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For immediate release

Mitsui Fudosan Co., Ltd.

-Kuala Lumpur's First Outlet Mall-**MITSUMI 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 MITSUMI 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 minor 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 developers	MFMA Development Sdn. Bhd. (Project share: Mitsui Fudosan Co., Ltd. 70%, Malaysia Airports Holdings Bhd. 30%)
Business format	Factory outlet mall
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 management	MFMA Development Sdn. Bhd.
Website	https://www.mitsuioutletparkklia.com.my

[Access Map]

Large are map



Detail area map



Attached Materials 2: List of Stores to Be Opened

- : First Outlet Concept Store in Malaysia
 ⊙: First Store in Malaysia
 ☆: First Store in Klang Valley

Western Fashion Brands

- | | |
|-----------------------|---------------------------------|
| ☆ AIGNER | ○ KAREN MILLEN |
| ☆ BALLY | KAUFMANN |
| BCBGMAXAZARIA | LESPORTSAC |
| Beauty SCENTS | Levi's |
| ○ Bratpack | MANGO OUTLET |
| ○⊙☆ catimini | ○ Miss Selfridge |
| Chateau de sable | ○ NAQUIRKEE |
| COTTON ON | PORSCHE DESIGN |
| ○ DELSEY | POLO RALPH LAUREN FACTORYOUTLET |
| ○ DOROTHY PERKINS | ROCKPORT |
| ○ Dr. Martens | ☆ SACOOR outlet |
| Ermenegildo Zegna | ○ Superdry |
| ESPRIT | ☆ TIME LAB |
| FLORSHEIM | ○ TOPMAN |
| GUESS | ○ TOPSHOP |
| HACKETT | ○ Triumph |
| HUGO BOSS | ○ UNDER ARMOUR |
| Hush Puppies apparel | ○ UNITED COLORS OF BENETTON. |
| Hush Puppies FOOTWEAR | ☆ ZALORA Outlet |

Western Sports/Outdoor Brands

- | | |
|-------------------|------------|
| adidas | PUMA |
| ○ COBRA PUMA GOLF | RIP CURL |
| CONVERSE | SKECHERS |
| HOUSE OF LEATHER | Timberland |
| ○ new balance | |

Western Miscellaneous Goods Brands

- | | | |
|--------------|-----|-----------------------------|
| Clarks | ○ | seen |
| GEOX | ○ | SOLAR TIME outlet |
| ICE-WATCH | ☆ | THE COSMETICS COMPANY STORE |
| ○ LE CREUSET | | The FLEXX |
| LIVE IT UP! | ○◎☆ | ZERO HALLIBURTON |
| ○ obermain | ○◎☆ | ZWILLING J.A. HENCKELS |
| Samsonite | | |

Japanese Brand

- | | | |
|------------------------|-----|----------------|
| ○ ACE | ○◎☆ | fan Japan |
| ○ asics Factory Outlet | ○◎☆ | Noritake |
| ○ CITIZEN | ○ | Onitsuka Tiger |
| ○ ISETAN OUTLET STORE | | |

Asian Brand

- | | |
|-----------------------|---------------------|
| ○◎☆ BEST VALUE OUTLET | Universal Traveller |
| ○ Sasa | |

Malaysian Brand

- | | |
|-----------------------------|-----------------|
| AKEMI UCHI | leather avenue |
| ○ BONIA | myNEWS.com |
| ○◎☆ Carlo Rino | SEMBONIA |
| ☆ Chocolate Street | TOY WORLD |
| CURRENCY EXCHANGE CIMB BANK | ○ Trudy & Teddy |
| Jkids | Stitch N' Fix |

Food & Beverages

- | | |
|------------------------------|----------------------------|
| BARI-UMA | M.A.D! |
| ○◎☆ Beryl's CHOCOLATE & CAFE | ○◎☆ Para Thai |
| DOMÉ | ○◎☆ STRAITS HOUSE |
| ○◎☆ DON DON TEI | ○◎☆ sushi maru |
| ○◎☆ GAO! GAO! | The Coffee Bean & Tea Leaf |
| hidang | The Loaf |

Western Fashion Brands



BALLY

BCBGMAXAZRIA

Beauty SCENTS



catimini



COTTON:ON

DELSEY
PARIS

DOROTHY PERKINS



Ermenegildo Zegna

ESPRIT

FLORSHEIM
ESTABLISHED 1892



HACKETT
LONDON

BOSS
HUGO BOSS



KAREN MILLEN



Miss Selfridge

MANGO OUTLET

NAQUIRKEE



ROCKPORT



極度乾燥(しなさい)
Superdry.



TOPMAN TOPSHOP **Triumph**



UNITED COLORS
OF BENETTON.

ZALORA

Western Sports/Outdoor Brands



Western Miscellaneous Goods Brand



Japanese Brand



Asian Brand


















Malaysian Brand



Food & Beverages



Attached Materials 3: List of Mitsui Outlet Park

<p>MITSUI OUTLET PARK OSAKA TSURUMI 2-7-70 Matta Omiya, Tsurumi-ku, Osaka Open: March, 1995 Retail space: approx. 9,400m² Number of shops: approx. 70</p> 	<p>MITSUI OUTLET PARK YOKOHAMA BAYSIDE 5-2 Shiraho, Kanazawa-ku, Yokohama, Kanagawa Open: September, 1998 Retail space: approx. 15,300m² Number of shops: approx. 80</p> 
<p>MITSUI OUTLET PARK MARINE PIA KOBE 12-2 Kaigan Dori, Tarumi-ku, Kobe, Hyogo Open: October, 1999 Phase 2: April, 2006 Phase 3: March, 2009 Retail space: approx. 22,800m² Number of shops: approx. 130</p> 	<p>MITSUI OUTLET PARK TAMA MINAMI OSAWA 1-600 Minami-Osawa, Hachioji-city, Tokyo Open: September, 2000 Phase 2: December, 2007 Retail space: approx. 21,100m² Number of shops: approx. 110</p> 
<p>MITSUI OUTLET PARK MAKUHARI 2-6-1 Hibino, Mihama-ku, Chiba-city, Chiba Open: October, 2000 Phase 2: April, 2005 Phase 3: (Scheduled in) July, 2015 Retail space: approx. 22,700m²* Number of shops: 137* *After phase 3 is opened</p> 	<p>MITSUI OUTLET PARK JAZZ DREAM NAGASHIMA 368 Urayasu, Nagashima-cho, Kuwana, Mie Open: March, 2002 Phase 2: July, 2006 Phase 3: September, 2007 Phase 4: September, 2011 Retail space: approx. 39,300m² Number of shops: approx. 240</p> 
<p>MITSUI OUTLET PARK IRUMA 3169-1 Miyadera, Iruma-city, Saitama Open: April, 2008 Retail space: approx. 30,000m² Number of shops: approx. 210</p> 	<p>MITSUI OUTLET PARK SENDAI PORT 3-7-2 Miyagino Ward Nakano, Sendai-city, Miyagi Open: September, 2008 Retail space: approx. 20,000m² Number of shops: approx. 120</p> 
<p>MITSUI OUTLET PARK SAPPORO KITAHIROSHIMA 3-7-6 Omagari-Saiwai-Cho, Kita-Hiroshima-city, Hokkaido Open: April, 2010 Phase 2: 18th April 2014 Retail space: approx. 30,000m² Number of shops: 180</p> 	<p>MITSUI OUTLET PARK SHIGA RYUO 1178-694 Oaza Kuzushi Aza Sunayama, Ryuo-cho, Gamou-gun, Shiga Open: July, 2010 Phase 2: July, 2013 Retail space: approx. 37,000m² Number of shops: approx. 240</p> 
<p>MITSUI OUTLET PARK KURASHIKI 12-3 Kotobuki-cho, Kurashiki-city, Okayama Open: December, 2011 Retail space: approx. 20,000m² Number of shops: approx. 120</p> 	<p>MITSUI OUTLET PARK KISARAZU 1-1, Kaneda Higashi 3-chome, Kisarazu-shi, Chiba Open: April, 2012 Phase 2: July, 2014 Retail space: approx. 36,500m² Number of shops: approx. 250</p> 
<p>MITSUI OUTLET PARK HOKURIKU OYABE 1-1 Washiba, Nishi-Nakano, Oyabe City, Toyama Open: (Scheduled in) July, 2015 Retail space: approx. 26,000m² Number of shops: 173</p> 	<p>SHANJING OUTLET PLAZA-NINGBO No.555 Qiushi Road, Yinzhou District, Ningbo City, China Open: September, 2011 Retail space: approx. 26,000m² Number of shops: approx. 140</p> 
<p>MITSUI OUTLET PARK KLIA SEPANG Within the premises of Kuala Lumpur International Airport Open: May, 2015 (Scheduled to be expand in 2018, 2021) Retail space: approx. 24,000m² Number of shops: approx. 130 Retail space: approx. 44,000m²* Number of shops: approx. 250* *After phase 3 is opened</p> 	<p>(Tentative name) TAIWAN LINKOU OUTLET PROJECT 381,381-1,382,383 Jianlin Section, Linkou District, New Taipei City, Taiwan Open: (Scheduled in) the 2nd half of 2015 Retail space: approx. 45,000m² Number of shops: approx. 200</p> 