
Start of Construction at Mitsui Shopping Park LaLaport Shanghai Jinqiao (Tentative Name) First overseas LaLaport scheduled to open in 2020

Key Points of the Project

- Construction of the main building for Mitsui Shopping Park LaLaport Shanghai Jinqiao (tentative name) will start in May. This first overseas LaLaport project is scheduled to open in 2020.
- Located in the leading new development zone in Shanghai, where commercial and residential development are advancing alongside the development of industry as a special economic zone.
- Store mix includes a restaurant zone catering to both quality- and volume-oriented customers, a range of experiential entertainment facilities, and convenient stores to serve daily needs.
- Developing a safe and secure facility by leveraging experience in development, operation and leasing of retail facilities in Japan.
- With the design concept of origami, the simple and dynamic facility design presents a Japanese aesthetic.

Tokyo, Japan, March 21, 2017 – Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced that a ceremony to mark the start of construction of “Mitsui Shopping Park LaLaport Jinqiao (tentative name),” was held today with joint project partner, Shanghai Jinqiao Export Processing Zone United Development Co., LTD. and preparatory work has begun. The project is a regional shopping center in Shanghai, China, being developed through Shanghai Jinqiao Commercial Management Co., a wholly owned project company established by Mitsui Fudosan for promoting the project. Construction on the main building is scheduled to start in May. The new facility will be primarily targeted at families living around the planned site and surrounding office workers. It will comprise approx. 200 stores ranging from merchandise stores designed to encourage visitors to spend time at the mall, including a restaurant zone and experiential entertainment facilities, to convenient stores to serve daily needs.

Main Features of the Facility

Features of Store Composition

- Restaurants catering to quality- and volume-oriented customers, including a restaurant zone dedicated to Japanese food, which enjoys strong popularity in Shanghai.
- A full complement of topical content designed to encourage visitors to spend time at the mall, centered on “experiences” such as a cinema complex and entertainment facilities. Many Japanese-affiliated tenants will be attracted to take advantage of their strong popularity among local Shanghai customers
- Plans are to attract highly attuned fashion and specialty boutiques, highly topical general merchandise stores, and stores for daily use such as supermarkets. A wide-ranging merchandise lineup will project a high-grade atmosphere while retaining convenience to meet daily needs.

Features of the Facility Environment and Operations

- Making full use of the experience the Company has cultivated in retail facility development, operation, and leasing in Japan, such as creating environments that are comfortable for people of all ages and providing detailed operational support for tenant stores.

Features of the Facility Design

- “Origami” design concept.
- A facility design that merges the modernity of Shanghai as an international hub of Asia with the traditional culture of Japan.
- Geometric designs inspired by origami will be incorporated throughout the facility, for a simple yet dynamic design.



- The facility is located in the Pudong area, one of the fastest-developing areas of Shanghai in the China (Shanghai) Pilot Free Trade Zone Jinqiao Export Processing Zone, and a new economic zone of eastern Shanghai symbolizing the city's development of the finance, IT, electronics, and chemical, and other industries. The area was once home to many factories, but in recent years the development of transport infrastructure such as a subway and roads has brought rapid advances in retail and residential development. The facility's catchment area includes a holiday home zone with a large population of foreign nationals, giving the area a high ratio of middle- and upper-income earners.
- The facility will have a total floor area of approx. 1,571,531 ft² (146,000 m²), including a retail section with a total floor area of approx. 1,388,544 ft² (129,000 m²), and a store floor area of approx. 645,835 ft² (60,000 m²) for approx. 200 stores. The mall is to be built by Shanghai Jinqiao Export Processing Zone United Development Co., LTD. and the entire retail section will be leased by the Mitsui Fudosan Group and operated as the retail facility "Mitsui Shopping Park LaLaport Shanghai Jinqiao (tentative name).
- The facility will be the first LaLaport to be opened by the Mitsui Fudosan Group overseas. It will draw to the maximum possible extent from the shopping center expertise, including facilities development, tenant leasing and operations, that the Group has accumulated, starting with the LaLaport series inside Japan and encompassing the Shanjing Outlet Plaza-Ningbo in Ningbo City, Zhejiang Province, its first overseas shopping center opened in China in 2011, while aiming to develop a facility to meet the needs of customers in Shanghai.

Mitsui Fudosan's Overseas Strategy

The Mitsui Fudosan Group has positioned overseas business as one of its growth areas. Under the Group's "Innovation 2017 Stage II" medium-term business plan through fiscal 2017, announced in May 2015, the Group is planning to execute investments of approx. ¥550 billion in Europe, the Americas and Asia over a period of three years from 2015 to 2017. At present, the Group is making steady progress with those investments

In Asia, Mitsui Fudosan is actively capturing growing consumption and contributing to local areas while aggressively promoting its business to quickly expand its earnings. In Malaysia, the Company opened Mitsui Outlet Park KLIA Sepang in Kuala Lumpur in May 2015, and in Taiwan it opened Mitsui Outlet Park Linkou in January 2016. In January 2018, the Company plans to open Mitsui Outlet Park Taichung Port (tentative name), followed in 2021 by Mitsui Shopping Park LaLaport Nangang (tentative name) in Taiwan and LaLaport Kuala Lumpur (tentative name) in Malaysia. Mitsui Fudosan is also actively engaged in the housing business in China, Malaysia, Singapore, Thailand, and Indonesia, and is expanding development projects in Asia.

Overview of the Building

Property Name	Mitsui Shopping Park LaLaport Shanghai Jinqiao (tentative name)
Purpose	Retail properties
Business model	Mitsui Fudosan Co., Ltd. is to lease the entire retail section of a building built by Shanghai Jinqiao Export Processing Zone United Development Co., LTD. and operate it as a retail facility (master lease business)
Location	China (Shanghai) Pilot Free Trade Zone Jinqiao Export Processing Zone Lot 4-03
Access	10 minutes' walk from Pingdu Road Station on Shanghai Metro Line 9. *Line opening scheduled for 2017
Site Area	Approx. 462,848 ft ² (43,000 m ²) (overall)
Structure	11 floors above ground, 2 floors below ground Retail section: Floors 1-6 (and part of floor 7) Car park: Floor 1 – BF 2 *Floors 7 – 11 are offices (outside of the Company's operation)
Building floor area	Approx. 571,531ft ² (146,000 m ²), retail section approx. 1,388,544 ft ² (129,000 m ²), office section approx. 182987 ft ² (17,000 m ²)
Store floor space	Approx. 645,835 ft ² (60,000 m ²)
Number of stores	Approx. 200
Parking spaces	Approx. 2,250 (including off-site parking spaces)
Operation and management	Shanghai Jinqiao Commercial Management Co.
Schedule	Scheduled to open in 2020 (planned)

Shanghai Jinqiao Export Processing Zone United Development Overview

Established: 1991

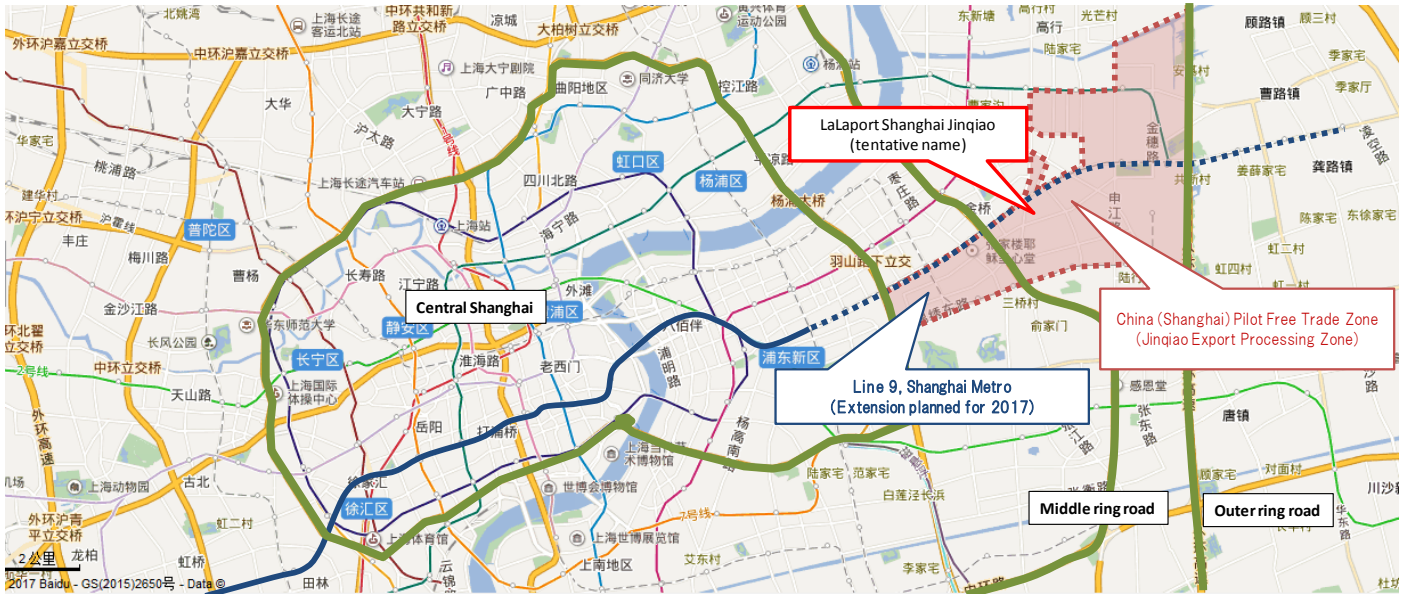
Representative: 王 颖

Business: Principally development and management of real estate in the Jinqiao Export Processing Zone

Name in Chinese: 上海金桥出口加工区联合发展有限公司(上海金桥出口加工区連合發展有限公司)

<Attachment 1> Map

Map of surrounding area

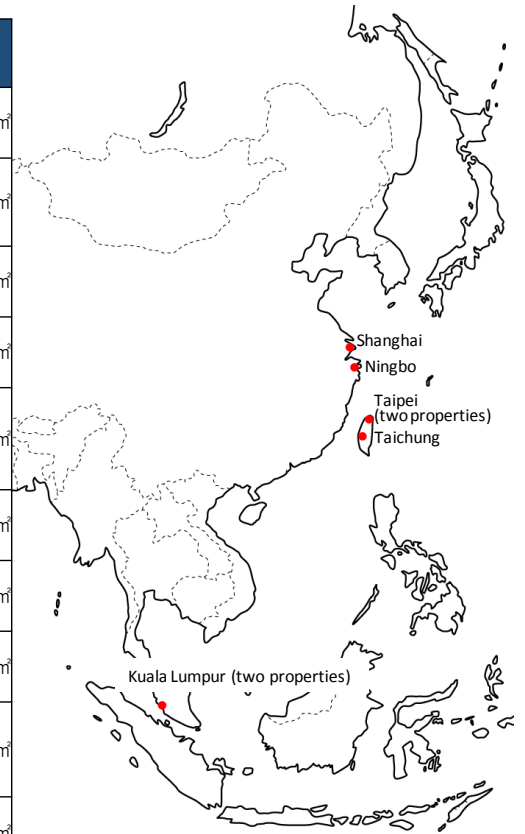


Close-up map



<Attachment 2> Mitsui Fudosan Regional Retail Facilities for Overseas Development

Country/ Region	Property	Opening year	Number of stores (approx.)	Store floor space (approx.)
China	Shanjing Outlet Plaza-Ningbo	(phase 1)2011 (phase 2)2015	190	39,700m ²
	Mitsui Shopping Park LaLaport Shanghai Jinqiao (tentative name)	2020 (planned)	200	60,000m ²
Taiwan	Mitsui Outlet Park Linkou	2016	220	45,000m ²
	Mitsui Outlet Park Taichung Port (tentative name)	2018(planned)	150	35,000m ²
	Mitsui Shopping Park LaLaport Nangang (tentative name)	2021(planned)	250	70,000m ²
Malaysia	Mitsui Outlet Park KLIA SEPANG	(Phase 1) 2015	130	24,000m ²
		(Phase 2) 2018 (planned)	60	9,900m ²
		(Phase 3) 2021 (planned)	60	10,100m ²
	Mitsui Shopping Park LaLaport Kuala Lumpur (tentative name)	2021 (planned)	300	80,000 m ²
Total		Seven properties	1,560	373,700 m ²



Mitsui Fudosan operates a total of 13 LaLaport regional shopping centers inside Japan. A list of these properties can be viewed at <http://www.lalaport.jp/foreign/index.html>