

February 13, 2019

For immediate release

Mitsui Fudosan Co., Ltd.

Mitsui Shopping Park LaLaport TOKYO-BAY to Begin Its 17th Large-Scale Renovation

51 New and Remodeled Stores Will Open in Succession Starting from March 15 (Friday)

12 new stores for LaLaport TOKYO-BAY, with some making their debut in Chiba Prefecture!
Improved accessibility with a newly constructed moving walkway and refurbished parking areas

Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced that it has decided to implement the 17th large-scale renovation at Mitsui Shopping Park LaLaport TOKYO-BAY.

The first stage of the reopening after renovations will start from March 15, 2019, in which 51 new and remodeled stores will open in succession. In addition to 12 stores making their debut in Chiba Prefecture or in a shopping mall in a new format, LaLaport TOKYO-BAY will be packed with eye-catching stores such as LaLaPOP, the shopping mall's first permanent pop-up shop. Furthermore, in line with the opening of new stores, there will be renovations for a portion of LaLa Popteen Land, an area with a collection of stores targeted at teenagers through collaboration with Popteen magazine.

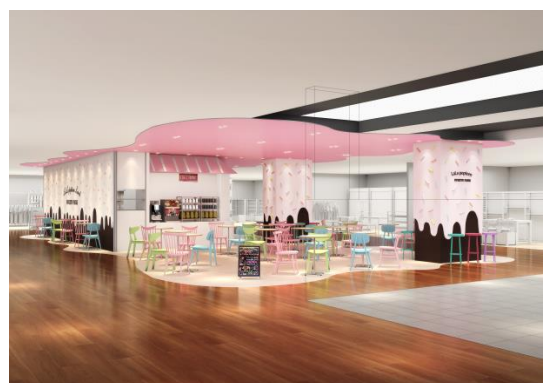
In addition to a moving walkway that will be newly constructed underneath the elevated railway at Minami-Funabashi Station in summer 2019, parking areas will be refurbished to allow for easier accessibility by train or car.

Renovation Features

1. Starting with 12 stores and new businesses for LaLaport TOKYO-BAY, with some making their debut in Chiba Prefecture, 51 new and renovated stores opening in succession from March 15 (Friday)
2. Remodeling a portion of LaLa Popteen Land to include a collection of stores targeted at teenagers
3. Remodeling the second floor SOUTH entrance zone, the gateway from JR Minami-Funabashi Station
4. More convenient access to trains and cars with a newly constructed moving walkway and refurbished parking areas
5. Launch of field trials with Yahoo Japan Corporation



< Perspective image of the second floor SOUTH entrance zone >



< Perspective image of LaLa Popteen Land >

With this renovation, LaLaport TOKYO-BAY will become a more convenient and comfortable facility under the concept of “getting better with age” as it matures and increases in value with time. Going forward, LaLaport TOKYO-BAY aims to become a facility that meets even more customer needs by continuing to evolve.

Renovation Feature 1

Starting with 12 stores and new businesses for LaLaport TOKYO-BAY, with some making their debut in Chiba Prefecture, 51 new and renovated stores opening in succession from March 15 (Friday)

The renovation will entail the opening of 51 new or renovated stores. Packed in among the newly opening stores are those making their debut in Chiba Prefecture or in a shopping mall.

■ Establishment of the permanent pop-up shop LaLaPOP, a first for LaLaport TOKYO-BAY

LaLaport TOKYO-BAY will see the debut of a new permanent pop-up shop area for trendy stores that have been gathering attention; the stores in the area will appear for a limited time and be switched out for new ones. By attracting hot-topic stores, LaLaport TOKYO-BAY will always provide the latest trends and aim to be a facility hosting new stores to constantly satisfy customers with each and every visit. LaLaPOP is expected to open as part of the first stage from March 15, 2019 (Friday).



< Perspective image of LaLaPOP >

Renovation Feature 2

Remodeling a portion of LaLa Popteen Land to include a collection of stores targeting girls and women from 10–20 years of age

Since its debut in 2013, the specialty store zone LaLa Popteen Land, a collaboration with the fashion magazine Popteen, has received high praise primarily from teenage girls, and will undergo renovations.

The zone will be designed under the concept of a space that looks cute from any angle, where visitors will want to take and share photos at their leisure. A section with seating for visitors will be newly constructed and accompany the atmosphere and zone design with hues of pink. Four new stores will also open for business in line with the remodeling that will take place within the zone.



< Perspective image of LaLa Popteen Land >

Renovation Feature 3

Remodeling the second floor SOUTH entrance zone and the gateway from JR Minami-Funabashi Station

The second floor of the SOUTH corridor that serves as the gateway to LaLaport TOKYO-BAY from JR Minami-Funabashi Station will be renovated. The renovation will elaborate on the concept of a “hospitable lobby that leads to a place to spend quality time,” with designs such as a ceiling that feels the warmth of trees and stone paving with a textured quality and sense of dignity.



< Perspective image of the second floor SOUTH entrance zone >

Renovation Feature 4

More convenient access by train and car with a newly constructed moving walkway and refurbished parking areas

The moving walkway (horizontal escalator) will be built underneath the elevated railway between the facility and JR Minami-Funabashi Station*1.



< Perspective image of moving walkway >

Continuing on from the newly established P7 multistory parking lot that opened on December 14, 2018,*2 the P1 multistory parking lot will undergo reconstruction.*3 This renovation will improve accessibility when visiting the facility by train or car.

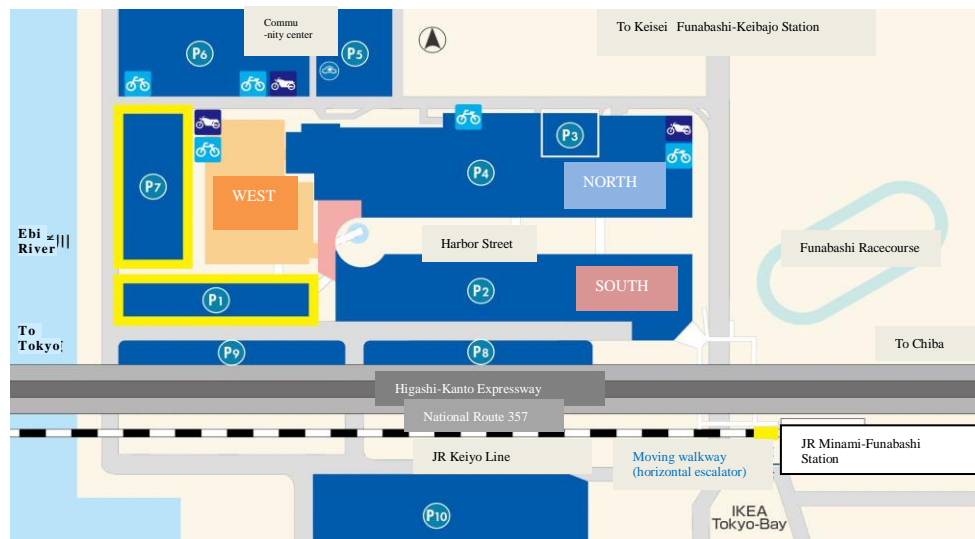
*1 Began construction in November 2018, opening in summer 2019 (planned)

*2 Opened on December 14, 2018

*3 Construction to begin in June 2019, opening in spring 2020 (planned)

150 vehicles → 560 vehicles after renovation
950 vehicles → 970 vehicles after renovation

*The portion highlighted in yellow will be the parking lot area that will undergo new construction or reconstruction work



Renovation Feature 5 Launch of field trials with Yahoo Japan Corporation

Mitsui Fudosan will jointly conduct field trials with Yahoo Japan Corporation within the facility starting from March 15, 2019 (Friday) for the period of one year. By adding LaLaport TOKYO-BAY's floor map and tenant information to Yahoo! MAP and other mapping information offered by Yahoo Japan Corporation, Mitsui Fudosan will investigate whether these services improve convenience for customers in such ways as locating themselves using Yahoo! MAP* and navigating to stores they wish to visit.

*IndoorAtlas Ltd.'s PaaS system technology that measures positioning information within the facility will be used in the trial.



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< Attached Material 1 >

Facility Overview of Mitsui Shopping Park LaLaport TOKYO-BAY

Location	2-1-1 Hama-cho, Funabashi, Chiba Prefecture
Opening	April 1981
Site area	Approx. 1,840,628 ft ² (approx. 171,000m ²)
Total floor area	Approx. 2,755,561 ft ² (approx. 256,000m ²)
Store floor space	Approx. 1,097,918 ft ² (approx. 102,000m ²)
Number of stores	Approx. 440
Parking spaces	Approx. 7,000 spaces
Access	5 minutes on foot from Minami-Funabashi Station on the JR Keiyo Line and JR Musashino Line (free shuttle bus available) 10 minutes on foot from Funabashi-Keibajo Station on the Keisei Main Line (free shuttle bus available) < Bus > 15 minutes from JR Tsudanuma Station 15 minutes from JR Funabashi Station
Operating Hours	NORTH, SOUTH, WEST 10:00–20:00 *Operating hours are until 21:00 on Fridays, Saturdays, Sundays and national holidays Harbor Grill (1F–3F NORTH) 11:00–22:00 Dining Terrace (3F SOUTH) 11:00–22:30 *Operating hours are until 23:00 on Friday, Saturday, Sunday, and national holidays *Operating hours may differ for some stores. *Operating hours are subject to change. Please check the official website for details.
Operation and management	Mitsui Fudosan Retail Management Co., Ltd.
Website	https://mitsui-shopping-park.com/lalaport/tokyo-bay/en/

*As of February 13, 2019.



Main history of Mitsui Shopping Park LaLaport TOKYO-BAY

1981	LaLaport Funabashi Shopping Center (LaLaport 1) opens for business Japan's first American-style shopping center (SC) with an emphasis on visitors traveling by car. One mall with two cores focused on The Daiei, Inc. supermarket and Sogo Co., Ltd. department store.
1988	LaLaport 2 site expansion Enhancements to urban-style SC functions with invitation of the DC clothing brand. Introduction of a cinema complex ahead of other facilities, strengthened entertainment functions.
1998	Harbor Grill opens Enhancements to quality and volume of restaurants (rebuilding the aged restaurant).
1999	LaLaport 2 renovation Created appeal for younger generations with the introduction of Shibuya 109-style casual clothing specialty stores.
2000	LaLaport 3 site expansion Proposed a new lifestyle for the 21st century. Further strengthened shopping and entertainment functions as well as atmospheric amenities targeted at baby boomers and Heisei-era families (born 1989-).
2001	LaLaport WEST renovation Acquired land and buildings from the former Funabashi SOGO department store and implemented remodeling. Strengthened functions as specialty stores.
2003	LaLaport 1 renovation Strengthened appeal towards homemakers in pursuit of weekday visits to the SC. Main purpose of renovation was to reorganize a kids' zone and split store composition between five zones.
2004	LaLaport WEST renovation Large-scale remodeling and introduction of large specialty stores that sell items such as interior goods, pet products, and home appliances.
2005	LaLaport EAST renovation Remodeled the former Daiei store, introduction of stores such as category killers and a food theme park.
2006	Renovation for a portion of LaLaport 1 Introduction of the CANDY DRIVE specialty store zone for girls with apparel and novelty stores and restaurants.
2008	LaLaport 2 building reconstruction and renovation Accumulation of high-end and elegant urban-style stores to relay trends to the region, stores changed from previous lineup. More than half of the new stores were the first in Chiba Prefecture.
March 2013	Renovations of a portion of the NORTH corridor Strengthened relaying of trends in the region with the establishment of LaLa Popteen Land, a zone with specialty stores for apparel, novelties, and restaurants in collaboration with Popteen, a fashion magazine targeted at teenage girls.
November 22, 2013	First stage of the "Next Stage Plan." Reconstruction and reopening of the WEST corridor Evolution towards a mall structure with high convenience and walkability in response to daily and family needs, along with realization of facility-wide "one-stop shopping."
March 14, 2014	Second stage of the "Next Stage Plan." Renovation of the NORTH and SOUTH corridors Strengthened accumulation of high fashion and urban-style brand stores.
June 25, 2014	Next Stage Plan concluded. Renovation of the cinema complex in the SOUTH corridor Opening of the Trend Square zone to relay various trends to the region with a focus on fashion.
March 13, 2015	Renovation of the NORTH corridor Food court renovation as the first stage of dining-focused renovations for "Food Innovation 2015." Strengthened entertainment functions in line with renovations.
November 19, 2015	Fall renovation Second stage of renovations continued from the spring that strengthened dining establishments, entertainment and fashion.
March 15, 2019	Spring renovations Accumulation of a greater variety of stores starting with pop-up shops. Strengthening accessibility with construction of a moving walkway underneath the elevated railway at Minami-Funabashi Station and an increase in the number of parking spaces.

Mitsui Fudosan's Regional Shopping Centers (as of February 2019)

Saitama

- Mitsui Shopping Park
LaLaport SHINMISATO
- 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

Hiroshima

- Mitsui Shopping Park
LaLaport 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

- Mitsui Shopping Park
LaLaport SHANGHAI JINQIAO
(tentative name)
- Mitsui Shopping Park
LaLaport NANGANG (tentative name)
- Mitsui Shopping Park
LaLaport KUALA LUMPUR
(tentative name)

