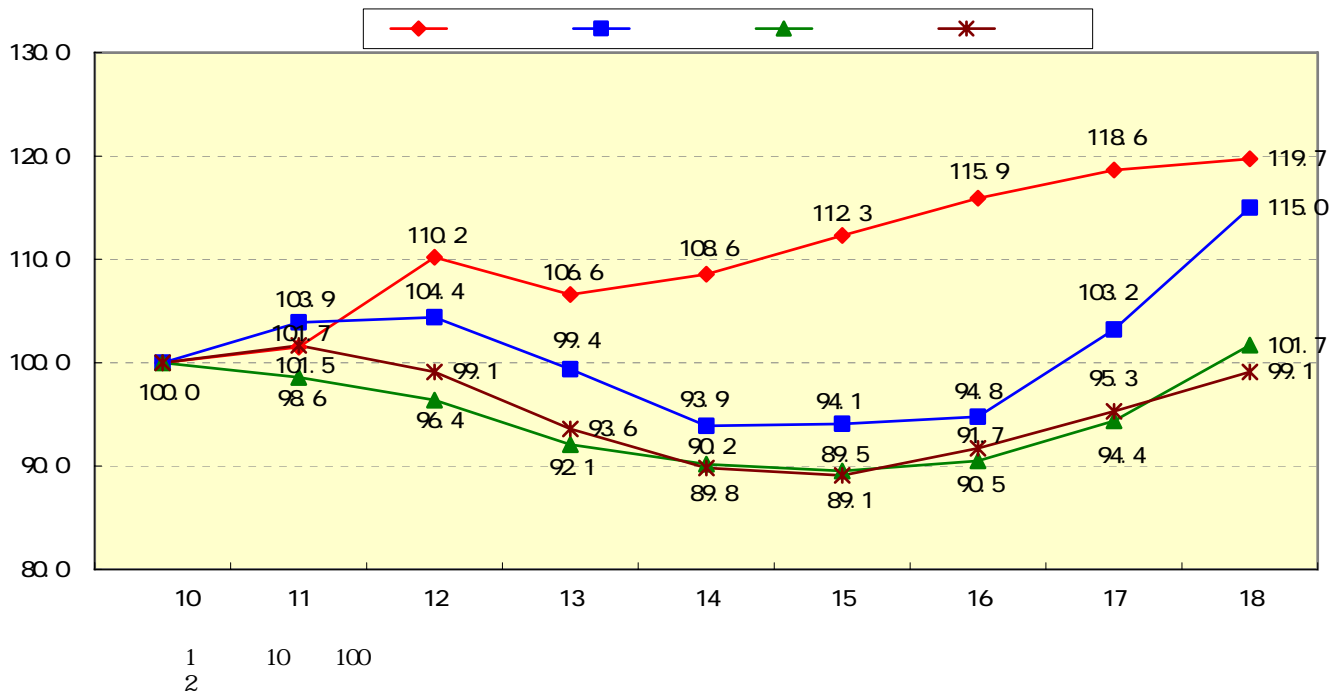
NPO

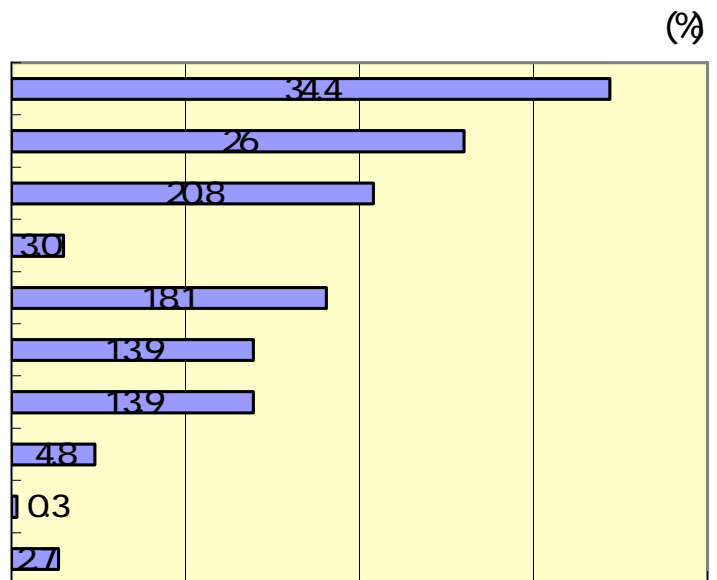
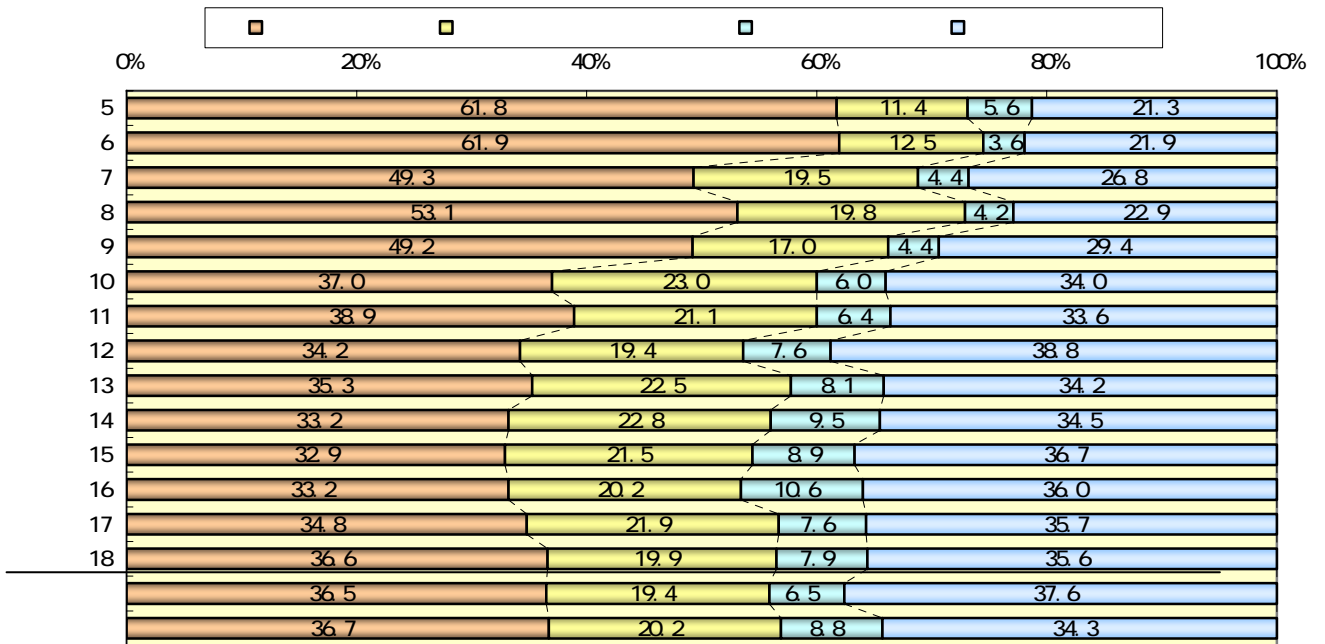
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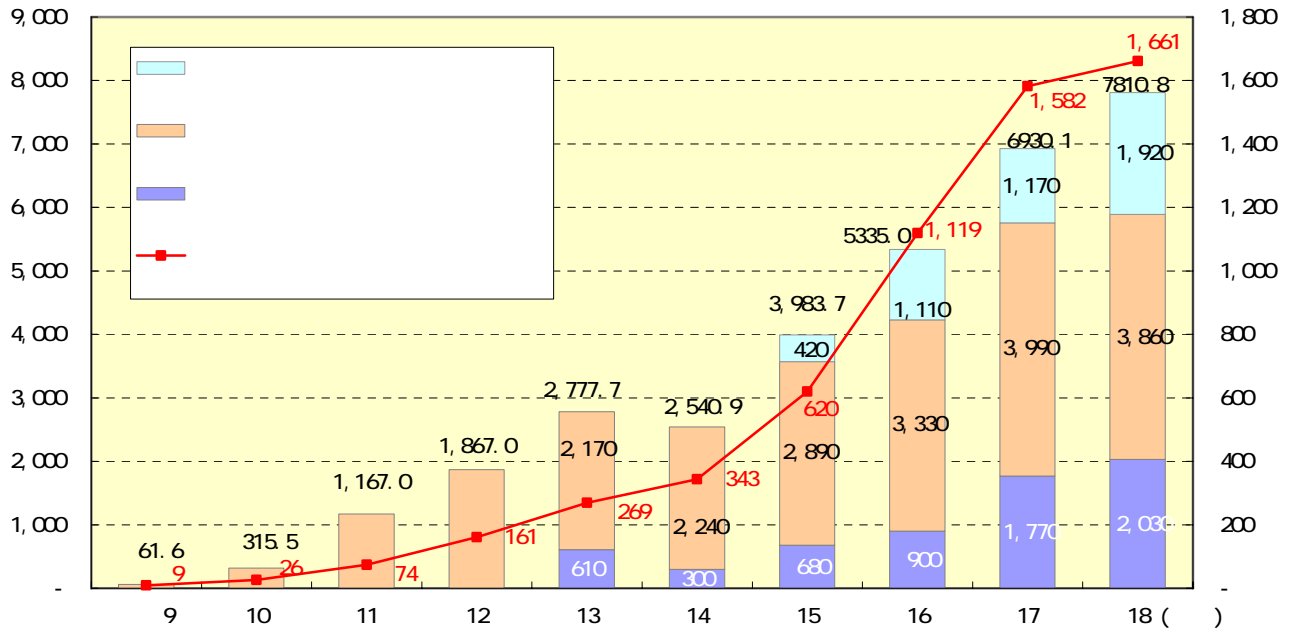
49 =100)











1: () ()

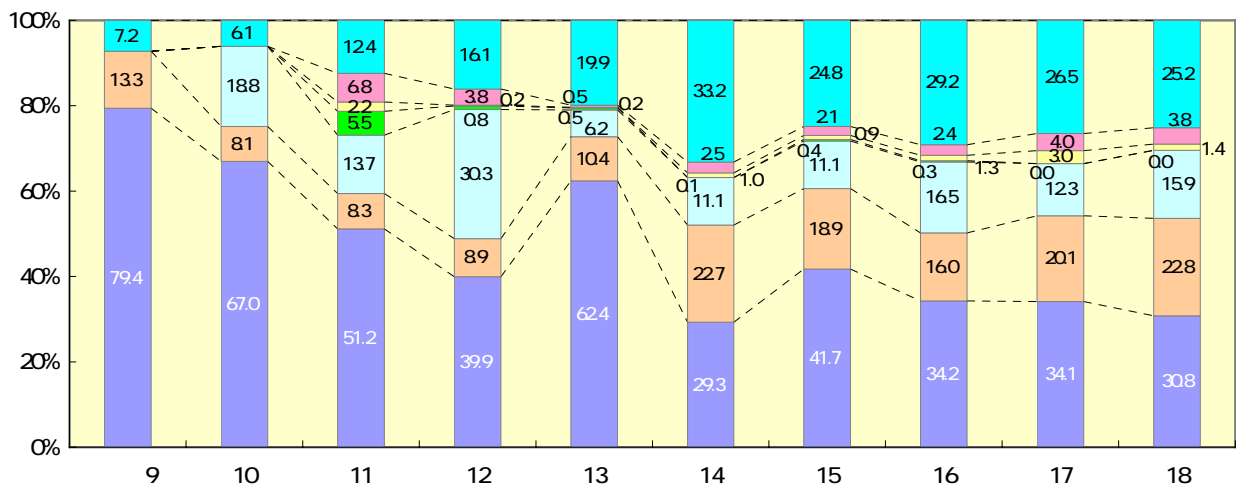
2 J ()

3 J 1 14

4

5: 18 17 TMK

10

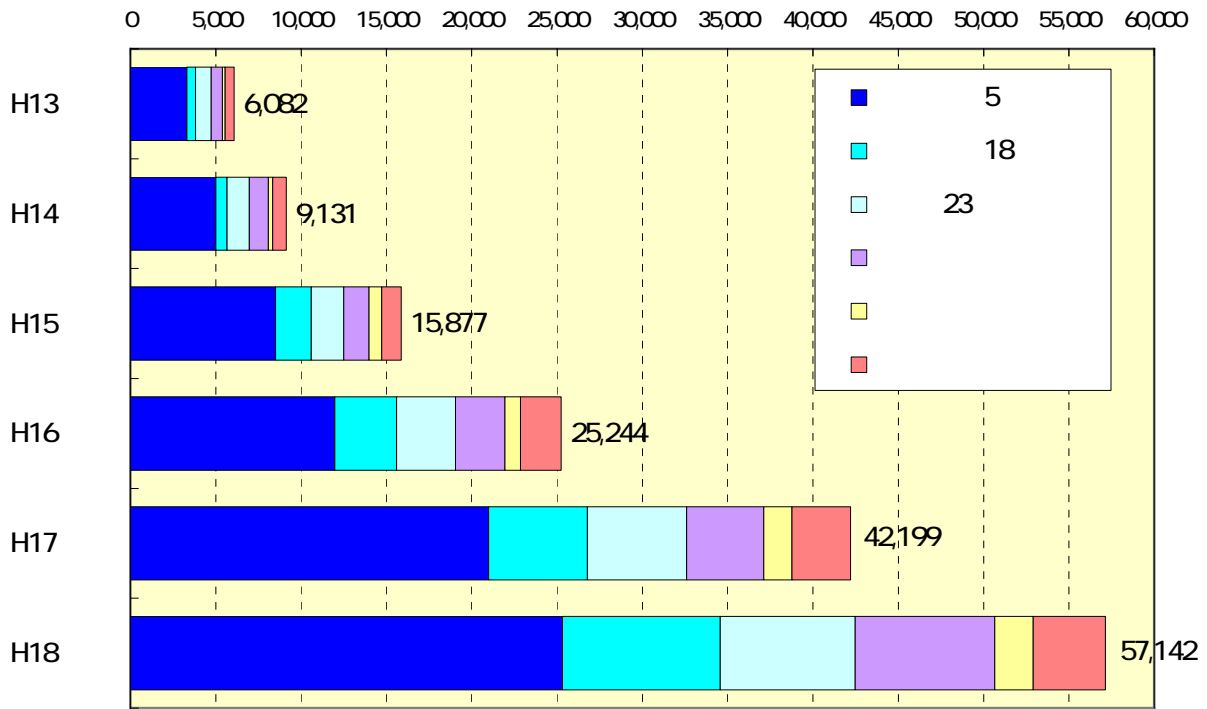


1: ()

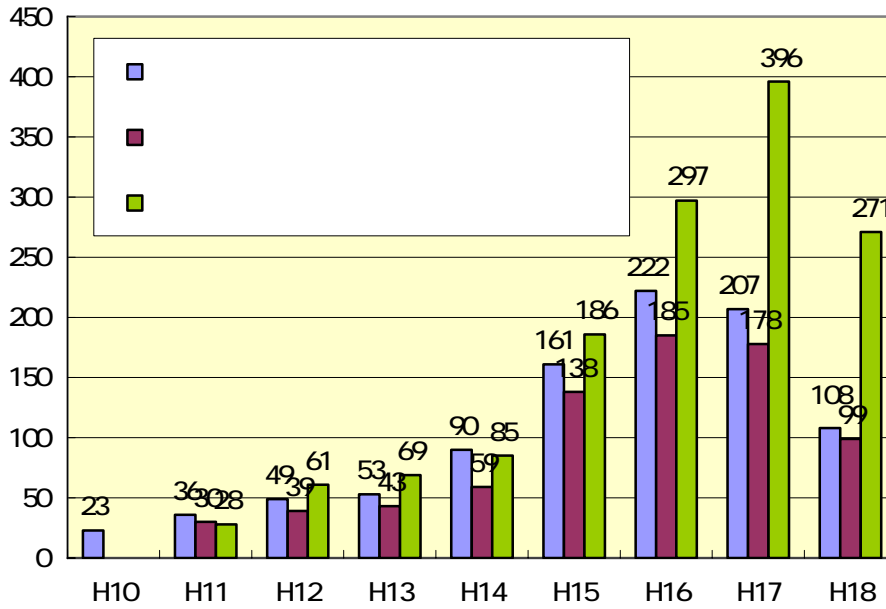
2: 13 SPC

3: 18

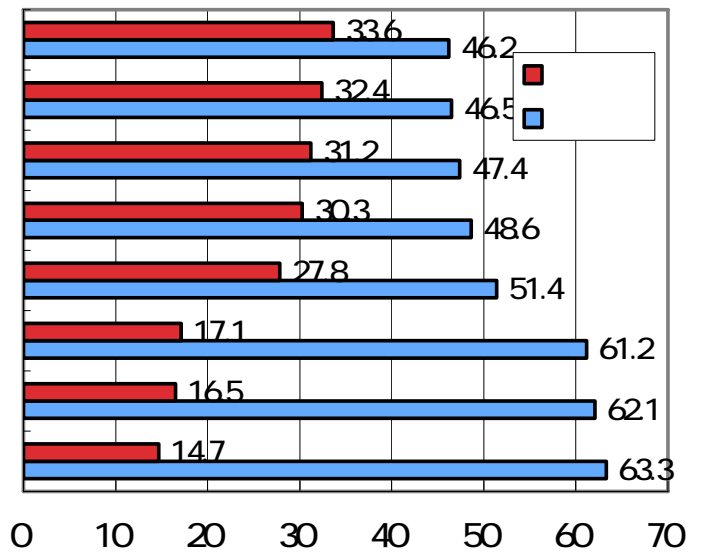
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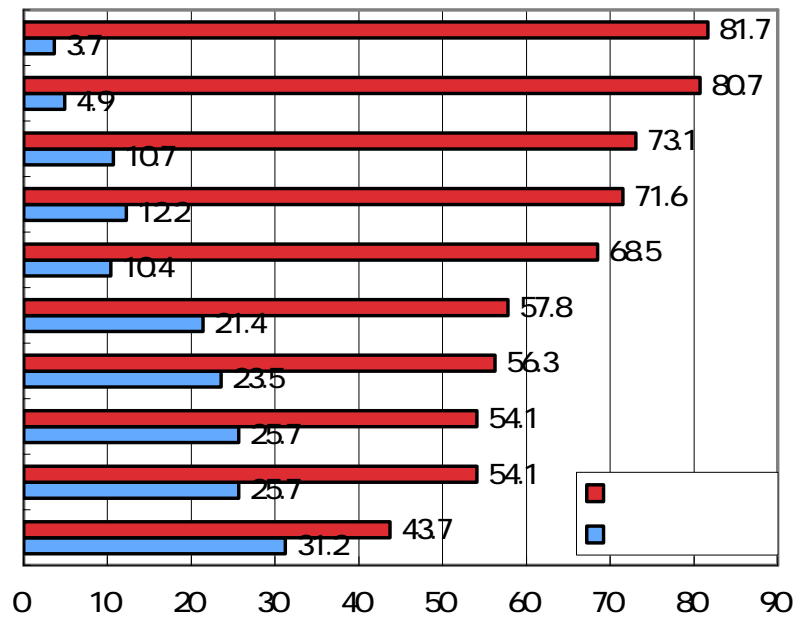
12



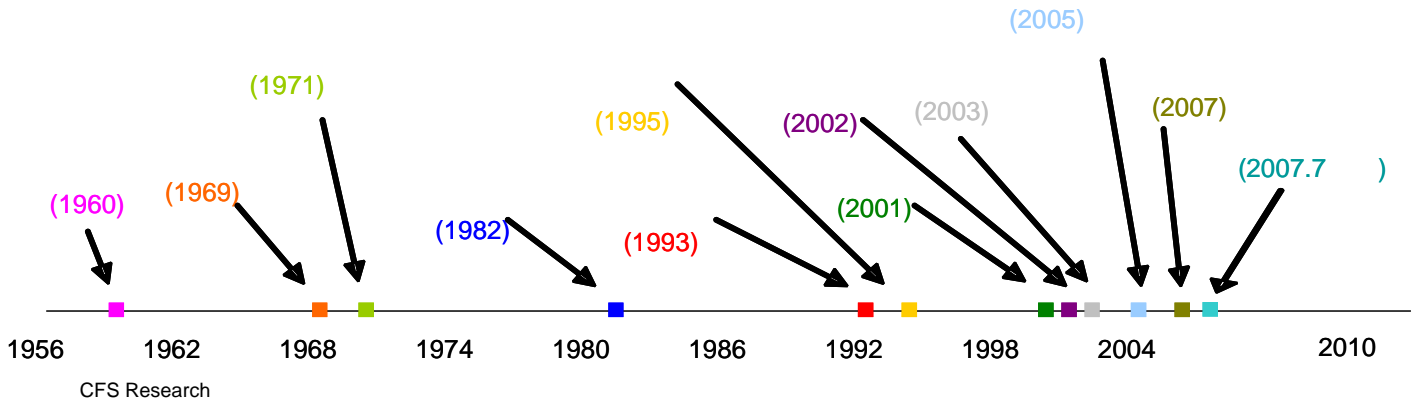
13



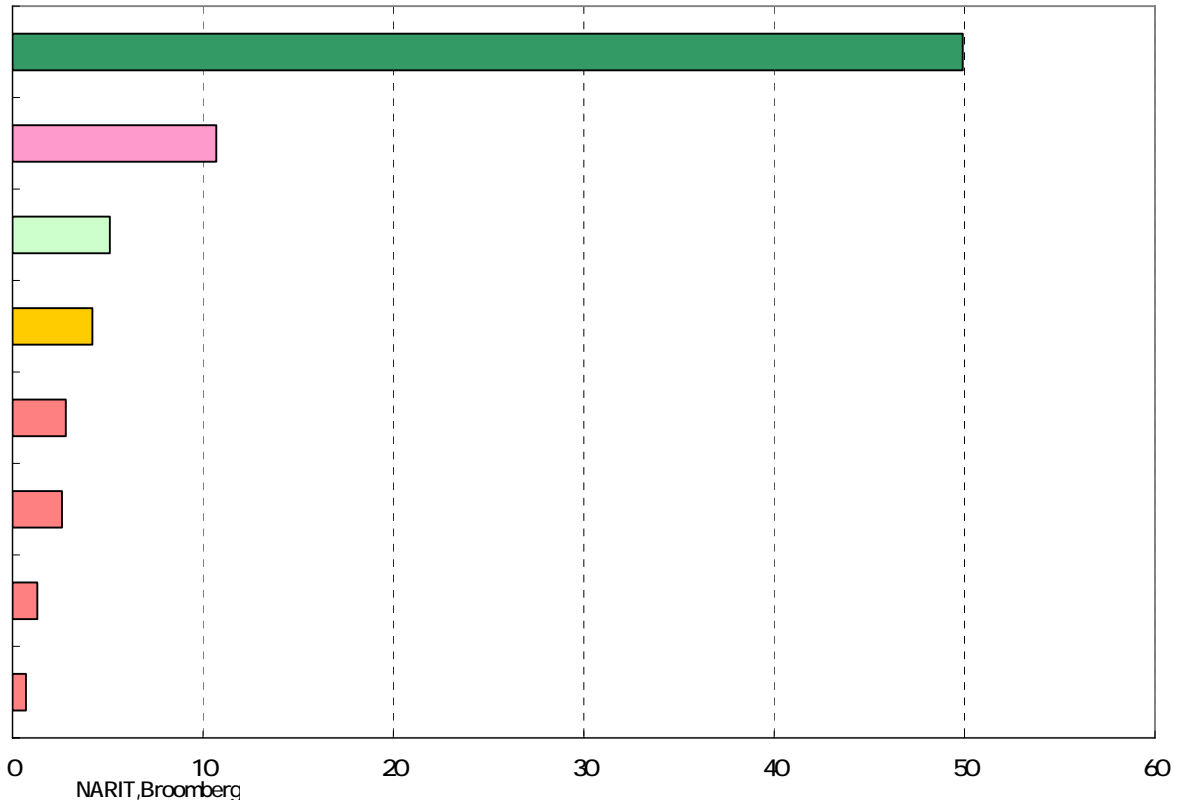
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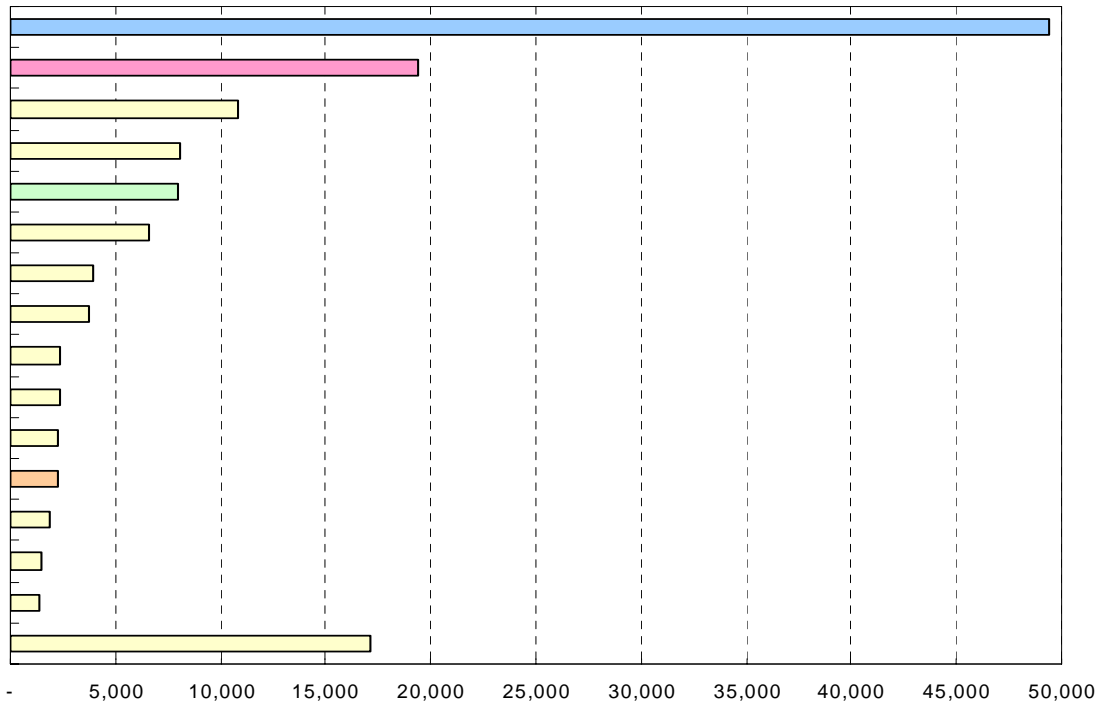
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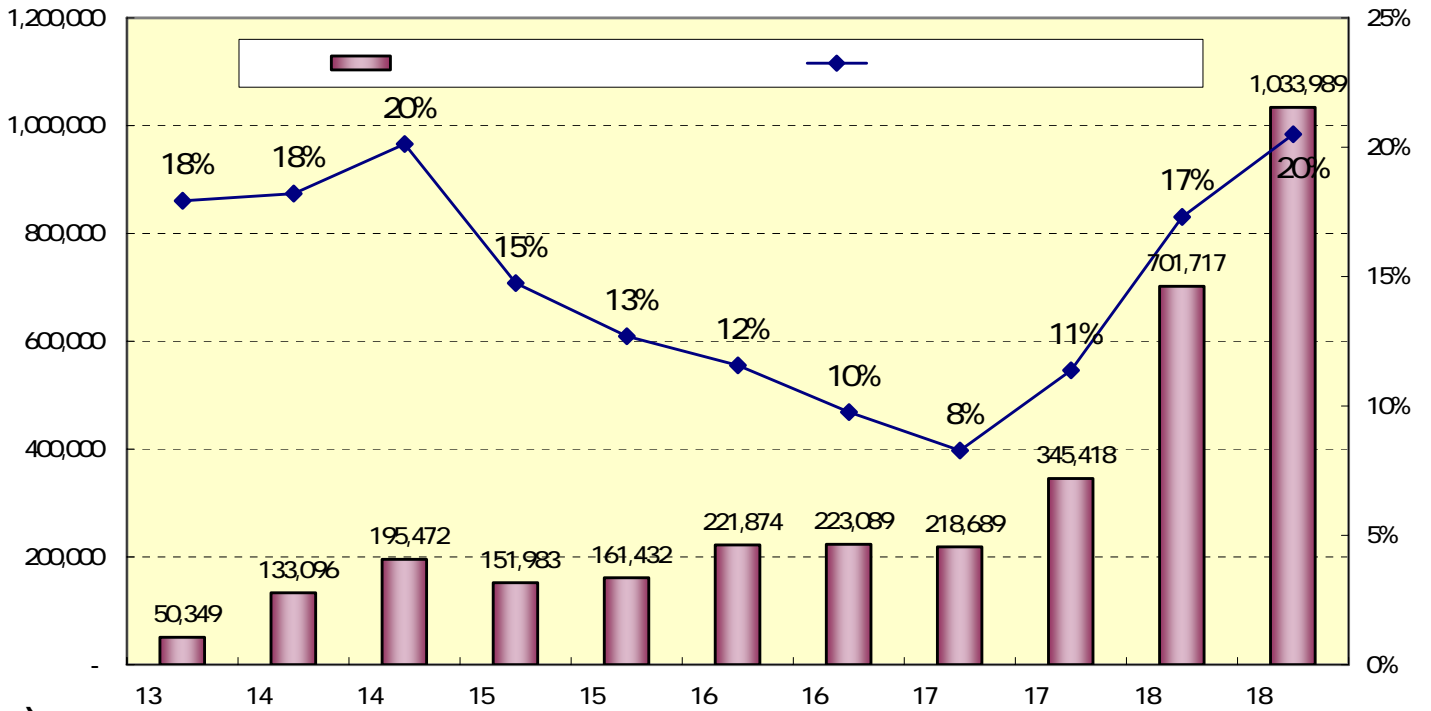
17



18 7

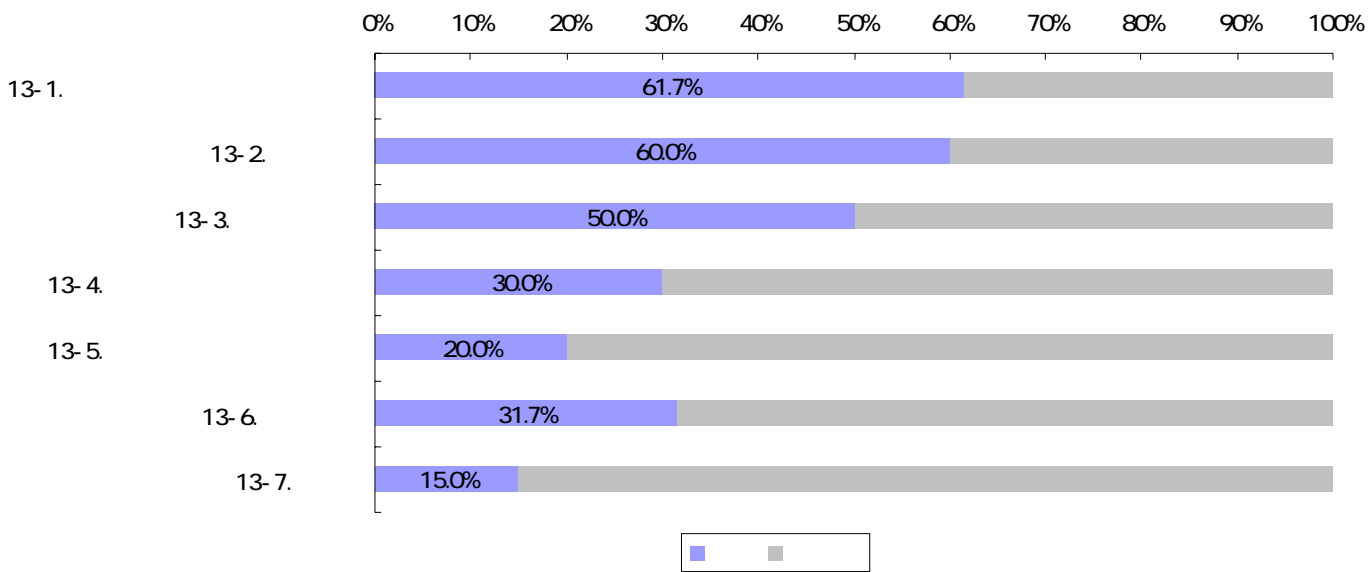
Prudential Real Estate Investors, "Global REITs: A New Platform of Ownership," 2005/1/26

18

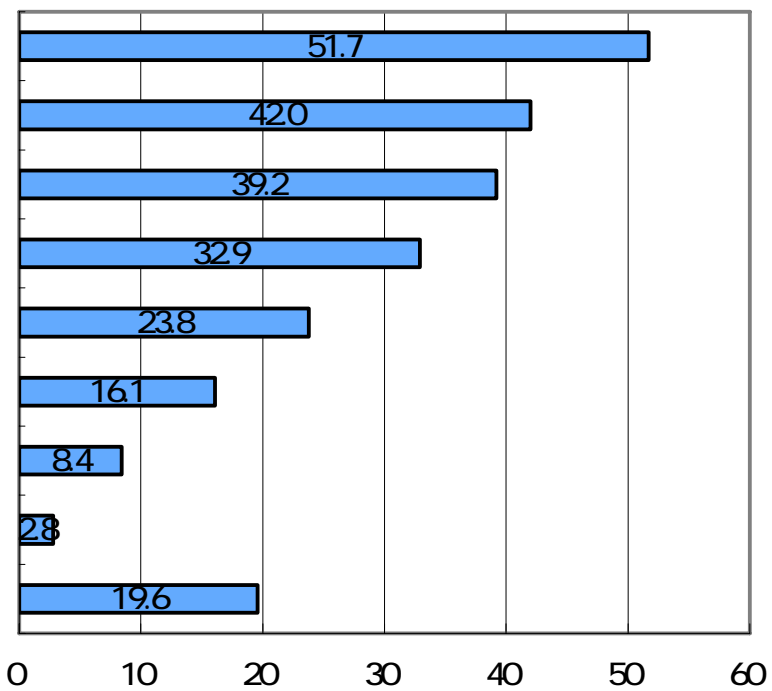


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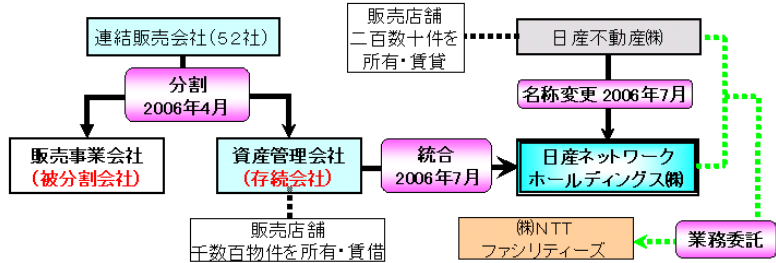
Corporate Real Estate

一般的なCRE戦略の主要要素

- ① 不動産情報に関わるデータベースなど情報システムの構築
- ② 不動産に特化したガバナンス・内部組織体制を構築
- ③ 一定の合理的ルールに則って不動産売買・管理
- ④ 定期借地権、証券化、アウトソーシング、会社分割による企業組織再編などあらゆる可能性を探って最適なソリューションの組合せを導出

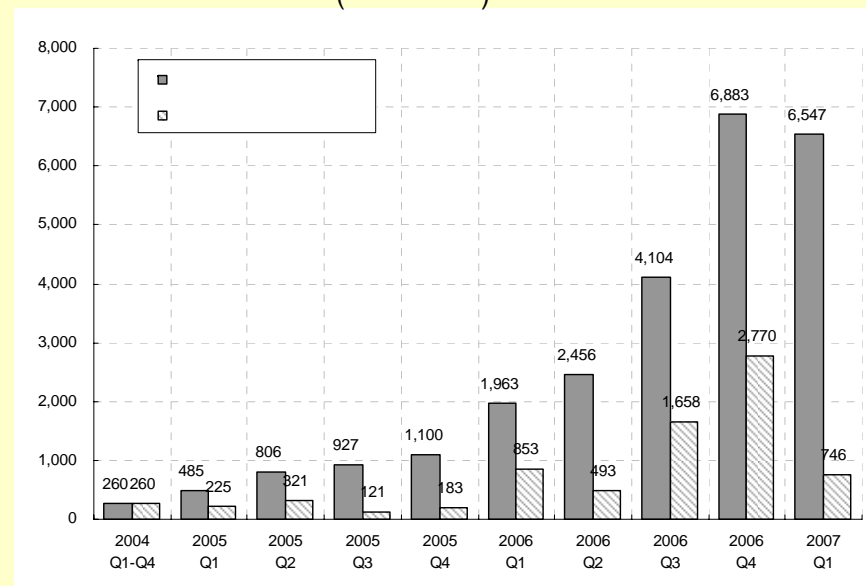
【日産自動車株の事例】

・日産自動車株は合理的な不動産管理を実現するため、会社分割と会社統合の手法を活用し、連結販売会社の不動産を不動産関連子会社に一元化。



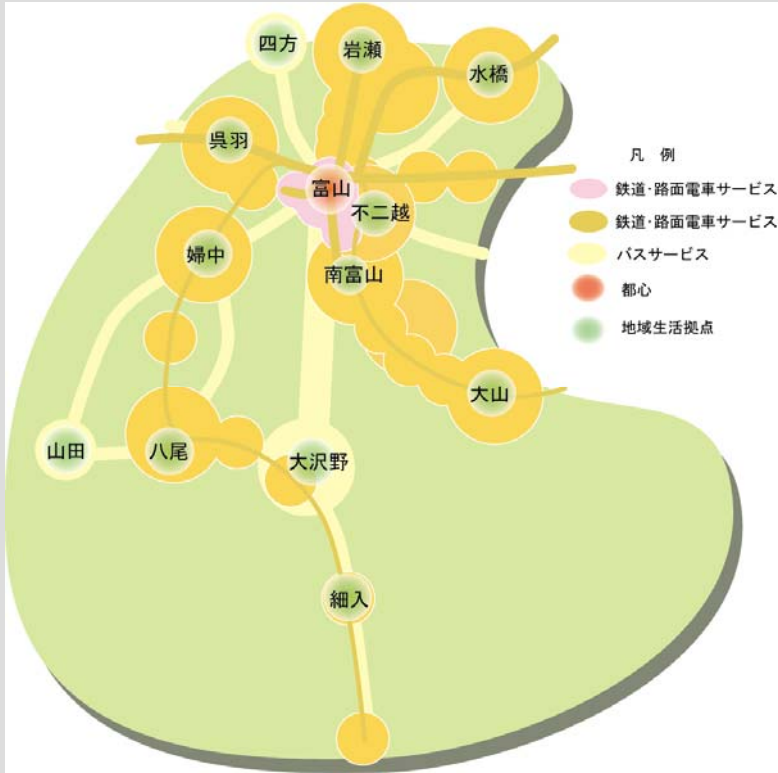


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(24ha)

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