

~Central Taiwan's Largest Outlet Mall~
Grand Opening of MITSUI OUTLET PARK TAICHUNG PORT
on December 12, 2018

A total of approximately 170 stores, including 19 stores opening for the first time in Taiwan, with early opening of certain stores in late November

Key Points of the Project

- Taiwan's second Mitsui Outlet Park operated by the Mitsui Fudosan Group (first facility in Taichung)
- Largest number of stores in central Taiwan (approximately 170 stores)
- An open commercial space utilizing the waterfront environment

Tokyo, Japan, October 1, 2018 – Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today through project company SAN ZHONG GANG OUTLET CO., LTD.* that it plans to conduct the grand opening of MITSUI OUTLET PARK TAICHUNG PORT, central Taiwan's largest outlet mall, on December 12, 2018, with certain stores scheduled to open for business in late November 2018.

The facility is situated in Taichung, Taiwan's second largest city, and will be the first full-scale retail facility in Taiwan to be developed in a port area. It is located adjacent to the Taichung Port ferry terminal, 9 kilometers from Taichung Airport, with good access to the highway interchange and main arterial roads, as well as the high-speed rail line. The Taichung Port area is a lively area that attracts many tourists due to attractions including the Gaowei Wetlands renowned for their beautiful sunsets, and the Wuci Fishery Harbor, which is famous for its tourist fish market. Development plans for the area raise expectations of further developments, including the planned construction of an adjacent yacht club and a shuttle bus route around tourist sites in the port area.

MITSUI OUTLET PARK LINKOU, which opened in 2016, has continued to perform favorably with sustained growth in sales. Accordingly, there are extremely strong expectations for Mitsui Outlet Park in the local market.

<Main Features of MITSUI OUTLET PARK TAICHUNG PORT>

(1) Store composition

- A full-scale outlet mall hosting a mix of international, Japanese, and Taiwanese brands
- A dining zone and food court with a broad selection of popular Japan-based restaurants
- Extensive, high-quality entertainment facilities, including a Ferris wheel offering panoramic views of the Taichung Port area

(2) Building design and design features

- A hybrid mall combining an open-air mall based on the motif of shipping containers at a seaport and a two-floor enclosed mall
- The dining zone is furnished with deck chairs and loungers with ocean views
- An outlet mall with an open and spacious layout replete with features unique to seaports, making the most of its waterfront location based on the concept of "ENJOY THE VOYAGE OF STYLE"
- Installed onsite are large-scale solar photovoltaic panels with a power generation capacity of approximately 4.5 MW

(3) Services and other amenities

- Facilities providing peace of mind to visitors with small children
- Services for tourists
- Support for a wide range of payment methods
- Tie-up services with the Mitsui Fudosan Group



Bird's eye perspective drawing of the facility



Perspective drawing of the waterfront deck

(1) Store composition

1. A full-scale outlet mall hosting a mix of international, Japanese and Taiwanese brands

- Approximately 170 stores, including 19 stores opening in an outlet mall for the first time in Taiwan
- International brands including TUMI, folli follie, LACOSTE, LEVI'S, NIKE, adidas, PUMA, UNDER ARMOUR, The North Face and Timberland
- Japanese multi-brand fashion stores and fashion, jewelry and accessory brands such as URBAN RESEARCH OUTLET, Samantha Thavasa, and festaria TOKYO
- Taiwanese luxury brand SHIATZY CHEN and Taiwanese popular fashion brands such as STAGE, STAYREAL and a la sha

2. A dining zone and food court with a broad selection of popular Japan-based restaurants and others

- Dining zone (1st floor of the open-air mall and 2nd floor of the enclosed mall)
 - Restaurants opening for the first time in Taiwan, including Whittard, Ivorish, KINTAN BUFFET (Japanese barbeque), BULLS, and Kamakura Momiji Chaya
 - Japan-based cafes and restaurants that are highly popular in Taiwan, such as J.S. FOODIES TOKYO, Sarutahiko Coffee, Kagura Shokudo Kushiya Monogatari
- Food court with 15 restaurants and seating for around 1,000 guests
 - Restaurants opening for the first time in Taiwan, such as Ginza Kagari, Tokachi Butadon Ippin, Washoku Yoshoku Ginza Miyashita, Himi seafoods bowl IKIZUSHI and Lil' Donuts & Crepe
 - Japan-based restaurants that are highly popular in Taiwan, such as Kaneko-Hannosuke, TORISANWA, and Miyatakesanuki Udon

3. Extensive, high-quality entertainment facilities

- A Ferris wheel that will serve as an area landmark, offering panoramic views of the surrounding Taichung Port area
- Snow Town, a theme park that allows visitors to enjoy snow at a “feels like” temperature of 24°C, opening for the first time in Taiwan
- ASOBI SQUARE, an indoor amusement park developed by CQ Amenic Co., Ltd., a Japanese amusement solutions company

(2) Building design and design features

- The concept of the outlet mall is “ENJOY THE VOYAGE OF STYLE”
An open and spacious retail space where visitors can enjoy an exciting, fun shopping experience while appreciating a seaside ambience
- A hybrid mall bringing together an open-air mall lined with colorful buildings based on the motif of shipping containers at a seaport, and a two-floor enclosed mall
- The dining zone is furnished with an ocean view deck
- The facility plan includes a wide variety of trees, along with special furnishings that evoke a seaport atmosphere
- Pop jet fountains and eateries housed in specially designed shipping containers are concentrated in the plaza where the Ferris wheel and entertainment facilities are located
- Installed in parking lots and on building roofs are large-scale solar photovoltaic panels with a power generation capacity of approximately 4.5 MW for environmental reasons.



Perspective drawing of the mall interior



Perspective drawing of an outdoor street

(3) Services and other amenities

1. Facilities providing peace of mind to visitors with small children

- A kids' area has been set up within the food court
- In addition to nursing rooms and diaper changing stations, kids' bathrooms and coin-operated strollers are also available

2. Services for tourists

- Free Wi-Fi coverage for the entire facility
- Lockers capable of fitting large suitcases
- Duty-free shopping counter for overseas tourists
- Dedicated parking lot for sightseeing buses

3. Support for a wide range of payment methods

- Electronic money (EasyCard and iPASS) and QR code payment (LINE Pay, etc.) are accepted.
- Support for payment via AliPay and WeChat caters to the needs of tourists

4. Tie-up services with the Mitsui Fudosan Group

- The MITSUI OUTLET PARK Connection Credit Card will be issued. Members will be eligible for various benefits also available at Mitsui Outlet Park Linkou and Mitsui Outlet Park facilities in Japan
- Pamphlets for Mitsui Fudosan Group commercial facilities, resort facility, and hotels have been placed around the building

【The Mitsui Fudosan Group's Business in Taiwan】

In 2016, the Mitsui Fudosan Group established Mitsui Fudosan Taiwan Co., Ltd., a subsidiary in Taiwan, as an investment base. The Group is developing seven properties in Taiwan, including retail properties, hotels, and housing. Going forward, the Group plans to expand the business into logistics facilities and mixed-use developments.

Main Purposes	Current area	Property name	Opening / Completion of construction
Retail property	Linkou District, New Taipei City	MITSUI OUTLET PARK LINKOU	January 2016
	Taichung	MITSUI OUTLET PARK TAICHUNG PORT	December 2018 (planned)
	Nangang District, Taipei	MITSUI SHOPPING PARK LALAPORT NANGANG (tentative name)	2021 (planned)
Hotel	Da'an District, Taipei	Zhongxiao Xinsheng Hotel (tentative name)	2020 (planned)
	Zhongzheng District, Taipei	Zhongshan Zhongxiao Hotel (tentative name)	2022 (planned)
	Songshan District, Taipei	Dunhua North Road Hotel (tentative name)	2024 (planned)
Housing	Sanchong District, New Taipei City	Sanchong Zhongxing Bridge Project (tentative name)	2021 (planned)

【Mitsui Fudosan's Overseas Strategy】

One of the aspirations of VISION 2025, the Mitsui Fudosan Group Long-Term Vision, is to “evolve into a global company.” Accordingly, the Group will continue to seek robust growth in the overseas business. Mitsui Fudosan has been conducting business in countries and regions in Asia, in addition to the U.S. and the U.K. In the retail property business, the Group has been promoting projects in the fast-growing Asian region, such as outlet malls in Kuala Lumpur and Taiwan, and the LaLaport business in Shanghai, Kuala Lumpur, and Taiwan. In addition, the Group has been pushing ahead with the housing business in Singapore, Thailand, Malaysia, Indonesia, the Philippines China and Taiwan. In these and other ways, the Group has been actively pursuing business in Asia with the view of capturing growing consumer spending and expanding profits at the earliest opportunity in conjunction with contributing to local communities.

* About SAN ZHONG GANG OUTLET CO., LTD.

SAN ZHONG GANG OUTLET CO., LTD. is a wholly owned project company established by Mitsui Fudosan Taiwan Co., Ltd. to advance this project.

<Attached Materials>

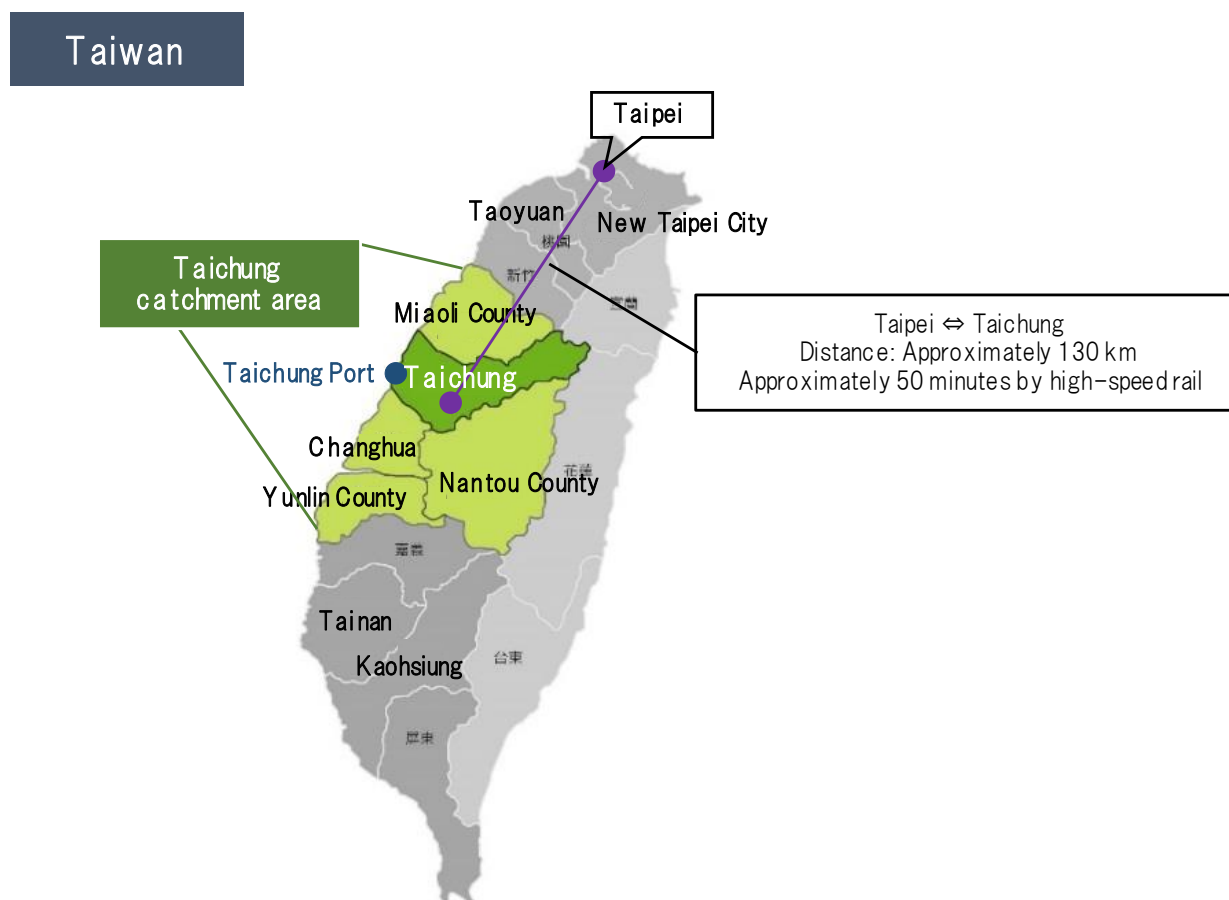
1. Project Overview
2. Location maps
3. Main brands opening stores
4. Mitsui Fudosan's Outlet Malls (as of October 1, 2018)
5. Mitsui Fudosan's retail properties overseas (as of October 1, 2018)

<Attachment 1> Property Overview

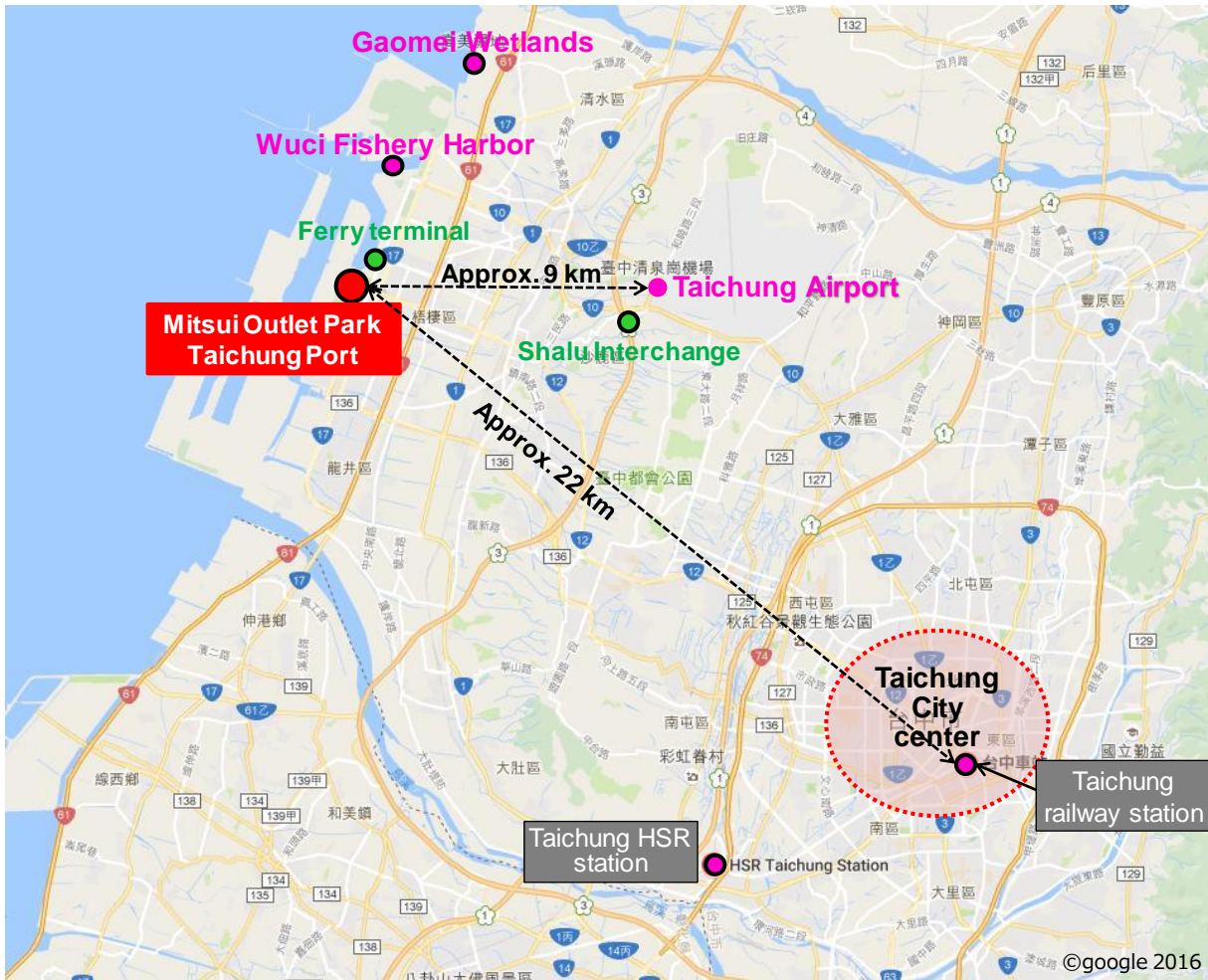
Location	Section 10, Taiwan Boulevard, Wuqi District, Taichung City, Taiwan
Access	Approximately 22 kilometers from the center of the city using Taiwan Boulevard, the main arterial road (approximately 45 minutes by car) Approximately 8 kilometers from Shalu Interchange of National Highway No. 3, the main arterial road running north to south through Taiwan
Project developer / Operations management	SAN ZHONG GANG OUTLET CO., LTD.
Business format	Factory outlet mall
Site area	Approx. 1,937,500 ft ² (Approx. 180,000 m ²)
Total floor area	Approx. 645,800 ft ² (Approx. 60,000 m ²)
Store floor area	Approx. 377,000 ft ² (Approx. 35,000 m ²)
Structure and scale	Reinforced concrete structure 1 floor above ground (2 floors in part)
Environmental design	MIX STUDIO WORKS
Landscape design	EARTHSCAPE INC.
Architect	TMA Architects & Associates
Construction	Reiju Construction Co., Ltd.
Number of stores	Approx. 170
Opening	December 12, 2018

<Attachment 2> Location map

■ Wide area



■ Mid-range map



■ Detailed map



<Attachment 3> Main brands opening stores

■ International brands

Folli Follie

TUMI

Nike
NikeFactoryStore

adidas
OUTLET STORE

PUMA
Outlet

UNDER ARMOUR

Reebok

new balance

THE
NORTH
FACE

Columbia

Champion

BILLA
BONG

QUIKSILVER

SKECHERS

Timberland

AIGLE
DEPUIS 1853

Hurley

I.T
OUTLET

ECCO

Levi's

LACOSTE

Roots

Superdry®

Herschel
THE FINEST QUALITY
THE
SUPPLY CO. BRAND
TRADE MARK

GUESS®
U.S.A.
WASHED
JEANS

CK
CALVIN KLEIN

Paul Smith

BLACKBARRETT by NEIL BARRETT

rag & bone
NEW YORK

M
MISSONI

MOSCHINO

Laurèl

ST. JOHN

UGG®

■ Japanese brands



Samantha Thavasa

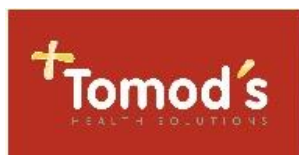
festaria
T O K Y O



SEIKO CITIZEN G-SHOCK



J!NS REGAL



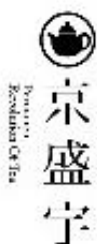
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■ Taiwanese brands



■ Cafes, restaurants and food court



天然だしと熟成麺
金沢製麺処

KINTAN
BUFFET
All you can eat Japanese BBQ

麻布十番 焼肉 ブルズ
麻布祭亭
和牛ステーキ

老四川
Old Sichuan

但馬屋

串家物語
KUSHIYA MONOGATARI
since 1997

PappaRich
MAI ARTISAN CRY CRY

beard papa's
fresh and natural cream puffs

J.S. FOODIES
TOKYO

K U A A I N A
HAWAII, TOKYO, LONDON, TAIPEI

和風
銀座 月
銀座 月
銀座 月

銀座宮下

創業 明治二年
六代目 三角
Since 1889

五之神
S/S

銀座 美
Ginza - KAGARI

氷見海鮮丼
粹 鮎
Iki-zushi

味穂
AJIHO
大阪・心斎橋

十勝豚丼
いっぴん

鶏 三和
尾張 三和
創業 明治三十三年

Lil'
Donuts & Crepe

GOOOD EQL

Large-scale stores

誠品書店
the eslite bookstore

誠品生活
the eslite spectrum

exPO eslite × platform original
誠品生活 文創平台

ASOBI SQUARE
遊びの広場

<Attachment 4> Mitsui Fudosan's Outlet Malls (as of October 1, 2018)

Saitama

■ MITSUI OUTLET PARK IRUMA

Toyama

■ MITSUI OUTLET PARK
HOKURIKU OYABE

Okayama

■ MITSUI OUTLET PARK
KURASHIKI

Hyogo

■ MITSUI OUTLET PARK
MARINE PIA KOBE

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

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

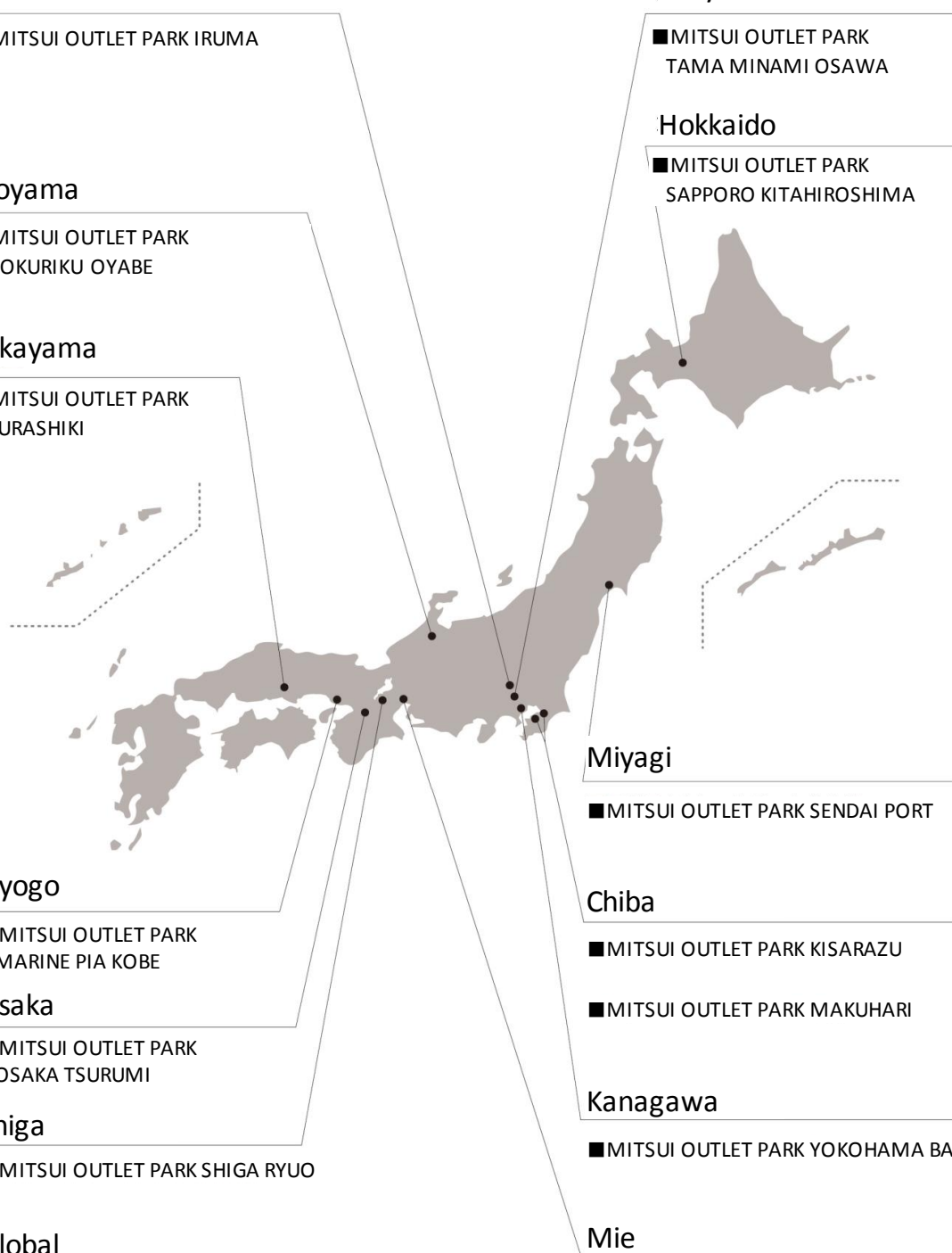
■ MITSUI OUTLET PARK YOKOHAMA BAYSIDE

Mie

■ MITSUI OUTLET PARK JAZZ DREAM NAGASHIMA

Global

■ SHANJING OUTLET PLAZA-NINGBO



<Attachment 5> Mitsui Fudosan's retail properties overseas (as of October 1, 2018)

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
	Lianhua Road Station Building Retail Facilities (tentative name)	2020 (planned)	90	16,500m ²
Taiwan	Mitsui Outlet Park Linkou	2016	220	45,000m ²
	Mitsui Outlet Park Taichung Port	2018(planned)	170	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)	70	9,900m ²
		(Phase 3) 2021 (planned)	50	10,100m ²
	Mitsui Shopping Park LaLaport Kuala Lumpur (tentative name)	2021 (planned)	300	82,600 m ²
Total		8 properties	1,670	392,800 m ²

