



GUIDE FOR BUSINESSES LOCATION IN KORIYAMA

Reasons for choosing Koriyama



KORIYAMA CITY
Fukushima Prefecture

MESSAGE

Aiming at achieving the SDGs and developing a city where its pledge “No one will be left behind” is realized, Koriyama offers a big welcome to all businesses that will work together.

◇ Koriyama's Vision & Mission Statement

- Pledged to reach net zero emissions by 2050 in November 2019 and aim at the realization a carbon neutral society
- Achieve a core urban area where citizens are heathy, active and engaging members of the society across all generations
- Pursuing the “Babies First Policy”, build a friendly environment for both parents and children
- Proactively promote the digital transformation and tackle with social and regional issues
- Making the most of the strengths as a “Hub of Knowledge”, closely collaborate with stakeholders inside and outside of Japan
- Ramping up its efforts in increasing resilience to disasters, aim at a secure and safe city and protect citizens' lives and business activities

SHINAGAWA MASATO, Mayor of Koriyama



KORIYAMA at a Glance

- Area: 757.20km²
- Population: 319,702 (as of January 1st, 2022)
- Working-age Population: 193,886 (60.6%) (as of January 1st, 2022)

Well-balanced Development of Agriculture, Commerce and Industry



SDGs Future City



Koriyama City was selected as one of the “SDGs Future Cities” by the Cabinet Office in 2019.

Aiming to create a metropolitan area where all generations can enjoy good health, we are working on sustainable city development.



SDGs Progress Survey (Nikkei, 2021)



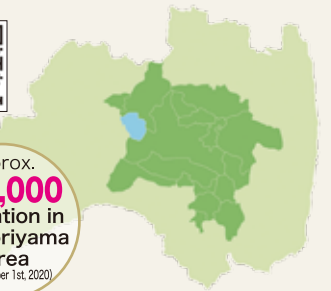
Photo provided by photo_booooy (Koriyama Tourist Board official SNS ambassador)

“Broadening, strengthening and cooperating each other” Formation of Collaborative Core Urban Area

In order to stimulate the region and enable the residents to lead a comfortable life, even in the midst of a decreasing population, a smaller number of children, and an increase in elderly people, 17 municipalities, including Koriyama, have formed Koriyama Collaborative Core Urban Area.



Approx. 630,000 population in the Koriyama Area (as of October 1st, 2020)

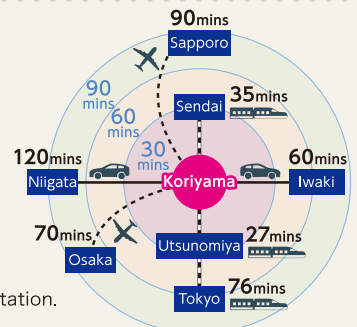


Blessings of its location with high accessibility in transportation

With its high accessibility in transportation for all directions, Koriyama offers multiple options for transportation and raises its profile as an ideal business location for securing the Business Continuity Plan and addressing the “Year 2024 Problem” in logistics industries.

Check Point

- ✓ Cross point in the eastern Japan, where multiple highways crisscrossing towards north, south, east and west in the city.
- ✓ Ban-Etsu Expressway connects Joban, Hokuriku and Kan-Etsu Expressways, which forms “the 4th belt line of the Tokyo Metropolitan Areas.”
- ✓ Ninety-three Shinkansen departs from and arrive at Koriyama Station. It takes 76 minutes from Tokyo Station.
- ✓ An ideal transit point to Sendai and Niigata from the Kanto areas.
- ✓ Multiple options for transportation are available including railroad transportation from Koriyama Freight Terminal Station, conveyance by air from Fukushima Airport and transportation by water from Onahama Port.



Koriyama Freight Terminal Station



Fukushima Airport (For Hokkaido and Osaka)



Onahama Port (For China and South Korea)



Tohoku Shinkansen

Expand business opportunities

at one of the best business locations in the Tohoku area

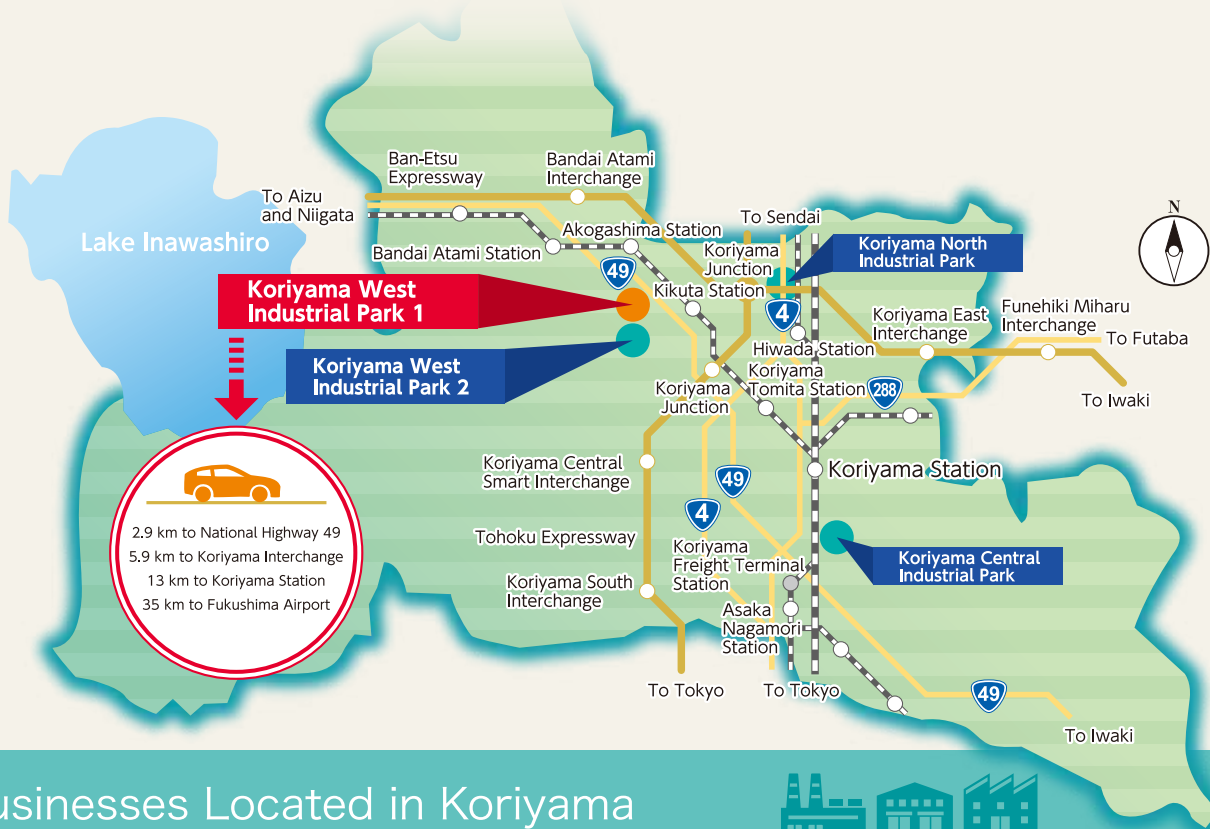
With its well-balanced development in agriculture, commerce and industry, Koriyama is the second largest cluster city boasting its brisk economic activities. Industry support organizations including Japan International Cooperation Agency (JICA), Japan External Trade Organization (JETRO) and chambers of commerce and industry have their branches in Koriyama, which is full of business opportunities to connect with new business partners.

Number of private businesses: 15,836 <small>(Economic census 2016)</small>	Number of manufacturers:	Number of information and telecommunication businesses:	Number of shipping and postal service businesses:	Number of wholesale and retailing businesses:	Number of finance and insurance businesses:
	872	155	358	4,148	367

14 industrial parks in the city

Koriyama City actively serves as a catalyst for connecting businesses and industrial parks!

Koriyama West Industrial Park 1, Koriyama West Industrial Park 2, Koriyama West Soft Park, Koriyama Central Industrial Park, Koriyama North Industrial Park, Koriyama Food Industry Park, Koriyama Iron Works Corporate Park, Koriyama Uneme Corporate Park, Koriyama Logistics Corporate Park, Southern Tohoku General Wholesale Park, Koriyama Trucking Corporate Park, Koriyama South Distribution Corporate Park, Koriyama Area Wood Works Industrial Park, Koriyama City General Wholesale Market

Businesses Located in Koriyama

● Koriyama West Industrial Park 1

ABE NIKKO KOGYO CO., LTD.
AIR WATER PLANT & ENGINEERING INC.
Kawamura Electric Inc. KORIYAMA HIROSE ELECTRIC CO., LTD.

● Koriyama West Industrial Park 2

Asahi Logistics CO.,LTD. ANRITSU CORPORATION
AGC Electronics Co., Ltd. KYOCERA Corporation Komatsu Ltd.
SANNŌ Co., Ltd. TOKYO OHKA KOGYO CO., LTD.
Novo Nordisk Pharma Ltd. Panasonic Industry Co., Ltd.
Fuji Die Co., Ltd. Mitsubishi Chemical Corporation
Mitsubishi Electric Corporation etc.

● Koriyama West Soft Park

TOSEI EB TOHOKU CO., LTD. etc.

● Koriyama North Industrial Park

Tohoku Murata Manufacturing Co., Ltd.
Hokuto Katawaku Seisakusho Co., Ltd. YAMATO TRANSPORT CO., LTD. etc.

● Koriyama Central Industrial Park

Asaka Riken Co., Ltd. KOURAKUEN HOLDINGS CORPORATION
Shin-Etsu Quartz Products Co., Ltd. Hinode Koki Co., Ltd.
Faurecia Clarion Electronics Co., Ltd. YORKBENIMARU CO., LTD.
Yokoyama Kogyo Inc. etc.

● Other Industrial Parks etc.

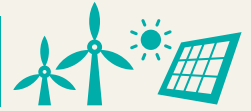
Ishiyama Seiki Co., Ltd. KSM Co., Ltd. Nippon Denko Co., Ltd.
XEBIO HOLDINGS CO., LTD. Nitto Boseki Co., Ltd.
NIPPON CHEMICAL INDUSTRIAL CO., LTD.
NIPPON ZENYAKU KOGYO CO., LTD.
Hundred Co., Ltd. Hodogaya Chemical Co., Ltd. etc.



INDUSTRIAL INNOVATION IN KORIYAMA, THE LEADING RESEARCH AND DEVELOPMENT HUB

RENEWABLE ENERGY

Fukushima Renewable Energy Institute,
AIST (FREIA)



- Opened in the Koriyama West Industrial Park 2 as a new AIST R & D center in 2014, as a part of the government's basic policy for recovery from the Great East Japan Earthquake
- The only national research organization relating to renewable energy in the country.
- With one of the largest anechoic chambers in the country, it includes a large-scale testing system that can be used for collaborative research and certification tests

Major Research Areas
Energy networks, hydrogen, wind power,
solar energy, geothermal energy.etc



Anechoic chamber



©:National Institute of Advanced Industrial Science and Technology

Promoting International Urban and Regional Cooperation

Koriyama is engaged in collaboration with three other cities and regions – Essen in Germany, Grenoble Alps Metropole in France, and Toyota in Aichi Prefecture – under the themes of hydrogen and open innovation.

We support local businesses' foreign market entry through collaboration with businesses and research institutes in Essen, which has one of the largest industrial clusters in Europe in the fields of energy and healthcare.



Concluding an agreement with Essen in Germany

MEDICINE

Fukushima Medical
Device Development
Support Center(FMDDSC)



- Opened in Tomita-machi, Koriyama in 2016
- The first institution in the country to offer integrated support for medical device from development to commercialization

Center Functions
Safety evaluation testing, matching, human resource development and training, consulting

Fukushima is one of the leading prefectures
in the country for medical equipment
production



Production value of parts for medical machinery and devices (2019)



Medical equipment production value (2020)



In collaboration with Fukushima Medical Device Development Support Center, Koriyama is supporting manufacturing businesses with the development of products relating to the medical field.

Example for developing products of businesses in Koriyama (Mouthpiece for endoscope)▶



CHEMISTRY

Providing spinning and chemical industries with abundant electricity produced by its hydro power generation, Asaka Canal completed in early Meiji Era has sustained the development of industries in Koriyama.



Major businesses located in Koriyama



Established in 1916

Hodogaya Chemical Co., Ltd. Koriyama Plant
A plant manufacturing hydrogen peroxide and derivatives, and electronic materials



Established in 1919

NIPPON CHEMICAL INDUSTRIAL CO., LTD. Fukushima No. 1 Plant
A plant manufacturing dielectric materials for multilayer ceramic capacitors, and materials for other electronic parts



Established in 1923

Nitto Boseki Co., Ltd. Fukuyama Business Center
A manufacturing plant and general research center for glass fiber products and medical products



Established in 1951

Nippon Denko Co., Ltd. Koriyama Plant
A plant for recycling drainage water, recovering valuables, and recycling ion-exchange resins at pure water manufacturing sites.



FULL SUPPORT FOR BUSIN

EXTENSIVE **SUBSIDY** PROGRAM

Business Establishment Promotion Project (land acquisition type)

[Koriyama]

See here for detailed conditions→



When building, extending, or relocating a plant, distribution center, testing and research institution, or information and communication related institution in Koriyama West Industrial Park 1

Operating Subsidy

25% assistance with land purchase costs
30% for certain business fields
(upper limit 100 million JPY)

Business Establishment Subsidy

Assistance equivalent to fixed property tax and city planning tax for 5 years (3 years in the case of relocation or extension)
(upper limit 20 million JPY per financial year)

Employment Promotion Subsidy

Assistance of 100,000 yen per new employee (full-time)
separate employment conditions apply
(upper limit 20 million JPY)

Business Establishment Promotion Project (lease type)

[Koriyama]

See here for detailed conditions→



When renting lands or buildings in Koriyama, building or extending a plant, distribution center, testing and research institution, or information and communication related institution, and employing new staff

Operating Subsidy

50% assistance with land and building rental costs for 3 years
(upper limit 5 million JPY per financial year)

Employment Promotion Subsidy

Assistance of 100,000 JPY per new employee (full-time)
50,000 JPY per new employee (contract worker or part-timer)
(upper limit 20 million JPY)

National and Prefectural Assistance

[Country or prefecture]

Can be used in conjunction with city subsidy

Subsidies for businesses creating employment in the areas affected by tsunami and nuclear power disaster



When establishing a plant or distribution center in Koriyama West Industrial Park 1
prerequisite of employment

Assistance of up to 1/3 (1/4 for large businesses) with land purchase costs, land developing costs, building purchasing costs, and equipment purchasing costs

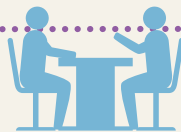
Assistance to promote establishment of businesses stimulating Fukushima industry



When establishing a plant or distribution center
prerequisite of employment

Assistance of 5 to 25% with building and equipment purchasing costs

For further information on other subsidy programs



We suggest subsidy programs suitable for your businesses.
Please feel free to consult us first!

VARIOUS KINDS OF OPERATING **SUPPORT** AFTER ESTABLISHMENT

Fukushima Technology Center

Located in Koriyama West Industrial Park 2 this prefectural testing and research organization provides various kinds of technological support for industrial development.

In addition to commissioned testing, equipment use, and free technological advice from the knowledgeable staff, the center supports R & D of businesses in the prefecture via original technological developments, research commissioned by businesses, and collaborative research.



Koriyama Area Technopolis Incubation Center

This institution was established to provide businesses involved in new enterprises with a place to carry out R & D and prototype manufacture at a low cost.



Matching Interactive Meetings

We regularly organize matching interactive meetings, free for all to attend, to introduce the technology and intellectual property of large and medium sized businesses.



Manufacturing Industry Digital Transformation Support

We send advisors with specialized knowledge to identify problems in the manufacturing site, and support the introduction of digital technology.



Koriyama Agriculture, Welfare, Commerce and Industry Partnership Company/Group Guide

Business operators involved in agriculture, welfare, commerce and industry are introduced on the website, in order to promote matching and collaboration between businesses.

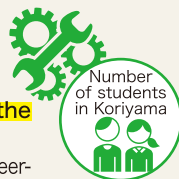


BUSINESSES LOCATING TO KORIYAMA

SECURING QUALITY HUMAN RESOURCES

● An abundance of industrial field human resources

- **Fukushima Prefecture boasts the largest number of high school students in the engineering course in the Tohoku and North Kanto areas.** (2019 basic school survey)
- Human resource development aimed at the future is being carried out in Koriyama at College of Engineering, Nihon University, Koriyama Kita Technical High School, and Koriyama Technical Academy



- University and vocational schools
... **10,546** (as of May 1st, 2021)
- High schools
... **10,179** (as of April 1st, 2021)

College of Engineering, Nihon University and Graduate School of Engineering

Education and research based on LOHAS are carried out, supporting a healthy and sustainable lifestyle from an engineering aspect.

Departments of civil engineering, architecture, mechanical engineering, electrical and electronic engineering, chemical biology and applied chemistry, and computer science

Koriyama Kita Technical High School

Obtained first place in the world in the International Contest of Applications in Nano-micro Technology*, a first for high school students.

Departments of mechanics, electronics, electricity, information technology, architecture, and chemical engineering
*A contest in which students from around the world compete in machine development technology

Koriyama Technical Academy

A prefectural vocational ability development institution that has both a vocational ability development junior college and a vocational ability development school.

● Utilizing human resources in Koriyama Collaborative Core Urban Area

The population of Koriyama Collaborative Core Urban Area, consists of 17 municipalities including Koriyama, is approximately 630,000. Roughly 1/3 of the prefecture's population is gathered in the region.

● Support for the securing of human resources

■ Joint recruiting sessions of local manufacture

In collaboration with the employment agency, we organize joint recruiting sessions that bring together manufacturing businesses and job seekers.



■ Support organizations for matching with job seekers



■ Homeland Fukushima Employment Information Center (Tokyo Office)

Tokyo Kotsu Kaikan 8F, Yurakucho 2-10-1, Chiyoda-ku, Tokyo-to Tel.: 03-3214-9009



■ Fukushima Life and Employment Support Center, Koriyama Office

Koriyama Hanatsubaki Building 8F, Ekimae 1-14-21, Koriyama-shi, Fukushima-ken Tel.: 024-925-0811



VOICES FROM BUSINESSES CHOSE KORIYAMA AS THEIR BUSINESS LOCATIONS



kawamura
Kawamura Electric Inc.
Mr. Mizuno
Chief Operating Officer

Optimal location for technological innovation with ample support programs

We are a manufacturer of power receiving and transforming equipment which has been manufacturing and selling switchboards, cubicle-type high-voltage power receiving equipment and residential distribution boards since our establishment in 1919. At the Koriyama Plant, which is going to start operations in April 2024, we have utilized the subsidies for businesses creating employment in the areas affected by tsunami and nuclear power disaster. With an aim to realizing a carbon-free society, we are not only planning a net zero energy building (ZEB), but also planning to construct a technological laboratory within the site. The Koriyama Plant is located nearby Fukushima Renewable Energy Institute, AIST and Fukushima technology Center, providing an environment conducive to technological innovation. Moreover, the location is close to the Kanto region, making it easy for customers to visit.



asahi
アサヒロジスティクス
Asahi Logistics CO.,LTD.
Mr. Akiyoshi
Cooperative Distribution
Department Manager

An important hub linking the Kanto with Koshin-Etsu and Tohoku areas

Since its establishment in 1945, Asahi Logistics CO., LTD. has served as a logistics infrastructure specialized in food distribution and supported daily diets of approximately 5 million people. There has been a particular increase in demands to strengthen networks in the Tohoku area since the Great East Japan Earthquake, and we have developed business sites in Sendai and Morioka. Making distribution more efficient including measures to address the "Year 2024 problem" in the logistics industry, is an urgent task. Koriyama, which has access to Tohoku Expressway and Ban-Etsu Expressway, will be a hub that plays an important role in linking the Kanto with Koshin-Etsu and Tohoku areas to build the structure of our distribution network covering the eastern Japan.



Nittobo
Nitto Boseki Co., Ltd.
Medical Business Department
Specialty Chemicals
Ms. Teruuchi
Development Group Manager

A conveniently located city with a good environment to raise your children

Since establishing a fiber business in Fukushima Prefecture, we have expanded into a wide variety of fields, such as glass fiber, medical products, and drinks. I work at the research center in the Fukuyama Business Center in Koriyama. The bullet train passes through Koriyama, and I can get to Tokyo in around 1 hour 20 minutes. Access to Fukushima Airport and Sendai Airport is also good, so I can easily visit my parents live in the distance. Also, there are a large number of places to play with children, both inside in indoor playgrounds and "Fureai Science Museum," and outside in several large parks, and I feel that it is a good environment to raise your children.





"BABIES FIRST" CITY

LIVEABLE CITY FOR FAMILIES

CHILD REARING

- **Creating a city that puts a priority on children who bear the future**
- Support on pregnancy, childbirth and child rearing from midwives
- Sending caretakers as prenatal and postnatal support
- Facility improvement for changing diapers and infant nursing
- **Free medical care until 18 years old for children in Fukushima Prefecture**
- **Great places for children to play**
- PEP KIDS KORIYAMA with the theme of "Play, Learn and Grow"
- "Lucky Park" tied up with the Pokémon Company



- **Establish learning environment from the viewpoint of "No one will be left behind"**
- Promote classes using one tablet PC per person
- Promote classes and works at home implementing online learning materials
- Deploy tablets with LTE according to home network environments



LIVING



● With good transport access and commercial facilities in all areas, Koriyama is a very convenient place to live in

Ranking as a good place to live 2022 1st in the prefecture (survey by e-heya.net, Daitokentaku Leasing Co., Ltd.)

1st in the prefecture

- **All kinds of fully-equipped medical organizations provide a carefree living environment**
- Numerous medical institutions including 4 general hospitals

[Medical organizations in Koriyama] (as of June 1st, 2022)

Hospitals	Clinics	Dental clinics
22	213	181



- Mind and Body Health Website, "KOKOKARA Koriyama!"

- **We are creating relaxing and safe city where injuries and accidents are prevented**

2018 Received international recognition as a safe community

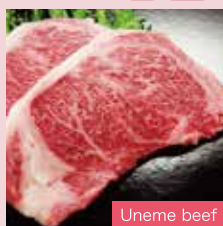


EATING

We have not only agricultural products and local sake that are products of our bountiful earth and refreshing water, but also gourmet-recognized restaurants for you to enjoy.



Vegetables with Koriyama brands



Uneme beef



Asakamai rice



Local sake



Koi dishes



Cream box

LEISURE

Enjoy your free time to the full in Koriyama, where each season has a lot to offer.



A host of beautiful flowers spreading into the distance
Nunobiki Plateau Wind Farm in Koriyama



"INAICHI", going around the beautiful Lake Inawashiro by bicycle



Bandai Atami hot spring, famous for enhancing your beauty




Music City, the Vienna of Tohoku

KORIYAMA WEST INDUSTRIAL PARK 1 2ND STAGE CONSTRUCTION AREA NOW BEING DEVELOPED

**PRIOR-SALES ACCEPTED FROM FEBRUARY 2023
DUE FOR COMPLETION IN SEPTEMBER 2024**

See website for latest information

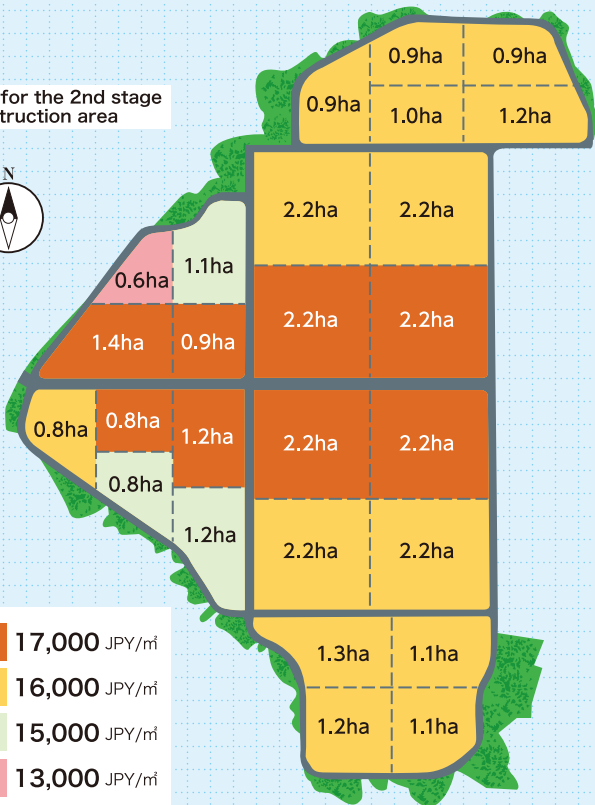



2.9 km from National Route 49
5.9 km from Koriyama Interchange
13 km from Koriyama Station
35 km from Fukushima Airport

SALES POINT

- POINT 1** → The location is elevated and on firm ground, so is resistant to disaster.
- POINT 2** → Good access to interchanges of highways.
- POINT 3** → Large sites maximum of approximately 9 hectares are available.
- POINT 4** → Renewable energy and medical R & D and support center are located nearby.
- POINT 5** → No need to create green spaces on the premises.
- POINT 6** → Well-established subsidy programs support new businesses.

Map for the 2nd stage construction area



	17,000 JPY/m ²
	16,000 JPY/m ²
	15,000 JPY/m ²
	13,000 JPY/m ²

Overview of 2nd stage construction area

Location:	Kami-Izushima, Koriyama City
Lots for sale:	37 ha in total
Number of lots for sale:	26 in total
Land-Use Zone:	Industrial complex
Major infrastructures (planned):	Running water, High and extra high electric voltage energy, Urban gas, and Optical cable



Koriyama is supporting the development of sustainable development goals (SDGs)

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