
Construction commenced and ground breaking ceremony held for Mitsui Shopping Park LaLaport Kuala Lumpur (tentative name)**The first, and the flagship LaLaport in Southeast Asia scheduled to open in 2021.**

Key Points of the Project

- Core component of a large scale mixed-use development in the heart of Kuala Lumpur comprising mainly of retail, office, residence, and hotel.
- First LaLaport in Southeast Asia scheduled to open in 2021. A mall not only shopping, but a place to spend time enjoying new experiences and lifestyle proposals.
- Planned to become the largest mall overseas for Mitsui Fudosan with approximately 300 stores and a net lettable area of 82,600 m² (889,000sqf).

- Mitsui Fudosan Co., Ltd. ("Mitsui Fudosan") has been steadily moving the development of Mitsui Shopping Park LaLaport Kuala Lumpur ("LaLaport KL") forward through the joint venture company MFBCC Retail Mall Sdn Bhd ("MFBCC") since participating in the project on March 2016. LaLaport KL has successfully commenced construction, and held the ground breaking ceremony today with the attendance of the Prime Minister of Malaysia. The project will be among the largest retail facilities for Mitsui Fudosan overseas, and is scheduled to open in 2021 as Southeast Asia's first LaLaport.
- LaLaport KL is the centerpiece retail facility in the large-scale mixed-use development Bukit Bintang City Center ("BBCC Project"), and Mitsui Fudosan leads the development, leasing, and operation as the primary shareholder of the joint venture. The approximately 300 stores of LaLaport KL will comprise of an extensive selection of brands ranging from high-end brands to daily necessities, and will target a wide range of age groups but especially focusing on young families (people in their twenties and thirties with children) as the main consumer segment.
- Mitsui Fudosan intends to leverage the project by utilizing its vast expertise cultivated through development and management of the LaLaports and other retail projects in Japan and overseas, including Mitsui Outlet Park KLIA Sepang which opened in 2015 as the Group's first retail facility in Southeast Asia. LaLaport KL will be Mitsui Fudosan's flagship project in its Southeast Asia, and is aimed to be a facility beloved by the people of Malaysia over a long time.

Main Features of the Facility

Features of Store Composition

- Malaysia's first new experience and lifestyle proposal oriented retail facility where visitors can enjoy spending time.
- Introduction of culture and hobby zone (cooking, sports, bookstore café, kids' area, travel center and café, etc.)
- Creation of one of its kind F&B zone by combining first to market F&B tenants from Japan and overseas with popular local Malaysian tenants.
- Differentiation through a strong mix of locally popular Japanese tenants (fashion, entertainment, food and beverage).

Features of the Facility and Operations

- Multiple event spaces to provide entertainment such as concerts for enjoyment of the visitors.

Features of the Facility Design

- Facility design based on "Japanese taste" and "simple modern" concepts.
- Kuala Lumpur's first hybrid mall combining outdoor lifestyle street and an indoor mall.
- Environmental friendly landscape and greenery enjoyable on the rooftop garden.



Artist's impression of the Boutique Street



Artist's impression of the mall interior



Artist's impression of the exterior



Ground Breaking Ceremony

- The Entertainment Hub adjacent to LaLaport KL offers such facilities as the Malaysia Grand Bazaar which introduces the unique culture of Malaysia, as well as the Zepp branded concert hall which can accommodate 2,500 people. These facilities escalate the attractiveness of BBCC Project and is expected to generate synergies with LaLaport KL.
- Located in the vicinity of Kuala Lumpur's central shopping district Bukit Bintang, LaLaport KL will have direct access to the LRT and KL Monorail stations. Connection by a pedestrian deck will also be provided to the Mass Rapid Transit (MRT) station scheduled to commence operation in 2017. Moreover, the facility will be highly accessible from the main roads and highways. With this excellent accessibility, LaLaport KL is expected to widely attract visitors from the Klang Valley as well as foreign and domestic tourists.

【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 (mid-term business plan through fiscal 2017 announced in May 2015)", the Group is planning to invest 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 on its target.

In Asia, Mitsui Fudosan is aggressively expanding its business to capture the massive consumption growth. The Group opened Shanjing Outlet Plaza Ningbo in China in 2011, Mitsui Outlet Park KLIA Sepang in Malaysia in May 2015, followed by Mitsui Outlet Park Linkou in Taiwan in January 2016. In 2018, the Group plans to open Mitsui Outlet Park Taichung Port (tentative name) in Taiwan, followed by Mitsui Shopping Park LaLaport Shanghai Jinqiao (Tentative Name) in 2020, and Mitsui Shopping Park LaLaport Nangang (tentative name) in Taiwan in 2021. Mitsui Fudosan is also active in the housing business in China, Malaysia, Singapore, Thailand, and Indonesia.

<Attachment 1. Overview of LaLaport KL>

Property Name	Mitsui Shopping Park LaLaport Kuala Lumpur (Tentative Name)
Location	No.2, Jalan Hang Tuah, 55100 Kuala Lumpur, Malaysia
Access	Direct access to Hang Tuah Station on the LRT and KL Monorail lines Five-minute walk to Merdeka Station on the MRT Sungai Buloh-Kajang (SBK) Line (scheduled to open in 2017)
Business format	Shopping centre
Site Area	Approx. 78,500 m ² (845,000sqf) (entire BBCC project including LaLaport KL)
Gross floor area	Approx. 133,000 m ² (1,432,000sqf) (for LaLaport KL) Approx. 620,000 m ² (6,674,000sqf) (entire BBCC project including LaLaport KL)
Net floor area	Approx. 82,600 m ² (889,000sqf) (for the LaLaport KL)
Structure	Five floors above ground and five floors below ground (including 4 floors of parking)
Stores	Approx. 300 units
Parking spaces	Approx. 2,400
Operation and management	MFBCC Retail Mall SDN BHD
Schedule	Construction commencement in June 2017 and opening in 2021
Environmental design	STUDIO TAKU SHIMIZU INC
Design and Construction	IJM Construction Sdn.Bhd.

<Attachment 2. Overview of BBCC>

The BBCC Project is a large-scale, mixed-use development project on a site of approximately 78,500 m² (845,000sqf) in Kuala Lumpur's city center that will feature a retail facility, offices, residences, hotels amongst others. It is being developed by BBCC Development Sdn. Bhd (BBCCD), which is comprised of Uda Holdings, Eco World Development Group Holdings and Employees Provident Fund Board as its shareholders.

MFBBCC is a joint venture between Mitsui Fudosan, Uda Holdings, Eco World Development Group Holdings and Employees Provident Fund Board, for the purpose of developing, owning, and operating LaLaport KL.

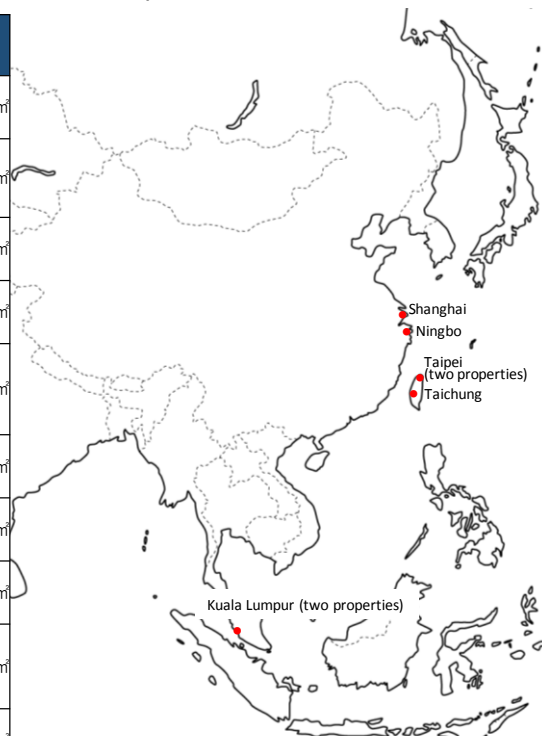


<Attachment 3> Map



<Attachment 4> Mitsui Fudosan 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	82,600 m ²
Total		Seven properties	1,560	376,300 m ²



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