



City of Design
KOBE 

United Nations
Educational, Scientific and
Cultural Organization

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Creative Cities Network
since 2008

Kobe Business Environment Guide 2022

START
INNOVATION
FROM

KOBE

Advance New Businesses in Kobe



Kobe Enterprise Promotion Bureau

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KOBE 
UNESCO City of Design



WATERFRONT AREA, INLAND AREA, OFFICE AREA

The WATERFRONT AREA boasts outstanding access to both Kobe Airport and the Port of Kobe, and the INLAND AREA provides nature-rich suburbs with offices and residential areas close to each other. Kobe's combination of several unique business developments can meet the needs of any individual or company looking to invest.

INLAND AREA

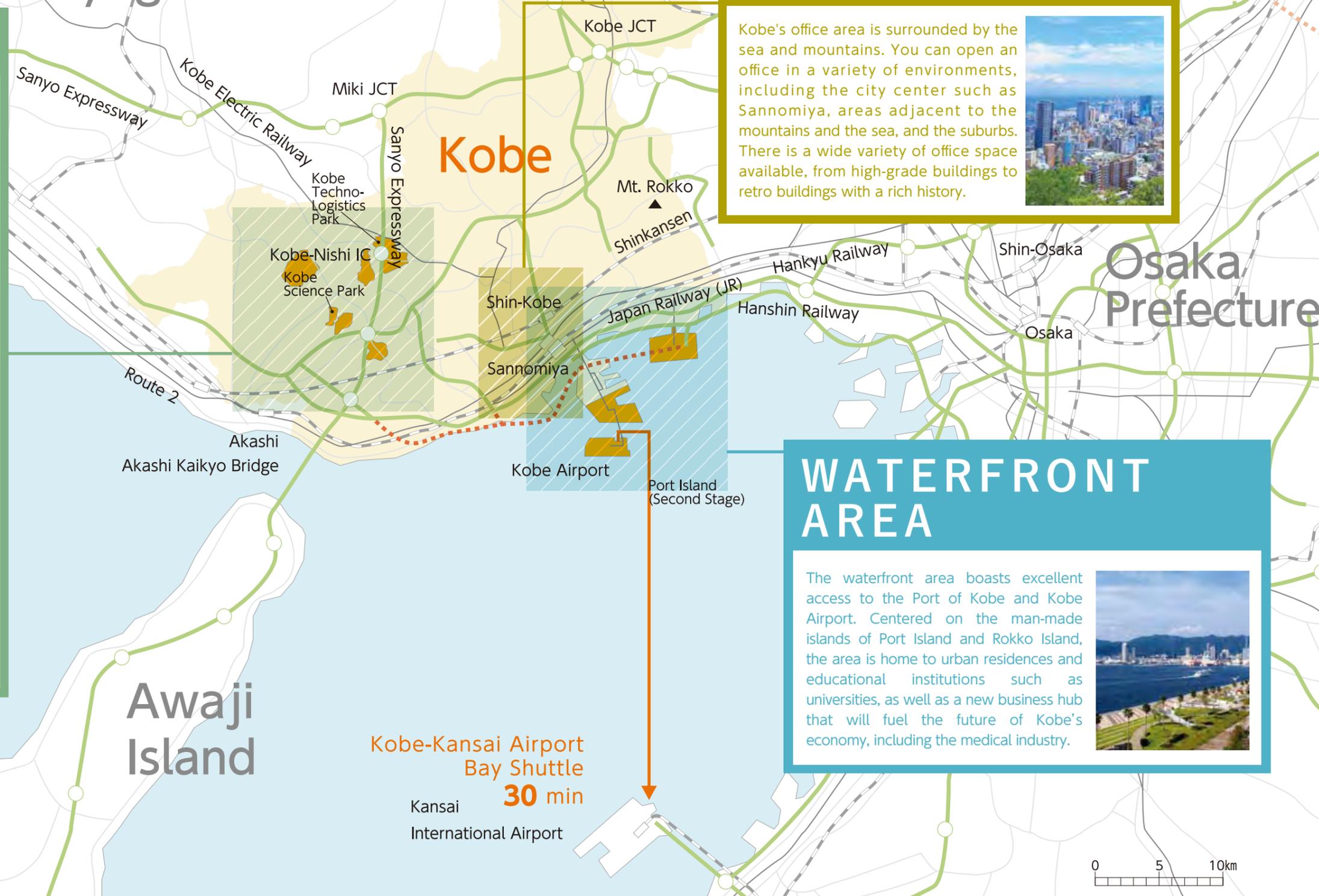
The inland area stretches over the lush green hills of the Seishin area. It is a functional new town where industrial complexes and residential areas are fused together to form an attractive zone where people can live, work, study, and relax. The area is well served by a network of roads running east, west, south, and north.

New industrial park (to be sold in FY 2026)

An industrial park consisting of manufacturing and logistics sites will be established adjacent to the Kobe Nishi IC, which is directly connected to the national expressway network, and the Kobe Techno Logistic Park, which is home to approximately 150 companies. The aim is to create a smart industrial park that realizes sustainable corporate activities.



Hyogo Prefecture



OFFICE AREA

Kobe's office area is surrounded by the sea and mountains. You can open an office in a variety of environments, including the city center such as Sannomiya, areas adjacent to the mountains and the sea, and the suburbs. There is a wide variety of office space available, from high-grade buildings to retro buildings with a rich history.



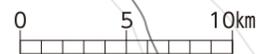
WATERFRONT AREA

The waterfront area boasts excellent access to the Port of Kobe and Kobe Airport. Centered on the man-made islands of Port Island and Rokko Island, the area is home to urban residences and educational institutions such as universities, as well as a new business hub that will fuel the future of Kobe's economy, including the medical industry.



Kobe-Kansai Airport Bay Shuttle

Kansai International Airport
30 min



With the Kobe Biomedical Innovation Cluster at its heart, Port Island is a very popular location owing to its proximity to nearby urban districts.

Port Island (Phase II)

The city's industrial development model takes pride of place in a location unequalled throughout Japan. Port Island is favored as a manufacturing and distribution base, close to urban districts as well as having superb access to land, air, and sea transportation networks. Also, as the central location for the Kobe Biomedical Innovation Cluster, numbers of advanced medical technology research and development institutions are growing, and an international cluster of medical related industries is thriving in the Port Island.

Plan Overview

- **Location** / Minatojima and Minatojima Minami-machi, Chuo-ku, Kobe
- **Developer** / National Government, Kobe City Government, Kobe Port Terminal Corporation
- **Area Category** / Industrial areas, semi-industrial areas and commercial areas
- **Planned Area** / 390 ha ● **Electrical Power Supply** / 6,600 V
- **Water Supply** / City of Kobe waterworks, industrial pipes, Industrial Water
- **Drainage** / City of Kobe public sewerage system

Lots for sale

- ④ 28,600m²※
- ⑤ 6,792m²
- ⑥ 13,700m²
- ⑦ 28,396m²
- ⑧ 6,005m²
- ⑨ 15,331m²
- ⑩ 31,671m²
- ⑪ 1,000m²
- ⑫ 7,873m²
- ⑬ 8,000m²
- ⑭ 31,175m²
- ⑮ 1,000m²
- ⑯ 2,569m²
- ⑰ 26,502m²
- ⑱ 6,898m²

※ Estimated area

Please understand that we may not be able to introduce you to the lot indicated you would like in your inquiry.

Access

By car



Sannomiya ↔
about **10min.**
Kobe Ohashi Bridge or
Minatojima Tunnel

By train



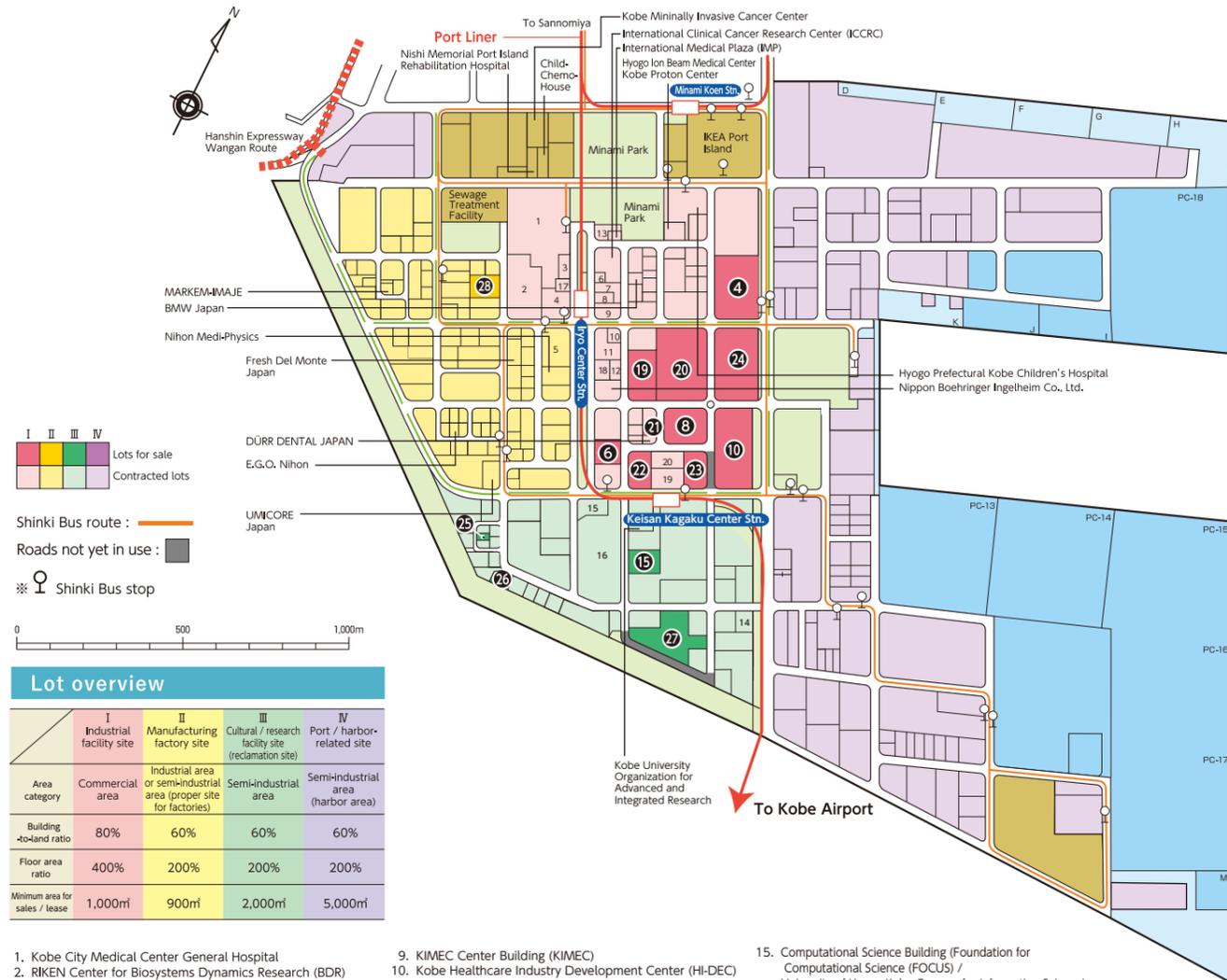
Sannomiya ↔
about **12min.**
Port Liner

By air



Kobe Airport ↔
about **5min.**
Port Liner

- **By Car** / 30 min. by car to Osaka(Harbor Highway to Hanshin Expressway Wangan Route)
- **By Train** / About 35 min. to Osaka by train (Port Liner, JR Kobe line)
About 20 minutes to Shin-Kobe station by Sanyo Shinkansen (Port Liner, City subway)
- **By Airplane** / About 35 min. to Kansai Int'l Airport(Port Liner, High-Speed ferry, "Kobe-Kansai Airport Bay Shuttle")



Lot overview

	I	II	III	IV
Industrial facility site	Industrial facility site	Manufacturing facility site	Cultural / research facility site (reclamation site)	Port / harbor-related site
Area category	Commercial area	Industrial area or semi-industrial area (proper site for factories)	Semi-industrial area	Semi-industrial area (harbor area)
Building-to-land ratio	80%	60%	60%	60%
Floor area ratio	400%	200%	200%	200%
Minimum area for sales / lease	1,000m ²	900m ²	2,000m ²	5,000m ²

- 1. Kobe City Medical Center General Hospital
- 2. RIKEN Center for Biosystems Dynamics Research (BDR)
- 3. Shimin Byoinmae Bldg
- 4. Institute of Biomedical Research and Innovation (IBRI)
- 5. Kobe International Business Center (KIBC)
- 6. BT Center / Kobe University Business Incubation Center
- 7. Business Support Center for Biomedical Research Activities (BMA)
- 8. Translational Research Informatics Center (TRI)
- 9. KIMEC Center Building (KIMEC)
- 10. Kobe Healthcare Industry Development Center (HI-DEC)
- 11. RIKEN Center for Biosystems Dynamics Research (BDR)
- 12. Kobe Hybrid Business Center (KHBC)
- 13. International Medical Device Alliance (IMDA)
- 14. Kobe Medical Device Development Center (MEDDEC)
- 15. Computational Science Building (Foundation for Computational Science (FOCUS) / University of Hyogo Kobe Campus for Information Science)
- 16. RIKEN Center (R-CCS; The supercomputer Fugaku) for Computational Science
- 17. Kobe Eye Center
- 18. RIKEN Integrated Innovation Building (IIB)
- 19. Kobe Center for Medical Innovation (KCMi)
- 20. Creative Lab for Innovation in kobe (CLIK)

Situated next to Port Island, Kobe Airport Island is superbly located for speed and convenience.

Kobe Airport Island

In addition to great access to urban centers, which is unprecedented for city-airports, it is also possible to reach Kansai International Airport from Kobe Airport Island in just 30 minutes by high speed ferry (Kobe-Kanku Bay Shuttle). Sites on Kobe Airport Island are available for air-freight distribution activities, and land is also prepared for small-aircraft related activities.

Plan Overview

- **Location** / Kobe Airport, Chuo-ku, Kobe
- **Developer** / Kobe City Government
- **Area Category** / Semi-industrial area
- **Area** / 272 ha
- **Electrical Power Supply** / 6,600 V
- **Water Supply** / City of Kobe waterworks, industrial pipes
- **Drainage** / City of Kobe public sewerage system

Access

By car



Osaka ↔
about **35min.**
Harbor Highway to
Hanshin Expressway
Wangan Route

By train



Sannomiya ↔
about **18min.**
Port Liner

By train



Osaka ↔
about **40min.**
Port Liner,
JR Kobe line

- **By Car** / 15 min. by car to Sannomiya (using Kobe Ohashi Bridge or Minatojima Tunnel)
- *Free use of the airport bridge "Kobe Sky Bridge"
- **By Ferry** / About 30 minutes by ferry to Kansai Int'l Airport (high-speed ferry)
*Approximately 1,250 parking spaces (with passenger discount)

Lots for sale

- ① 70,000m²※
- ② 2,900m²※
- ③ 10,000m²※
- ④ 19,000m²
- ⑤ 81,000m²※
- ⑥ 20,000m²※
- ⑦ 12,000m²※
- ※ Estimated area

Please understand that we may not be able to introduce you to the lot indicated you would like in your inquiry.

Lot overview

	Industrial facility site	Distribution facility site	Airport island area
Area category	Semi-industrial area	Semi-industrial area	Semi-industrial area
Building-to-land ratio	60%	60%	60%
Floor area ratio	200%	200%	200%

Overview of Kobe Port's "Marine area"

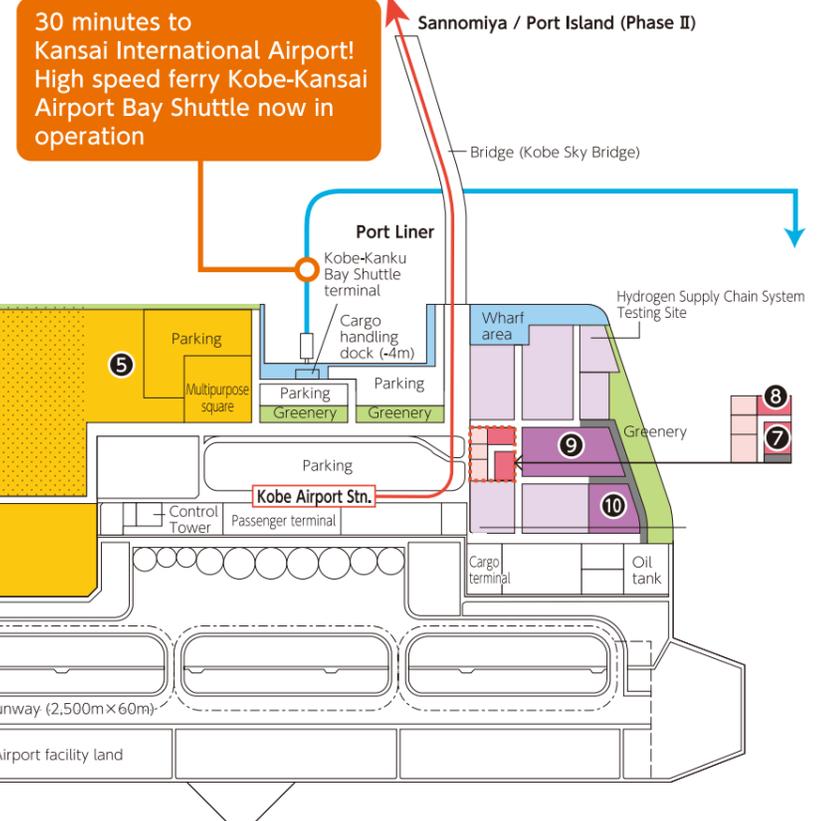
- **Type** / Regionally managed airport
- **Runways** / One 2,500m runway
- **Operating hours** / 7:00 am - 11:00 pm
- **Use record** / About 1.6 million (2021)
- **Route** / Sapporo (Shin-Chitose), Aomori, Hanamaki, Sendai, Ibaraki, Tokyo (Haneda), Niigata, Matsumoto, Kochi, Nagasaki, Kagoshima, Okinawa (Naha), Miyako (Shimojishima) * As of the end of March 2022



Developing lots : 

Roads not yet in use : 

 Lots for sale
 Contracted lots



30 minutes to Kansai International Airport! High speed ferry Kobe-Kansai Airport Bay Shuttle now in operation

Kobe Techno Logistics Park boasts very favorable conditions for services, distribution and manufacturing outlets.

Kobe Techno-Logistics Park

[Kobe Compound Industrial Park]

Kobe Techno-Logistics Park enjoys a direct link to the nationwide mainline highway network from the Kobe Nishi interchange, situated within the industrial complex. It takes approximately 27 minutes to reach the center of Kobe. The multipurpose site surrounding Kizu Station may also be used for business purposes including commercial stores, research facilities, offices, company-owned employee housing, and services for companies and employees in the complex. The complex is divided into two types of usage areas; manufacturing factory sites and distribution business sites, which enables integrated, consistent business development in purchasing, manufacturing, storage, shipping, distribution and service maintenance.

Plan Overview

- **Location** / Mitsugaoka, Nishi-ku, Kobe
- **Developer** / Kobe City Government
- **Legal Grounds** / Law concerning the maintenance and development of suburban development areas and city development areas in the Kinki Region. Law concerning the development of urban areas for distribution businesses.
- **Area Category** / Exclusive industrial area, semi-industrial area,
- **Area** / 270 ha
- **Electrical Power Supply** / 6,600 V
- **Business Category** / Industrial sites: Manufacturing plants, etc. Distribution sites: Transportation, warehouse, wholesale facilities, etc.
- **Water Supply** / City of Kobe waterworks
- **Drainage** / City of Kobe public sewerage system

Lot overview

	I Manufacturing factory site	II Multi-function site
Area category	Exclusive industrial site (proper site for factories)	Semi-industrial site
Building-to-land ratio	60%	60%
Floor area ratio	200%	200%
Minimum area for sales / lease	*As a rule 1,000m ² *partially 3,000 m ² or larger	*As a rule 1,000m ²

Access

By bus

Sannomiya ↔
about **27 min.**
Shinkii bus

By bus

Seishin-chuo ↔
about **15 min.**
Shinkii bus

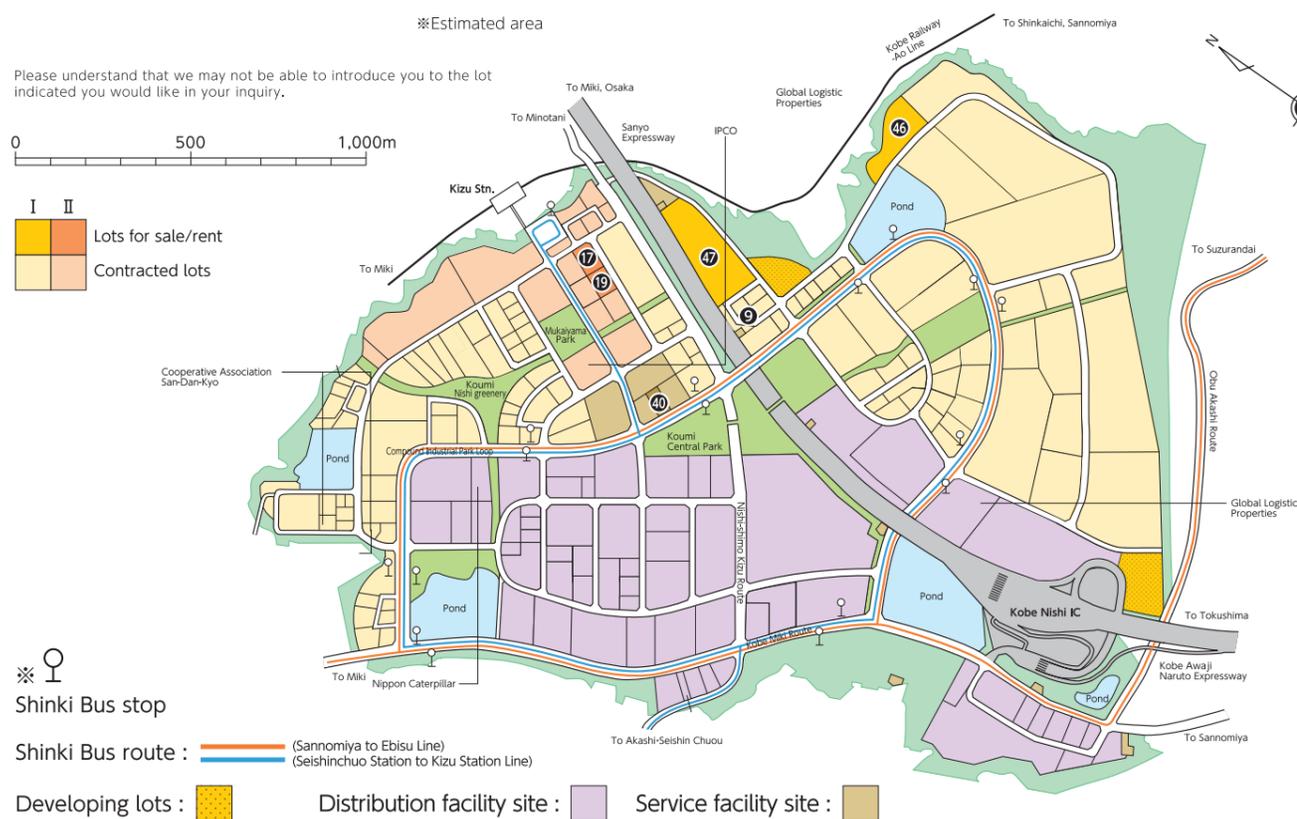
By air

Kobe Airport ↔
about **50 min.**
Shinkii bus, Port Liner

- **By Car** / 27 min. by car to Sannomiya (Hanshin Expressway Kita Kobe Line to Shin Kobe Tunnel or Sanroku Bypass)
50 min. by car to Osaka (Kobe Awaji Naruto Expressway to Daini Shinmei Road to Hanshin Expressway Kobe Line)
90 min. by car to Maizuru (Sanyo Expressway to Chugoku Expressway to Maizuru Wakasa Expressway)
120 min. by car to Okayama (Sanyo Expressway)
About 100 min. to Tokushima (Kobe Awaji Naruto Expressway)
- **By Train** / 40 min by train to Sannomiya (Kobe Electric Railway Ao Line, Kobe Rapid Transit Railway)
40 min. to Shin-Kobe station on Sanyo Shinkansen (Kobe Electric Railway Ao Line, City subway)

Lots for sale

- ⑨ 1,744m² ⑪ 3,000m²※ ⑫ 3,000m²※ ⑬ 2,418m²
- ⑭ 12,095m²※ ⑮ 31,270m²



Research and Development Site

Adjacent to Seishin Minami New Town

Kobe Science Park

This industrial complex for advanced technology industries is close to a pleasant and leafy residential environment. On the east side, Kobe High-Tech Park is nearby and many new business opportunities are expected to arise out of the interactions between companies operating in the two industrial parks.

Plan Overview

- **Location** / Higashi-machi, Ibukidai, Nishi-ku, Kobe
- **Developer** / Kobe City Government
- **Applicable law** / New housing and urban development law
- **Area Category** / Semi-industrial area,
- **Electrical Power Supply** / 6,600 V (Please inquire if a greater power supply will be needed.)
- **Business Category** / Research facilities, seminar rooms or factories that coexist in harmony with a residential area
- **Water Supply** / City of Kobe waterworks
- **Drainage** / City of Kobe public sewerage system
- **Area** / 58 ha

Lot overview

Complex name	Kobe Science Park
Purpose	Site for research and development facilities and site for manufacturing factories
Area category	Semi-industrial site
Building-to-land ratio	60%
Floor area ratio	200%

Access

By car

Sannomiya ↔
about **25 min.**
Sanroku Bypass

By train

Sannomiya ↔
about **30 min.**
Seishin Minami station on City subway, then Danchiguchi bus stop on City bus

By air

Kobe Airport ↔
about **52 min.**
Seishin Minami station on City subway, then Port liner

- **By Car** / About 50 min. to Osaka (Sanroku Bypass to Hanshin Expressway Kobe Route)
- **By Train** / About 29 minutes to Shin-Kobe station (Sanyo Shinkansen) (City subway)
- **By Bus or On Foot** / About 3 min. from Seishin Minami station by city bus (about 5 min. on the city bus to Kobe High-Tech Park)
About 17 min. on foot from Seishin Minami station (About 25 min. on foot to Kobe High-Tech Park)

Lots for sale

- ① 7,939m² ③ 5,564m²



Tax treatment

City preferential tax treatment period
April 1, 2020 - March 31, 2023

(※The Hyogo Prefectural Ordinance will be in effect until March 31, 2024)

Zones		Kobe City: Kobe Enterprise Zone Hyogo Prefecture: Factory Establishment Promotion Area	Kobe City: Kobe Enterprise Zone Kobe International Economic Zone Hyogo Prefecture: Factory Establishment Promotion Area International Economic Area	Kobe City: Kobe International Economic Zone Hyogo Prefecture: International Economic Area	Hyogo Prefecture: International Economic Area
Incentives		1 Kobe Techno Logistic Park (Kobe Compound Industrial Complex) Kobe Science Park	2 Port Island Phase II, Northwestern area of Port Island, Kobe Airport Island	3 HAT Kobe Commercial Zone ※For overseas corporations and foreign-affiliated firms	4 Sannomiya-Kobe, Port Island Phase I, and Rokko Island Commercial Zone
City ※	Fixed assets tax and urban planning tax	1/2 reduction for 5 years Land, buildings and depreciable assets (2/3 reduction for 5 years, if it is a strategic industry *1) Requirements Designated business Mandatory operation period 10 years	1/2 reduction for 5 years Buildings and depreciable assets (2/3 reduction for 5 years, if it is a strategic industry *1) Requirements International economy business Mandatory operation period 10 years	—	—
	Business office tax (Asset-proportional)	1/2 reduction for 5 years Land, buildings and depreciable assets (2/3 reduction for 5 years, if it is a strategic industry *1) Requirements Core business (A designated business having facilities with a total floor area of 1,000㎡ or more that fulfills any of the following three requirements) (1) Acquisition of 1 ha or more of land (2) Investment of 1 billion yen or more (excluding land) (3) Medical R&D Mandatory operation period 10 years	—	—	—
		1/2 reduction for 10 years Land, buildings and depreciable assets (2/3 reduction for 10 years, if it is a strategic industry *1) Requirements Special core business (A core business that fulfills either of the following two requirements) (1) Acquisition of 5 ha or more of land (2) Investment of 5 billion yen or more Mandatory operation period 20 years	—	—	—
Prefecture ※	Real estate acquisition tax	1/2 reduction Up to 200 million yen (Land and buildings)※ ※Scope of land limited to that covered by vertically projected area of housing for new growth businesses	—	—	—
	Corporate enterprise tax	1/2 reduction for 5 years Requirements The investment amount (land excluded) should be 200 million yen or more (100 million yen for small and medium-sized corporations) The number of new local employments is required to be 11 or more. (Does not limit to corporate base or branch relocations with addresses in Hyogo Prefecture)	1/2 reduction for 5 years Requirements A space of 1,000㎡ or more must be utilized ※Targeting foreign and foreign affiliated companies	—	—

※City Ordinance: Ordinance on Support Measures for Promoting Establishment of New Business Facilities in Kobe City
 ※Prefectural Ordinance: Ordinance on Economic And Employment Revitalization by Promoting Industrial Siting
 ※To qualify for the preferential tax treatment, it is necessary to start business within the preferential tax treatment period under the ordinances. (With respect to Kobe's incentives, for the Kobe City incentives, it is also possible to start business within three years after the business plan has been approved by the city ordinance.)
 ※To receive subsidy benefits from the City of Kobe, business plans for specified, core, special core or international economic projects are required to be submitted and approved by the mayor. In order to receive subsidy support from Hyogo Prefecture to promote a location for regional industry, an approval request must be obtained from the Hyogo Prefectural Government.
 ※A designated business or international economics business is one designated by the mayor that belongs to any of the following industrial fields: Lifestyles & culture; Information and telecommunications; Internationalization; Customer attraction; Distribution; Medicine, health, & welfare; Environment; New manufacturing technologies & new materials; and Aviation & space.(Excludes businesses operated in rental buildings with a total floor area of less than 200㎡.)
 ※1) Strategic industries are the industries expected to grow in the future and are important for the economic development which belongs to any of the following industrial fields: Information and telecommunications; Medicine, health, & welfare; Environment; and Aviation & space. The business has to be designated by the mayor.
 ※1/2 reduction for 3 years on city preferential tax treatment is applied if existing businesses constructs a new building in the designated area.

Subsidy for new office building construction

※The office building's business plan must be submitted to the mayor before applying for the construction permission. Please contact us for details.

City	Fixed asset tax and city planning tax	Reduction rate and reduction period 1/2 reduction for 3 years after completion of the construction Land・buildings (5 years for certain areas)
		Target areas Greater urban area under the Kobe Urban Improvement Planning
		Requirements ①Total floor area of 3,000㎡ or more ②Except for commonly used areas, 25% and more must be used for offices and 50% and less must be used for residence:
		Scope of reduction Areas excluding residence

※Excludes those approved in the private urban redevelopment plan.

Target zones for tax treatment and some subsidies

①	•Kobe Techno Logistic Park (Kobe Compound Industrial Complex) •Kobe Science Park	①Kobe Techno Logistic Park (Kobe Compound Industrial Complex) ①Kobe Science Park
②	•Port Island Phase II •Northwestern area of Port Island •Kobe Airport Island	②Port Island Phase II ②Northwestern area of Port Island ②Kobe Airport Island
③	•HAT Kobe Commercial Zone	③HAT Kobe Commercial Zone
④	•Sannomiya to Kobe •Port Island Phase I •Rokko Island Commercial Zone	④Sannomiya to Kobe ④Port Island Phase I ④Rokko Island Commercial Zone

Large-scale investment subsidy

Zones		Kobe City: Kobe Enterprise Zone Hyogo Prefecture: Industrial Cluster Promotion Zone	Kobe City: Kobe Enterprise Zone Kobe International Economic Zone Hyogo Prefecture: New Business Development Zone International Economic Center Zone	Kobe City: Kobe International Economic Zone Hyogo Prefecture: International Economic Area	Hyogo Prefecture: International Economic Area
Incentives		1 Kobe Techno Logistic Park (Kobe Compound Industrial Complex) Kobe Science Park	2 Port Island Phase II Northwestern area of Port Island, Kobe Airport Island	3 HAT Kobe Commercial Zone ※For overseas corporations and foreign-affiliated firms	4 Sannomiya-Kobe, Port Island Phase I, and Rokko Island Commercial Zone
City	Large-scale investment subsidies for state-of-the-art manufacturers	Subsidy rate A 6% subsidy towards acquisition costs for fixed assets (land excluded) is to be paid out over a 5 year course Limitations None Requirements The investment amount (land excluded) is required to be 2 billion yen and more High-technology project development in growing fields Mandatory operation period 10 years Target areas Limited to industrial areas or exclusive industrial areas across the city	—	—	—
	Employment subsidy	300,000 yen/per person (limited to 300 million yen) Requirements The investment amount (land excluded) is required to be 50 million yen or more. (No investment amount requirements for relocation of headquarters functions, branches and office rent excluding research institutes.) The number of new employments residing in Hyogo is required to be 11 or more (*1)	—	—	—
Prefecture	Capital investment subsidy	Subsidy rate The subsidy rate is 3% of the investment amount (land excluded) Limitations None Requirements The investment amount (land excluded) is required to be 2 billion yen (1 billion yen for small and medium-sized corporations) or more Projects seeking to be implemented must be "state-of-the-art" programs (※1)	—	—	—
	Capital investment subsidy for research facilities	Subsidy rate The subsidy rate is 5% of the investment amount (land excluded) Limitations None Requirements The investment amount (land excluded) should be 500 million yen or more (*1) and fulfill either of the following two requirements. 1. The R&D staff is required to account for more than 20% of all full-time employees in the facility 2. The R&D area is required to be 20% or more of the total area, or the investment amount for the R&D is to be 20% or more of the total investment amount	—	—	—

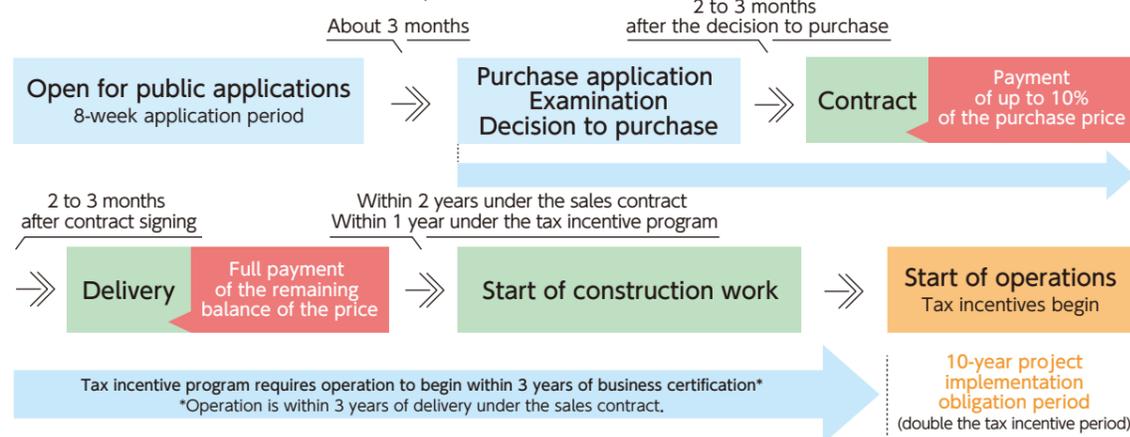
※1) If an existing company constructs a new building on an existing site, new business development is required.

Industrial Lot Price List

Site		Purchase price (per m)	Rent (monthly per m)
Port Island (Phase II)	Manufacturing plant site	¥130,000~	—
	Business facility site	¥175,000~	—
	Research·cultural facility site A (※2)	¥130,000~	(※1)
	Research·cultural facility site B (※2)	¥130,000~	(※1)
Kobe Airport Island	Logistics facility site Airport-related site	(※3)	(※3)
	Business facility site	(※3)	(※3)
Kobe Techno-Logistics Park (Kobe Compound Industrial Complex)	Manufacturing plant site	¥81,000~	—
	Multi-functional area	¥135,000~	¥300
Kobe Science Park	R&D-related facilities site Manufacturing plant site	¥80,000~	—

※1) This subsidy targets convenient facilities and commercial facilities that can attract customers to create economic benefits. Contact us for rental details.
 ※2) Contact us about the lots.
 ※3) Please inquire for sale prices and rental rates.
 (Note) The business operator will be decided by public application process. The competitive price bidding will be included in the process. In addition, the business operator must have its business plan certified in accordance with the Ordinance on Support Measures for Promoting Establishment of New Business Facilities in Kobe City (see page 9), to apply for lots.

Schedule (from consultation to start of operations)



Lease

Fixed-term lease

Term : 10~20 years Key money : none
 Guarantee money : 12~18 months' rent depending on the lease term

Subsidy for Building Acquisition

Subsidy for Corporate Base Relocation (headquarters, research institutes)

※Information is as of April 2022. Please contact us for details.

		Target Areas	Content (※2)
City	Building acquisition subsidy	Outside of Kobe (23 Tokyo Wards are excluded) ↓ Existing urban areas in Kobe (※1)	Subsidy rate Up to 4% of building acquisition cost Limit 20% of the tax amount for the current period
	Employment subsidy		Subsidy amount 300,000 yen / person Limit 20% of the tax amount for the current period
	Applies for all	Subsidies are available for Office (*), research institute, training center *Limited to offices that manage various company branches or overseas company businesses in general. Mandatory operation period 10 years	

※1) Identified areas in Kobe City are stipulated in the Kinki Region Development Law Enforcement Order.
 ※2) Requirements: Increase of number of full-time employees required to be 5 or more (1 or more for small to mid-size companies). (Please contact us for details as other requirements may apply).
 Building acquisition and employment subsidies cannot be combined. (You must choose one.)

National Company Relocation Tax System

Company relocation from 23 Tokyo Wards or outside of the existing urban areas of Kobe to existing urban areas in Kobe City is covered by the national system.
Support Content Office Tax Reduction: 7%(4%) tax deduction or 25%(15%) of special depreciation on the building acquisition fee. (Choice system) (percentage in brackets: reduction for relocation from urban to non-urban areas of KOBE)
 Employment Promotion Tax System: Maximum of 900,000 yen tax deduction / employee, on increasing employment. Maximum of 400,000 yen tax deduction will be kept for up to 3 years when continuously employed.
Requirements Increase of number of full-time employees required to be 5 or more (1 or more for small to mid-size companies). (Please contact us for details as other requirements apply).

Support from Hyogo Prefecture for office and headquarter function locations (※2)

※Other conditions apply. Please contact us for details.

		Subsidy rate	Requirements
Prefecture	Capital investment subsidy	Up to 5% of investment amount (up to 3% for offices) (excluding land)	Investment amount over 1 billion (over 0.5 billion for SMEs) (excluding land)
	Employment subsidy	¥300,000/per person (※2 (Hyogo citizens))	Limit ¥300 million
	Real estate acquisition tax	1/2 reduction (※2 (not limited to Hyogo citizens))	Limit ¥200 million (land and buildings) ※The area of the land is limited to the vertical projection area for the location promotion project.
	Corporate entity tax	1/2~1/3 reduction for 5 years (※2 (not limited to Hyogo citizens))	

※1) Headquarter function location means relocations from prefectures and designated cities by ordinance within the three largest economies of Japan and overseas to Hyogo (excluding relocations from outside of the existing urban areas in Hyogo into the existing urban areas).
 ※2) 11 or more new full-time employees are required.

Other subsidies

Subsidy for Installation of Industrial Water Pipes

For companies newly contracting for industrial water supply, this subsidizes a part of the expenses for drainage pipe installation.
 Inquiries: Kobe Waterworks Bureau

※When the subsidy allowances reach the annual budgeted amount, new applications may not be accepted.

Rent Subsidy for Offices and Research Institutes

For companies relocating or opening an office

※Subsidies require business certification by the city in accordance with the Kobe City Office Rent Subsidy Program. Certain procedures are required prior to signing a tentative lease contract.

	Target area	Details	
City	Office rent subsidy ↓ Outside of Kobe ↓ Kobe	Coverage of subsidy	Relocating or opening a new office with 5 or more full-time employees e.g. Relocation of headquarters, relocation or opening of Kansai branches, or opening of Kobe branches (excluding warehouse, plant, or retail shops)
		Subsidy rate	1/4 of the rent (1/2 for IT related companies ※1 There are area requirements)
		Limit	1,500yen/m ² per month, 10 million yen per year (※3,000yen/m ² per month for IT related companies ※1)
		Period	3 years (5 years if 1,500m ² or larger area is used)
Additional subsidy for employment	Outside of Kobe ↓ Kobe	Requirements: Newly moving into Kobe City (※2) Indefinite-term full-time employee: 1.2 million yen / person Other: 200,000yen / person	Limit 100 million yen
	Outside of Kobe ↓ Greater urban area (※3)	Requirements: Newly employed Kobe citizens (※2) Indefinite-term full-time employment: 1 million yen / person Other: 150,000yen / person	

※1) Areas for accumulating business functions (Sannomiya, Motomachi, Kobe, Shin-Kobe areas)

※2) Employment insurance and other requirements apply.

※3) Sannomiya, Motomachi, Kobe, Shin-Kobe, Port Island, Rokko Island and Tanigami, etc.

For Foreign and Foreign-affiliated Companies that operate globally

※Subsidies require business certification by the city in accordance with the Kobe City Office Rent Subsidy Program. Certain procedures are required prior to signing a tentative lease contract.

	Target areas	Details	
City	Office rent ↓ Outside of Kobe ↓ Kobe	Subsidy rate	1/4 of the rent
		Limit	1,500yen/m ² per month, 10 million yen per year
		Period	3 years (5 years if 1,500m ² or larger area is used)
		Mandatory operation period	6 years if annual subsidy is over 1 million yen(10years if 1,500m ² or larger area is used)
Additional subsidy for employment	Requirements: 5 or more full-time employees (Kobe citizens) Please check the table above.		
Prefecture	Corporate entity tax	Kobe	1/3 reduction for 5 years Requirements: 11 or more new full-time employees (Does not limit to corporate base or branch relocations with addresses in Hyogo Prefecture) (1/2 reduction for 5 years, requirements: 1,000m ² or larger area is used in the Kobe International Economic Zone (no requirements for employment))
	Rent subsidy	Kobe International Economic Zone ②③④	Subsidy rate Up to 1/4 of the rent Limit 750yen / m ² per month, 1 million yen per year Period 3 years, ¥1,500/ m ² per month, ¥10 million per year(11 or more new full-time employees required)
	Employment subsidy		300,000yen / person Limit 300 million yen (11 or more full-time employees(Hyogo citizens))
	Company start-up support		Subsidy rate Up to 1/2 of the subjected expenses Limit ①Marketing research fee: 1 million yen ②Corporation registration fee: 200,000yen

Support from Hyogo Prefecture for office and headquarter function locations ※1

※Other requirements apply. Please ask us for details.

	Subsidy name	Details
Prefecture	Rent subsidy	Subsidy rate Up to 1/4 of the rent Limit 750yen / m ² per month, 1 million yen per year Period 3 years (※2 Hyogo citizens)
	Employment subsidy	300,000yen / person (※2 Hyogo citizens) Limit 300 million yen
	Corporate enterprise tax	1/2 to 1/3 reductions for 5 years (※2 (not limited to Hyogo citizens))

※1) Headquarter function location means relocations from prefectures and designated cities by ordinance within the three largest economies of Japan and overseas to Hyogo (excluding relocations from outside of the existing urban areas in Hyogo into the existing urban areas).

※2) 11 or more new full-time employees are required.

Subsidies for Growing Startups

Hyogo Prefecture and Kobe City jointly support new business offices and working spaces for startups!

Eligible persons

(1) Subsidy for startups (*screened for eligibility)

Persons who have business plans in excess of three years which make use of advanced technologies and have potential for growth; persons with innovative ideas as well as the experience or skills to use advanced technologies in business.

(2) Subsidy to promote the development of innovation bases:

Business operators who have business plans in excess of three years to establish new coworking spaces for startups, and plan to support and help to expand the business activities of entrepreneurs who use such coworking spaces.

	Expenses to be covered	Maximum subsidy (Prefecture : City = 1 : 1)		Subsidy rate	Subsidy period
		Subsidy for startups, etc.	Subsidy to promote development of innovation bases		
Prefecture / City	(1) Rent	900,000 yen/year	—	Within 1/2	3 years
	(2) Communication line fees	600,000 yen/year	—		
	(3) Building renovation	1,000,000 yen	5,000,000 yen		
		If renovating unoccupied property	2,000,000 yen	6,000,000 yen	Upon opening
	(4) Office supplies	500,000 yen	500,000 yen		
	(5) HR cost (IT professionals)	2,000,000 yen/year/person	—	Flat	3 years
	Total subsidy (3 years)	12,000,000 yen	5,500,000 yen		
	If renovating unoccupied property	13,000,000 yen	6,500,000 yen		

Subsidy for Kobe Biomedical Innovation Cluster

(“Industrial relocation subsidy” and “Industrial cluster development business office rent subsidy”)

	Target areas	Details	
Prefecture / City	Office rent ②	Subsidy rate Up to 1/2 of the rent	Limit 1,500yen/ m ² per month, 2 million yen per year Period 3 years
City			
City	Subsidy for shared laboratory or shared office usage fee ②	Subsidy rate 50% of desk / bench usage fee Limit 1 million yen / year	Period 2 years

Subsidy for large relocation to office in the metropolitan area

Subsidy name	Details
Subsidy to promote relocation to the metropolitan area	UP to 1/4 of the rent for 5 years (up to 90 million yen / year) for companies with 100 or more full-time employees when moving into a designated building (1,500m ² or larger area must be used). ※Designation of buildings has been terminated.