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For immediate release

Mitsui Fudosan Co., Ltd.

Mitsui Shopping Park LAZONA Kawasaki Plaza to Conclude Second Set of Major Renovations since Its Opening

Major renovation of Grand Food, Kawasaki Station area's largest food marketplace

Total of 85 (30 new) shops to open on November 29

feve and KitKat Chocolatory to open their first stores in Kanagawa; Shinjuku's famous Takano and Kamakura Beniya also slated to open

Makeover of environmental designs to deliver a more refined shopping space

Tokyo, Japan, August 7, 2018 - Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, has continued to renovate the Mitsui Shopping Park LAZONA Kawasaki Plaza in the Saiwai district of Kawasaki City as part of the second set of major renovations since 2012, creating a place of comfort and relaxation that aims to become Japan's best shopping center. This part of the renovation work began on March 20, 2018, with tangible improvements including the opening of 103 new or renovated stores, which account for more than 30% of all stores within the complex, and the laying of artificial grass in Lufa Plaza in front of the station.

The final stage of these renovations will see the complete makeover of the Grand Food marketplace and the grand opening of 85 stores, 30 of which are new, on November 29, 2018. The refurbishing of Grand Food will offer a more attractive lineup of stores and also create a refined and highly convenient shopping space with the aim of enriching Kawasaki's food lifestyle.

This upgrade will conclude the second set of major renovations since LAZONA Kawasaki Plaza opened for business.

*Grand Food will be temporarily closed for renovations from August 27, 2018.

Key points of the final stage of major renovations

- (1) About 60% of the 30 new stores will be new to Kanagawa Prefecture and the Kawasaki area
- (2) Uniform passageway width, improved access to adjacent sections, and other upgrades will create a refined and highly convenient shopping space
- (3) Food court and supermarket stores* will also be newly opened or re-opened

*These stores are not located inside Grand Food and are scheduled to open at different times



Image of Grand Food marketplace after renovations

This renewal of LAZONA Kawasaki Plaza is based on the idea of getting better with age, meaning, of course, that as time passes things mature and increase in value, and will create a place of comfort and relaxation aiming to become Japan's best shopping center. LAZONA Kawasaki Plaza will continue to evolve and contribute to the development of the neighborhood.

Renovation Highlight (1) Roughly 60% of the 30 new stores will be new to Kanagawa Prefecture and the Kawasaki area

The extensive store lineup caters to shoppers' daily needs but also offers high-quality products. Shops include that of a famous pastry chef and a long-standing traditional Japanese sweet shop (their first stores opening in the area), as well as RF1 (which will become the area's largest deli counter) and Dean & DeLuca. The upgrade will transform the Kawasaki Station area's largest food marketplace into something much bigger.

Renovation Highlight (2) Uniform passageway width, integration of shared cash registers, and other upgrades will create a refined and highly convenient shopping space

The environmental designs of the Japanese and Western sweets zone, deli zone, and fresh produce and grocery zones will be revamped to reflect the richness of Kawasaki's food lifestyle. Moreover, a change in passageway width, shared cash registers, and other upgrades will create a pleasant and highly convenient shopping space. Access to the adjacent Dining Selection food court and Sanwa supermarket will be improved so shoppers can enjoy a more affluent food lifestyle.



【Japanese and Western Sweets Zone】
Creation of a space highlighting the fine qualities and resplendence of sweets beautifully displayed in glass cabinets.



【Deli Zone】
Creation of a space filled with a party-like atmosphere where shoppers can view cooking demonstrations and taste freshly made sumptuous treats.



【Fresh Produce and Grocery Zone】
Creation of a space packed with genuinely fresh food specialties from producers.

< 1F Floor Map >



Renovation Highlight (3) Scheduled opening of new and remodeled stores outside of the Grand Food area

Together with the major renovation of Grand Food, new and remodeled stores are also slated for opening in the Dining Selection food court and supermarket.

<Attachment 1> Overview of second set of major renovations since opening

As part of ongoing major renovations since March 20, 2018, 103 new or refurbished stores have been opened. In addition, artificial grass was laid in Lufa Plaza in front of the station, a new kid-friendly space was developed, and demonstration testing of communication robots and a smart toilet system was also implemented.

Renovation Highlights in Spring 2018

A Place of Comfort and Relaxation Aiming to Become Japan's Best Shopping Center

1. 103 stores newly opened or re-opened, including first stores in Kanagawa Prefecture
2. Station-front Lufa Plaza received artificial turf for gathering and relaxation
3. Mitsui Shopping Park & small concept shop appeared for a limited period
*This time-limited shop is now closed.
4. Demonstration testing of communication robots and a smart toilet system
*The demonstration testing of communication robots has ended.
5. Started the "Mama with LAZONA" project. Newly established two kid-friendly spaces and a baby rest area
6. Furniture within the shopping center completely renewed and employee rest areas expanded to create a comfortable facility that is easier to work in

*Please refer to the January 31, 2018 press release for more information.
<https://www.mitsui-fudosan.co.jp/corporate/news/2018/0131/index.html>



Before



After

< Lufa Plaza in front of Kawasaki Station >



< Smart toilet system (concept image)>



< Kid-friendly space LAZON TERRACE>

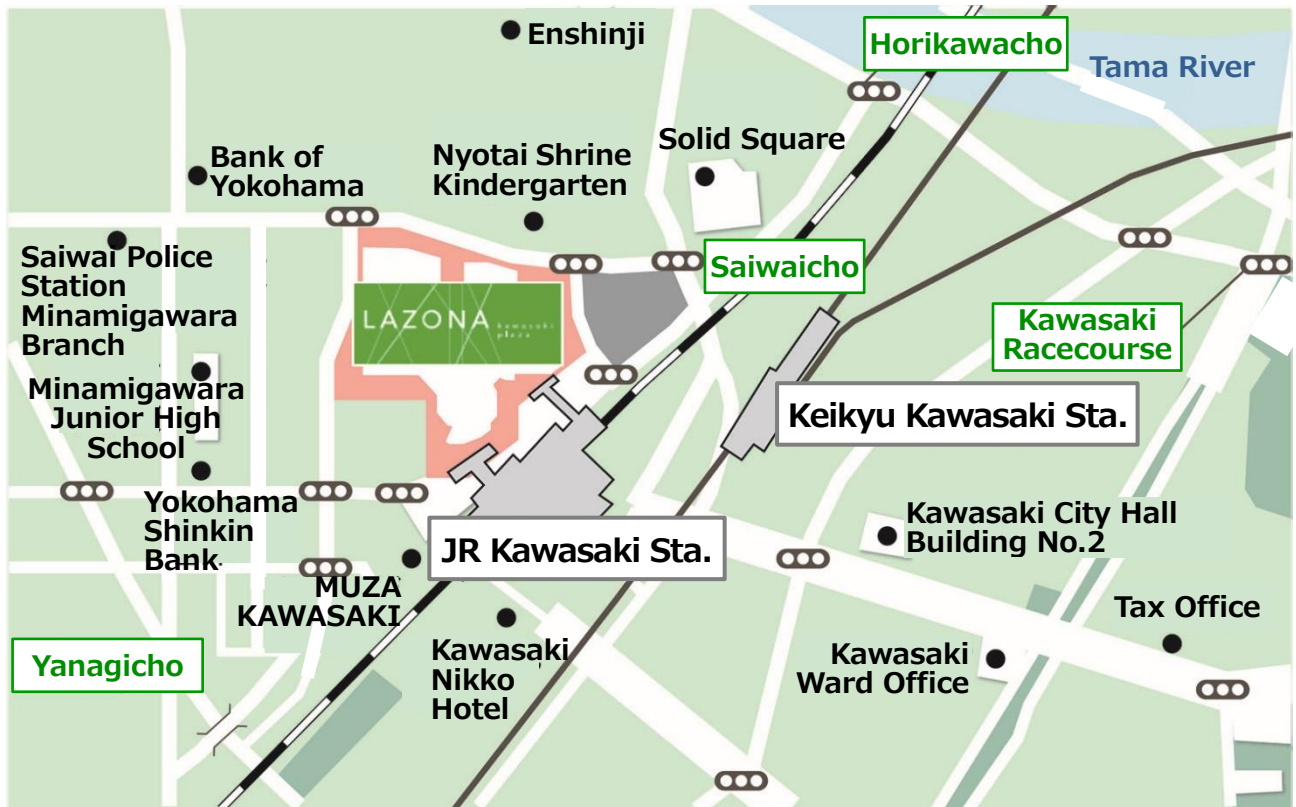
<Attachment 2>

Overview of Mitsui Shopping Park LAZONA Kawasaki Plaza

Location	72-1 Horikawacho, Saiwai-ku, Kawasaki-shi, Kanagawa
Opening	September 2006
Site Area	Approx. 775,001.5 ft ² (approx. 72,000 m ²)
Total Floor Area	Approx. 1,851,392.5 ft ² (approx. 172,000 m ²)
Store Floor Space	Approx. 850,348.9 ft ² (approx. 79,000 m ²)
Number of stores	Approx. 330
Parking Spaces	Approx. 2,000
Access	Direct access from JR Kawasaki Station and seven minutes on foot from Keikyu Kawasaki Station on the Keihin Kyuko Line
Operating Hours	Sale of goods and services 10:00-21:00 Restaurants 11:00-23:00 *Some stores may have different operating hours
Operation and management	Mitsui Fudosan Retail Management Co., Ltd.
Website	https://mitsui-shopping-park.com/lazona-kawasaki/en/

* As of August 7, 2018

【Location Map】



<Attachment 3>

Mitsui Fudosan's Regional Shopping Centers (as of August 2018)

Saitama

- Mitsui Shopping Park LaLaport SHIN MISATO
- Mitsui Shopping Park LaLaport FUJIMI

Shizuoka

- Mitsui Shopping Park LaLaport IWATA
- Mitsui Shopping Park LaLaport NUMAZU (tentative name)

Aichi

- Mitsui Shopping Park LaLaport NAGOYA minato AQUUS (Opening planned for September 28, 2018)

Hiroshima

- Mitsui Shopping Park ALPARK

Hyogo

- Mitsui Shopping Park LaLaport KOSHIEN

Osaka

- Mitsui Shopping Park LaLaport IZUMI
- Mitsui Shopping Park LaLaport EXPOCITY

Tokyo

- Mitsui Shopping Park Urban Dock LaLaport TOYOSU
- DiverCity Tokyo Plaza
- Mitsui Shopping Park LaLaport TACHIKAWA TACHIHI

Chiba

- Mitsui Shopping Park LaLaport TOKYO-BAY
- Mitsui Shopping Park LaLaport KASHIWANOHA

Kanagawa

- Mitsui Shopping Park LAZONA Kawasaki plaza
- Mitsui Shopping Park LaLaport YOKOHAMA
- Mitsui Shopping Park LaLaport EBINA
- Mitsui Shopping Park LaLaport SHONAN HIRATSUKA

Overseas

- LaLaport Shanghai Jinqiao (tentative name)
- Mitsui Outlet Park LaLaport Nangang (tentative name)
- Mitsui Shopping Park LaLaport Kuala Lumpur (tentative name)

