

November 30, 2017

For immediate release

Mitsui Fudosan Co., Ltd.

Launching of MITSUI OUTLET PARK KLIA SEPANG Phase 2

Continuously welcoming a widespread of visitors since the opening in 2015, Mitsui Outlet Park KLIA Sepang will expand to about 200 Stores by adding approximately 70 new stores starting from December 15, 2017.

Key Points of the Project

- Inviting approximately 70 new stores proudly makes Mitsui Outlet Park KLIA Sepang the largest outlet mall in Malaysia.
- Evolving further as an attractive shopping destination, the expansion will answer to the demand of visitors by introducing a wider variety of fashion brands as well as everyday use lifestyle tenants.
- Mitsui Fudosan Co., Ltd. is committed to further expand investment in Malaysia, and have established the subsidiary Mitsui Fudosan (Asia) Malaysia Sdn. Bhd.

- Tokyo, Japan, November 30, 2017 - Mitsui Fudosan Co., Ltd., a leading global real estate company with its headquarter in Tokyo, announced today that the progressing MITSUI OUTLET PARK KLIA SEPANG (“MOP KLIA”) Phase 2 development is ready to introduce 70 additional stores opening sequentially from December 15 2017, until the grand opening on early February 2018. MOP KLIA is an outlet concept mall developed and managed through MFMA DEVELOPMENT SDN. BHD., a joint venture company established between the business partner MALAYSIA AIRPORTS HOLDINGS BHD.
- MOP KLIA, located at the Kuala Lumpur International Airport (“KLIA”), opened on May 30, 2015 as Kuala Lumpur’s first full-scale outlet mall. Since its opening, MOP KLIA has strived to enhance recognition of outlet concept mall as well as MOP KLIA itself to the people of Kuala Lumpur, and have successfully increased sales through mall operation that answers to the visitor’s demands. MOP KLIA have been mainly attracting Malaysian families in their 20s and 30s, as well as foreign tourists taking advantage of the location and accessibility to KLIA. MOP KLIA have grown to be regarded as Kuala Lumpur’s tourist attraction.
- Phase 2’s environmental design follows the “tropical resort” theme of Phase 1. Phase 2 introduces the “Sky Walk” with the concept of cloud in the sky, the “River Walk” with the image of cool river flow, and the “Forest Walk” with the theme of connection of the river to the sky. These design will provide both smooth mall circulation and comfort to the visitors.
- About 70 new stores will open for Phase 2, broadening selection for existing brands and product categories including luxury, international, Japanese, sports, local fashion and cosmetic. Furthermore, everyday use lifestyle stores including amusement and drugstores will join MOP KLIA to enhance convenience and to comfort the visitors.



Exterior view of MITSUI OUTLET PARK
KLIA SEPANG



Perspective drawing of Phase 2
(River Walk)

1. Expansion of the Outlet Mall Product Lineup

- Collection of a wider range of fashion brands including 10 first-to-Malaysia outlet store brands.
 - Expansion and introduction of luxury and international brands including the re-opening of the newly renovated VERSACE, as well as the opening of Kipling
 - Japanese fashion accessory brands including G-SHOCK
 - Expansion of sports brands such as The North Face
 - Popular local brands including Padini Outlet Store
 - Expansion of cosmetic and beauty-oriented tenants, including THE BEAUTY LABORATORY produced by Shiseido Co., Ltd. and opening in Southeast Asia for the first time

2. Introduction of Time Consumption and Lifestyle Elements

- Opening of Molly Fantasy (originated in Japan and has spread to more than 830 locations throughout Asia), an indoor theme parks equipped not just with games, but also with experience oriented play equipment.
 - Introduction of tenants bringing lifestyle convenience such as Watsons
 - Free Wi-Fi provided to visitors in all the mall's common areas
- Further expansion of MOP KLIA is scheduled for 2021, which will ultimately increase its net lettable area to approx. 44,000 square meters with the stores totaling to approximately 250. This expansion will make MOP KLIA the largest outlet mall in Southeast Asia.
- Mitsui Fudosan Group has established MITSUI FUDOSAN (ASIA) MALAYSIA SDN. BHD. to achieve steady and sustainable business expansion in Malaysia, by further leveraging on development and marketing expertise accumulated in Japan.
- Mitsui Fudosan Group has strategically positioned overseas business as one of its growth fields. In Asia, the Group is aggressively expanding its business to capture the massive consumption growth while simultaneously contributing to local communities. The Group opened Shanjing Outlet Plaza Ningbo in China in 2011, Mitsui Outlet Park KLIA Sepang in Malaysia in May 2015, and 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 Kuala Lumpur in 2021. Mitsui Shopping Park LaLaport Kuala Lumpur will become the first LaLaport in Southeast Asia. Mitsui Fudosan is also active in the housing business in Malaysia, Singapore, Thailand, Indonesia, the Philippines and China, as well as the hotel business in Taiwan.

Overview of MITSUI FUDOSAN (ASIA) MALAYSIA SDN. BHD.

Name	<u>MITSUI FUDOSAN (ASIA) MALAYSIA SDN. BHD.</u>
Location	Lot 21-02, 21st floor, Merana Hap Seng 2, Plaza Hap Seng, No.1, Jalan P.Ramlee, 50250 Kuala Lumpur, Malaysia
Local representative	Takehito Fukui, Managing Director
Capital:	RM 62,760,000
Established	December 2016
Main Business Lines	Capturing business opportunities, promoting and operating businesses and more in commercial properties, residential housing and with other assets

Attached Materials

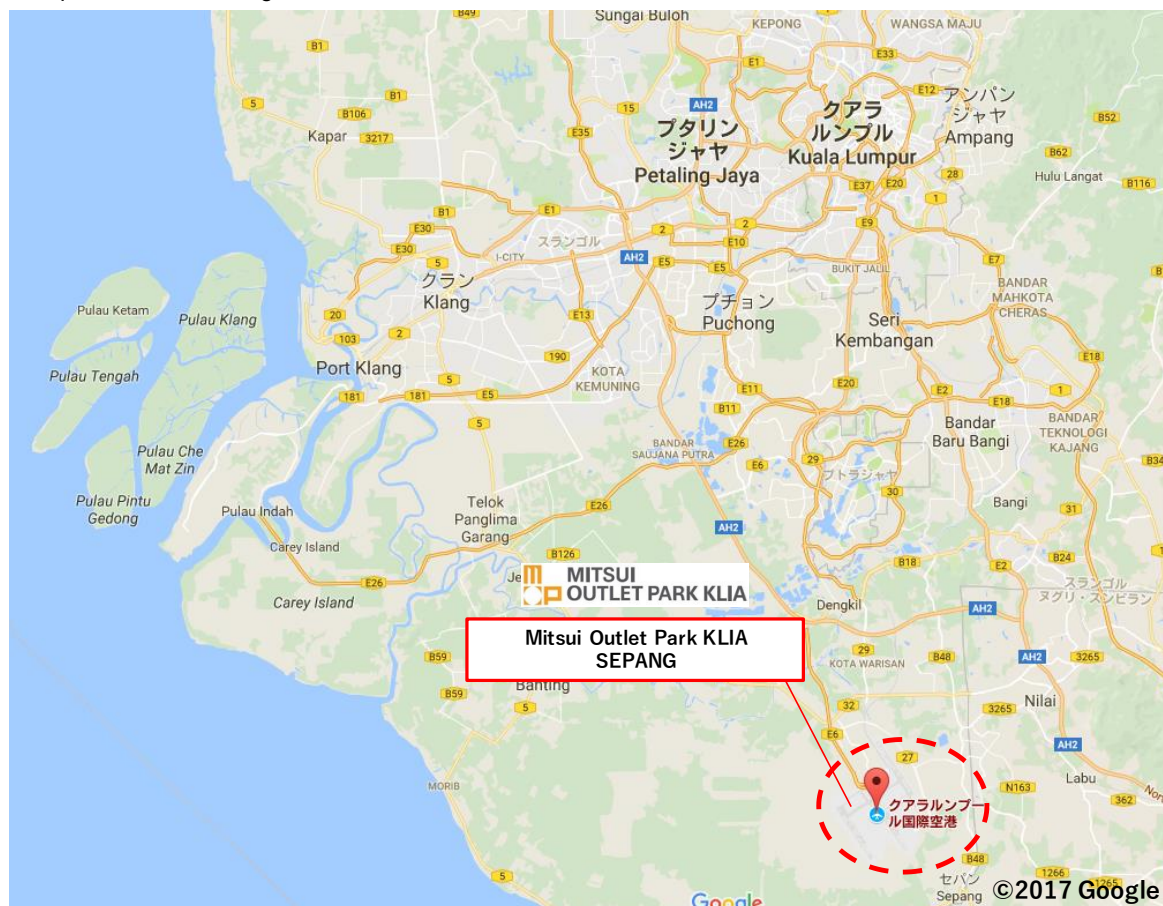
1. Property Overview
2. Maps
3. Main Brands Opening (Phase 2)
4. List of Phase 1 Stores
5. Mitsui Fudosan's Outlet Malls (as of November 2017)

Attached Materials 1: Property Overview

Location	Selangor State, Malaysia Within the Sepang Kuala Lumpur International Airport (KLIA) site	
Access	Approx. 5 minutes' drive from Kuala Lumpur International Airport and approximately 50 minutes' drive from central Kuala Lumpur	
Project Company	MFMA Development Sdn. Bhd. (Project share: Mitsui Fudosan (Asia) Malaysia Sdn. Bhd. 70%, Malaysia Airports Holdings Bhd. 30%)	
Business format	Factory outlet mall	
Site Area	Approx. 178,900 m ² (Overall, including phase 3)	
Store Area	Phase 1	Approx. 24,000 m ² (258,342 ft ²)
	Phase 2	Approx. 33,000 m ² (355,220 ft ²)
	Phase 3	Approx. 44,000 m ² (473,627 ft ²) (planned)
Number of stores	Phase 1	Opening approx. 130 stores
	Phase 2	Opening approx. 200 stores
	Phase 3	Opening approx. 250 stores (planned)
Opening	Phase 1	Opening May 30, 2015
	Phase 2	Opening December 15, 2017
	Phase 3	Opening 2021 (planned)
Construction	RC Structure	
Environmental design	Nonscale Co.	
Design and construction	Nakano Construction Sdn. Bhd.	
Operation and management	MFMA DEVELOPMENT SDN. BHD.	
Website	https://www.mitsuioutletparkklia.com.my	

Attached Materials 2: Maps

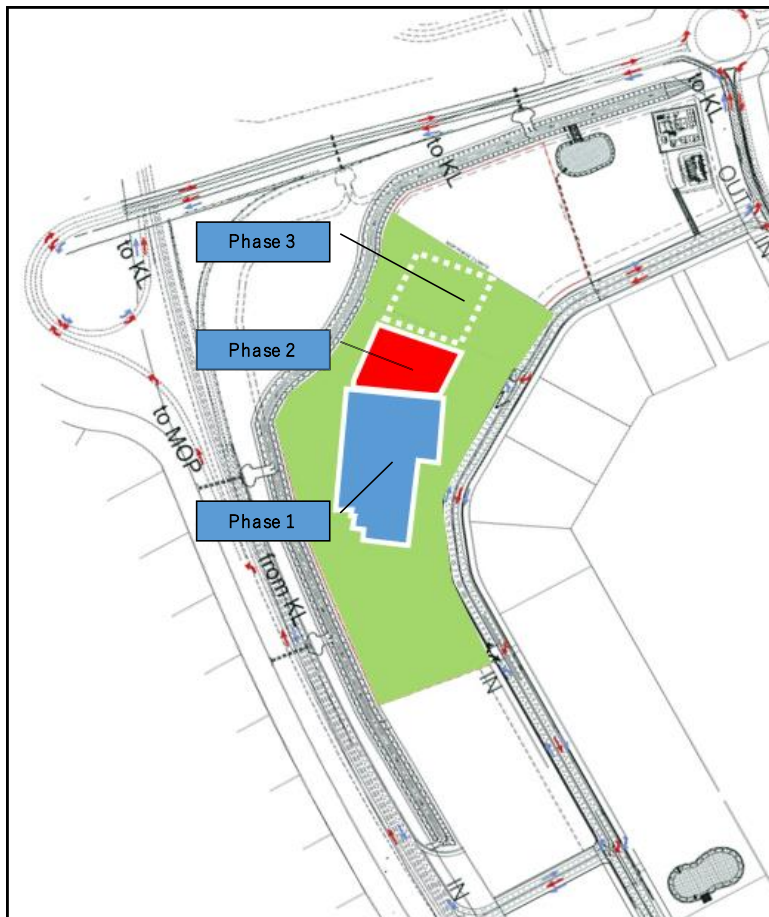
■ Map of the surrounding area



■ Local map (Aerial view)



■ Site map



◎ : First Store in Malaysia
 ○ : First Outlet Store in Malaysia
 ☆ : First Outlet Store in Klang Valley
 (※Klang Valley= Capital Area of Kuala Lumpur)

International Fashion Brands

☆	Body Glove	◎○☆	Sacoor one
○☆	CHAPS	○☆	Sorella
☆	Ed Hardy		VERSACE
	FJB Outlet	☆	Vogue Bambini
◎○☆	HUMMER	☆	Young Curves

International Miscellaneous Goods Brands

☆	BERING		Kipling
☆	DAPHNE	☆	Lacoste
☆	ELLE	☆	MISAKI
☆	Fitflop	○☆	rieker
☆	Inspiration @ Seen	☆	The Travel Store
☆	Kickers		

Japanese Brands

○☆	G-SHOCK	Wacoal
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Sports / Outdoor Brands

☆	Brooks	☆	Lotto
☆	Canterbury		Salomon
☆	Columbia	☆	Teva
☆	diadora		The North Face
☆	Kronos		World of sports

Malaysian Brands

○☆	Common Sense		Poney
○☆	Extreme		Royal Selangor
	HYPERGEAR	☆	Shoeholic
☆	Kutsu Kutsu		SODA
○☆	METRIX		Toy World
	Padini Outlet Store	☆	VOIR
☆	Parkson	☆	whatsBag

Cosmetic / Beauty

◎○☆	THE BEAUTY LABORATORY by Shiseido	The Body Shop
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Foods / Service

Molly Fantasy	Watsons
Tealive	

International Fashion Brands



International Miscellaneous Goods Brands



Japanese Brands



Sports / Outdoor Brands



NEVER STOP EXPLORING™

Malaysian Brands

COMMON SENSE



SODA



VOIR

whatsBag

Cosmetic / Beauty-oriented

THE BEAUTY LABORATORY



Foods / Service



tealive



Attached Materials 4: List of Phase 1 Stores

Category	Stores
Luxury	AIGNER
Luxury	BALLY
Luxury	BROOKS BROTHERS
Luxury	COLE HAAN
Luxury	DIANE von FURSTENBERG
Luxury	Ermenegildo Zegna
Luxury	HACKETT
Luxury	HUGO BOSS
Luxury	OUTLET by CLUB21
Luxury	POLO RALPH LAUREN FACTORY STORE
Luxury	PORSCHE DESIGN
Luxury	VERSACE
Luxury	WATATIME
Sports / Outdoor	adidas
Sports / Outdoor	asics FACTORY OUTLET
Sports / Outdoor	camel active
Sports / Outdoor	COBRA PUMA GOLF
Sports / Outdoor	CONVERSE
Sports / Outdoor	EVERLAST
Sports / Outdoor	FILA
Sports / Outdoor	new balance
Sports / Outdoor	NIKE
Sports / Outdoor	Onitsuka Tiger
Sports / Outdoor	PUMA
Sports / Outdoor	QUIKSILVER
Sports / Outdoor	RIP CURL
Sports / Outdoor	SKECHERS
Sports / Outdoor	UNDER ARMOUR
Fashion	BEST VALUE OUTLET
Fashion	Blush!
Fashion	COTTON ON
Fashion	DOCKERS
Fashion	ESPRIT
Fashion	FJ BENJAMIN OUTLET
Fashion	G2000
Fashion	GUESS
Fashion	Hang Ten
Fashion	Hush Puppies apparel
Fashion	ISETAN OUTLET STORE
Fashion	LACOSTE
Fashion	Levi's
Fashion	MANGO OUTLET
Fashion	MNB
Fashion	OAKLEY
Fashion	Pepe Jeans
Fashion	pierre cardin lingerie
Fashion	SACOR outlet
Fashion	Superdry
Fashion	TOMMY HILFIGER
Fashion	Triumph
Fashion	UNITED COLORS OF BENETTON
Fashion	Universal Traveller
Fashion	Young hearts
Shoes / Bags	ACE
Shoes / Bags	AIVORIA
Shoes / Bags	BONIA
Shoes / Bags	Bratpack
Shoes / Bags	Carlo Rino
Shoes / Bags	Clarks
Shoes / Bags	crocs outlet shop
Shoes / Bags	DELSEY
Shoes / Bags	Dr.Martens
Shoes / Bags	FLORSHEIM
Shoes / Bags	GEOX
Shoes / Bags	HOUSE OF LEATHER

Category	Stores
Shoes / Bags	Hush Puppies FOOTWEAR
Shoes / Bags	HYPERGEAR
Shoes / Bags	KAUFMANN
Shoes / Bags	leather avenue
Shoes / Bags	obermain
Shoes / Bags	Outlet 360
Shoes / Bags	pierre cardin
Shoes / Bags	ROCKPORT
Shoes / Bags	Samsonite
Shoes / Bags	SEMBONIA
Shoes / Bags	The FLEXX
Shoes / Bags	Timberland
Shoes / Bags	TOMAZ SHOES
Optical, Timepieces & Jewellery	CITIZEN
Optical, Timepieces & Jewellery	A-LOOK
Optical, Timepieces & Jewellery	BERING & Misaki
Optical, Timepieces & Jewellery	HOUR PASSION
Optical, Timepieces & Jewellery	Ice-Watch
Optical, Timepieces & Jewellery	NIXON
Optical, Timepieces & Jewellery	ORIENT / RHYTHM
Optical, Timepieces & Jewellery	seen
Optical, Timepieces & Jewellery	SOLAR TIME outlet
Optical, Timepieces & Jewellery	SWAROVSKI
Optical, Timepieces & Jewellery	TIME LAB
Kids	Chateau de sable
Kids	BEST VALUE OUTLET
Kids	COTTON ON KIDS
Kids	TOY WORLD
Kids	Trudy & Teddy
Beauty / Cosmetic	Beauty SCENTS
Beauty / Cosmetic	Sasa Outlet
Beauty / Cosmetic	The Body Shop
Beauty / Cosmetic	THE COSMETICS COMPANY STORE
Food & Beverages	BAR-U-MA
Food & Beverages	baskin robbins
Food & Beverages	Beryl's CHOCOLATE&CAFE
Food & Beverages	DOME
Food & Beverages	DON DON TEI
Food & Beverages	FOODCOURT
Food & Beverages	GAO! GAO!
Food & Beverages	ME TIME
Food & Beverages	padi HOUSE
Food & Beverages	Para Thai
Food & Beverages	SENYA
Food & Beverages	STARBUCKS
Food & Beverages	SUSHI KING
Food & Beverages	sushi maru
Food & Beverages	The Coffee Bean & Tea Leaf
Food & Beverages	The Loaf
Service, Specialty Store & Home	AKEMI UCHI
Service, Specialty Store & Home	Chocolate Street
Service, Specialty Store & Home	CP ARCADE
Service, Specialty Store & Home	CURRENCY EXCHANGE CIMB BANK
Service, Specialty Store & Home	fan Japan
Service, Specialty Store & Home	find your JAPAN
Service, Specialty Store & Home	Jkids
Service, Specialty Store & Home	LE CREUSET
Service, Specialty Store & Home	LIVE IT UP!
Service, Specialty Store & Home	myNEWS.com
Service, Specialty Store & Home	Noritake
Service, Specialty Store & Home	Stitch N' Fix
Service, Specialty Store & Home	TOYOTA
Service, Specialty Store & Home	Typo
Service, Specialty Store & Home	ZWILLING J.A. HENCKELS

Saitama

■ MITSUI OUTLET PARK IRUMA

Toyama

■ MITSUI OUTLET PARK
HOKURIKU OYABE

Okayama

■ MITSUI OUTLET PARK
KURASHIKI

Hyogo

■ MITSUI OUTLET PARK
MARINE PIAKOBE

Osaka

■ MITSUI OUTLET PARK
OSAKA TSURUMI

Shiga

■ MITSUI OUTLET PARK SHIGA RYUO

Global

■ MITSUI OUTLET PARK KLIA SEPANG

■ MITSUI OUTLET PARK LINKO

■ MITSUI OUTLET PARK TAICHUNG PORT
(tentative name)

Tokyo

■ MITSUI OUTLET PARK
TAMA MINAMI OSAWA

Hokkaido

■ MITSUI OUTLET PARK
SAPPORO KITAHIROSHIMA

Miyagi

■ MITSUI OUTLET PARK SENDAI PORT

Chiba

■ MITSUI OUTLET PARK KISARAZU

■ MITSUI OUTLET PARK MAKUHARI

Kanagawa

■ MITSUI OUTLET PARK YOKOHAMA BAYSIDE

Mie

■ MITSUI OUTLET PARK JAZZ DREAM NAGASHIMA

Global

■ SHANJING OUTLET PLAZA-NINGBO

