



April 28, 2015

For immediate release

Mitsui Fudosan Co., Ltd.

-Kuala Lumpur's First Outlet Mall-

MITSUI OUTLET PARK KLIA SEPANG Opening May 30, 2015

First Major Shareholding Overseas Development of a Mitsui Outlet Park, Taking Abroad Know-How Cultivated

Over 20 Years of the Outlet Business in Japan

- Mitsui Fudosan Co., Ltd. announced today that MFMA Development Sdn. Bhd. (hereinafter, "MFMA"), a joint venture established with Malaysia Airports Holdings Berhad (hereinafter, "MAHB"), will open MITSUI OUTLET PARK KLIA SEPANG, Kuala Lumpur's outlet mall, inside Kuala Lumpur International Airport.
- This project will make full use of Mitsui Fudosan's expertise from developing and operating 12 outlet malls in Japan and one in China*. It is the first overseas project that the Company has invested in as a major shareholder (70%), and will become the flagship project for Southeast Asia. The mall will open on May 30, and will see the successive openings of approximately 130 stores by the end of July. The mall is situated within the Kuala Lumpur International Airport and offers convenient transport options with direct access from an expressway. Visitors are expected to come from all over the world to experience the appeal of a Mitsui Fudosan retail property.
- With expansions planned for 2018 and 2021, the property will ultimately have an overall floor area of about 44,000 m² with approximately 250 stores, making it one of Southeast Asia's largest outlet malls, and one of the largest of Mitsui Fudosan, including those in Japan.

*The outlet mall in China is invested as a miner shareholder.

Store Composition Features

- A collection of various genres, including leading luxury brands, international designer brands, popular local Malaysian brands and Japanese brands.
- A wide variety of restaurants offering cuisine from around the world, including Malaysian, Japanese, Italian, Chinese and Thai cuisines. Many restaurants also cater for halal needs.
- In "JAPAN AVENUE", a zone where visitors can experience authentic Japanese culture, Japanese sushi restaurant "sushi maru" will open its first restaurant in Malaysia, "Wa Café" will offer customers a chance to experience Japanese tea, and "fun Japan" will comprise a traditional craft store, an event space, and other attractions.

Building Design and Design Features

- > Based on Paradise Village, a concept with a tropical resort theme
- > The two story construction is designed to facilitate overall ease of movement, with an ambience like an outdoor space as natural light from stylish skylights enriched with greenery throughout the building create the atmosphere of a relaxing, bright resort.
- The enclosed mall design is entirely air-conditioned on account of the tropical climate, creating a comfortable shopping space.

Unique Initiatives for an International Airport Site

- > A free shuttle bus service connects the airport with Mitsui Outlet Park KLIA SEPANG, which is also serviced by bus routes connecting the center of the city to the airport.
- An automatic check-in system has been set up in the building so that airport users can check in to their flights before or after shopping.

- > A Flight Information Display has been set up in the building to enable visitors to confirm flight information while they are in the mall.
- > A free luggage storage service is available to enable hands-free shopping





Details of the MITSUI OUTLET PARK KLIA SEPANG

| Phase 1 Opening Facilities | Kuala Lumpur's first outlet mall with store floor space of approximately 24,000 m ² and approximately 130 stores |
|-------------------------------|---|
| Location | Facing the main road connecting the airport and central city, the mall is located approximately 60 kilometers south of the center of the city, about 50 minutes' drive by car. It is highly convenient for residents of the greater Kuala Lumpur area, as well as Kuala Lumpur International Airport users |
| • Target Markets | The 8.73 million people living in the area within 100 km of the park and 48.93 million annual users of the airport (2014 figures). |
| Parking Space | A parking lot with over 2,000 parking spaces has been provided, taking into consideration that most visitors from the greater Kuala Lumpur area will travel by car. |
| • Free Shuttle Bus | Two to three shuttle buses connecting KLIA and klia2 (Kuala Lumpur International Airport Terminal Two) operate every hour from 8:20 a.m. to 11:30 p.m. |
| Automatic Check-in System | The system can be used for flights with Malaysia Airlines, Cathay Pacific Airways, KLM-Royal Dutch Airlines, Bangkok Airways and Air Asia. |
| • Ticket Counter | Arrange bookings for buses, taxis, rental cars and more |
| Support for Overseas Visitors | CIMB (A major Malaysian bank) has set up a foreign exchange counter, free WiFi Internet access is available in parts of the facility, and tourist privilege coupons (coupons handed out when foreigners show their passports) are issued. |
| • Event Spaces | A total of approximately 300 m^2 has been set aside within the facility as spaces to hold events. |
| • Serving Malaysian Needs | The facility includes halal*, non-halal, and pork free restaurants as well as separate prayer rooms for men and women. *Halal: Foods that are permissible for Muslims to eat or drink under Islamic law. Non-Halal: Foods that are not Halal. Pork free: Foods that cooked except pork and pork extract. |

About the KLIA Aeropolis Plan

This property is in the "Kuala Aeropolis Project", which is expected to be developed in the future by MAHB. Purpose of the project is making important opportunities of business, sightseeing, and employment. The hub of logistics facilities, a theme park, and exhibition are expected to be clustered around the property. MAHB uses this property development as a pace setter, and they will sequentially promote development plans in the future.

Mitsui Fudosan's Overseas Strategy

The Mitsui Fudosan Group has positioned overseas business as one of its growth areas. In Asia, the Group has developed the Shanjing Outlet Plaza-Ningbo in China. It has been moving forward on development of Taiwan Linkou Outlet Project (tentative name) in Taiwan and LaLaport Shanghai Jinqiao (tentative name) in China. The Group has also developed business through participation in residential projects in Singapore, Malaysia, Thailand, Indonesia, and China in recent years. Under "Innovation 2017," the Group's long-term business plan through to FY2017 announced in 2012, the Group is planning to execute investments of approximately ¥500 billion in Europe, America, and Asia by FY2017.

MAHB

MAHB is the operator of 39 airports in Malaysia, including KLIA. The majority of MAHB's shares are held by a government-managed fund wholly owned by the Malaysian government. Apart from the airport business, it is also involved in such businesses as hotels and the retail property business.

Attached Materials 1: Property Overview

2: List of Stores to Be Opened

3: List of Mitsui Outlet Park

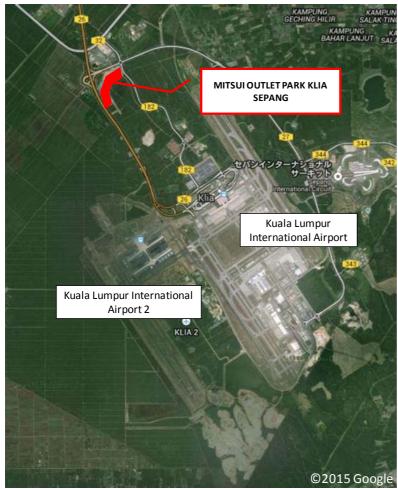
Attached Materials 1: MITSUI OUTLET PARK KLIA SEPANG Property Overview

| Location | Within the Kuala Lumpur International Airport (KLIA) site | | |
|---------------|--|--|--|
| Access | 5 minutes' drive from Kuala Lumpur International Airport and approximately 50 minutes' | | |
| | drive from central Kuala Lumpur | | |
| Project | ct MFMA Development Sdn. Bhd. | | |
| developers | (Project share: Mitsui Fudosan Co., Ltd. 70%, Malaysia Airports Holdings Bhd. 30%) | | |
| Business | siness Factory outlet mall | | |
| format | | | |
| Site area | Phase 1: Approximately 115,000 m ² After completion of final stage: Approximately 180,000 | | |
| | m^2 | | |
| Retail space | Phase 1: Approximately 24,000 m ² After completion of final stage: Approximately 44,000 | | |
| | m^2 | | |
| No. of shops | Phase 1: Approximately 130 stores After completion of final stage: Approximately 250 | | |
| Opening date | May 30, 2015 | | |
| Operation and | MFMA Development Sdn. Bhd. | | |
| management | | | |
| Website | https://www.mitsuioutletparkklia.com.my | | |

[Access Map] Large are map



Detail area map



- $\bigcirc:$ First Outlet Concept Store in Malaysia
- $\odot:$ First Store in Malaysia
- $\ensuremath{\stackrel{\mbox{\tiny\scale}}{\rightarrow}}$: First Store in Klang Valley

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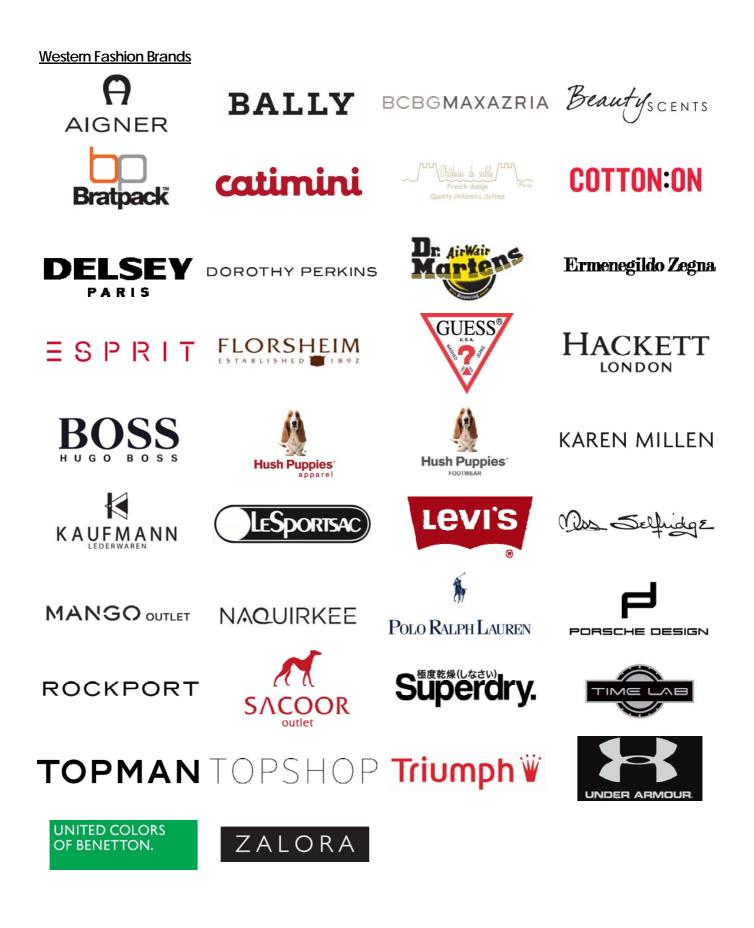
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Western Sports/Outdoor Brands



new balance















Western Miscellaneous Goods Brand















outlet

THE COSMETICS COMPANY STORE







Japanese Brand







Onitsuka Tiger

Asian Brand







Malaysian Brand











leather avenue myNEWS.com.





CURRENCY EXCHANGE

Trudy & Teddy SEMBONIA



Food & Beverages

























