

May 23, 2019

For immediate release

Mitsui Fudosan Co., Ltd.

**-Mitsui Fudosan to Undertake Taiwan’s First LaLaport Project-
Construction Starts for Mitsui Shopping Park LaLaport NANGANG
(tentative name)
Scheduled to Open in 2021**

Key Points of the Project

- Construction starts for Mitsui Shopping Park LaLaport NANGANG (tentative name), and the facility will open in 2021 as Taiwan’s first LaLaport
- Under the concept of “The Gate to Diversity,” Mitsui Shopping Park LaLaport NANGANG (tentative name) strives to be a retail facility that serves as both a progressive and diverse landmark for the Nangang area
- The retail facility will have approx. 250 stores, the largest collection among multi-use buildings such as offices and halls in the Taipei metropolitan area

Tokyo, Japan, May 23 2019 – Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that through project company Mitsui Fudosan Taiwan Co., Ltd. (hereafter “Mitsui Taiwan”) work is progressing steadily on Mitsui Shopping Park NANGANG (tentative name), a project decided in January 2017. A ceremony for the beginning of construction was jointly held today by the Taiwan Life Insurance Co., Ltd. (hereafter “Taiwan Life”), a subsidiary of CTBC Financial Holding Co., Ltd. and real estate developer for the entire building. Construction will start soon, the facility is scheduled to open for business in 2021 as Mitsui Fudosan’s first LaLaport in Taiwan. Mitsui Fudosan has also decided to develop a second LaLaport business in Taiwan, Mitsui Shopping Park LaLaport TAICHUNG (tentative name).

The facility’s project site is located approx. 20 minutes by car from Taipei Station in the Nangang District in the eastern part of Taipei, 1 minute on foot from Nangang Softwarepark Station on the Taipei Metro (MRT) and 3 minutes on foot from Nangang Exhibition Center Station. The location is near Nangang Jingmao Park, which is progressing with a new city center possessing multi-faceted neighborhood creation such as office, retail, and residential facilities and a convention center. The new city center is expected to undergo further development.

Mitsui Fudosan will undertake bulk rental of the retail mall portion of a multi-use building with offices and halls that was developed by Taiwan Life, and plans to operate the retail mall as Mitsui Shopping Park LaLaport NANGANG (tentative name).

Under the concept of “The Gate to Diversity,” the facility strives to become a symbol of progression and diversity in the Nangang area, and serve as the door to a diverse world where visitors can make discoveries and experiences previously unseen in the area. As a landmark of Nangang, Mitsui Fudosan is considering the introduction of facilities that will be beloved by local residents as a place where nature and people coexist, such as restaurants that offer new ways to dine, specialty shops that can convey refined urban trends and lifestyles, and entertainment that the whole family can enjoy. In addition to the growing resident population in the vicinity of the planned location, the shopping center is aiming to become a retail facility tailored to the needs of various customers such as office workers commuting to Nangang Jingmao Park and convention center visitors, and a place where people can enjoy their time shopping throughout the day.

This project utilizes the business performance and favorable reception after the openings of MITSUI OUTLET PARK LINKOU and MITSUI OUTLET PARK TAICHUNG PORT, and is expected to become the first LaLaport business in Taiwan to gather a wide range of popular Taiwanese and Japanese shops. The Mitsui Fudosan Group will maximize the expertise it has cultivated in developing, leasing and operating over 100 commercial facilities in Japan and overseas.



Perspective image of the entire multi-use building



Perspective image of the building exterior



Perspective image of the mall interior

■ Property Overview

Location	Nangang Block C3, No. 15, Jingmao Sec., Nangang Dist., Taipei City, Taiwan
Access	One minute on foot from the Nangang Softwarepark Station on the MRT Wenhua Line Three minutes on foot from the Nangang Exhibition Center Station on the MRT Bannan Line and MRT Wenhua Line Short journey from National Expressways (Nos. 1 & 3) and the Expressway Interchange
Project developer / Operations management	The retail mall portion (Floors B1-6) will be rented and operated by Mitsui Fudosan Group in a multi-use building developed and owned by Taiwan Life
Business format	Regional shopping center
Site area	Approx. 447,100 ft ² (Approx. 41,537 m ²)
Total floor area	Approx. 1,448,822 ft ² (approx. 134,600 m ²) (Commercial part)
Store floor space	Approx. 753,473 ft ² (Approx. 70,000 m ²)
Structure and scale	Reinforced concrete / steel structure, 27 floors above ground, 5 floors below ground Retail area: B1 to 6 (Project portion)
Architectural Design	C.Y. Lee & Partners
Construction	RSEA engineering corporation
Environmental design	SEMBA CORPORATION
Number of stores	Approx. 250
Opening	2021 (planned, Retail area precedent opening) 2022(planned,Overall opening)

【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 nine properties in Taiwan, including retail properties, hotels, and housing, and plans to expand the business into logistics facilities and mixed-use developments going forward.

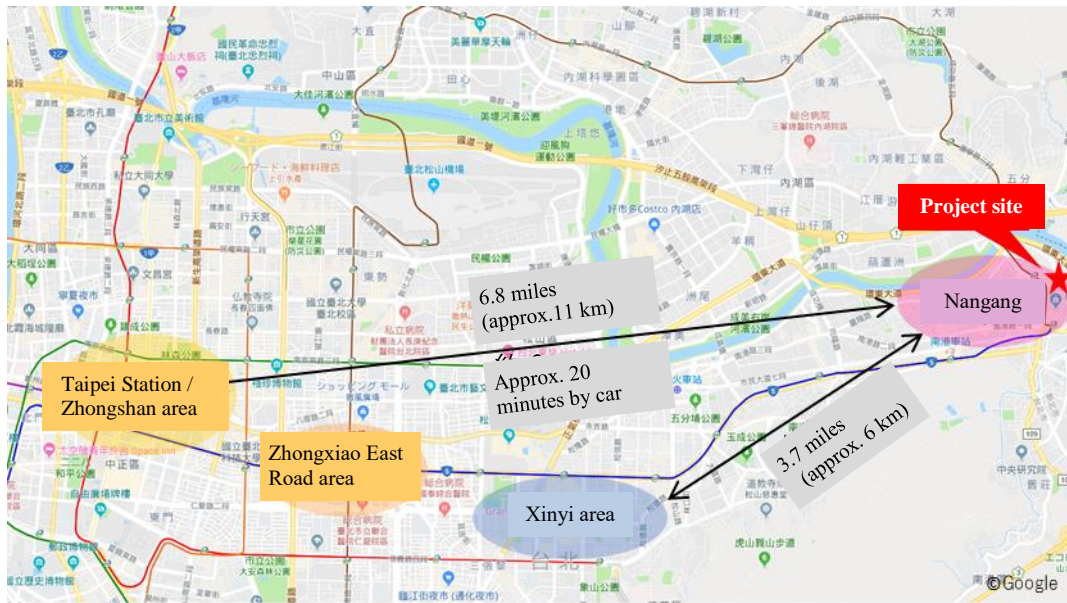
Main purposes	Location	Property name	Opening / Completion of construction
Outlet park	Linkou District, New Taipei City	MITSUI OUTLET PARK LINKOU	January 2016
	Taiwan Blvd Section 10, Wuqi District, Taichung	MITSUI OUTLET PARK TAICHUNG PORT	December 2018
	Gueiren District, Tainan	MITSUI OUTLET PARK TAINAN (tentative name)	2022 (planned)
Regional shopping center	Nangang District, Taipei	Mitsui Shopping Park LaLaport NANGANG (tentative name)	2021 (planned)
	East District, Taichung	Mitsui Shopping Park LaLaport TAICHUNG (tentative name)	2023 (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】

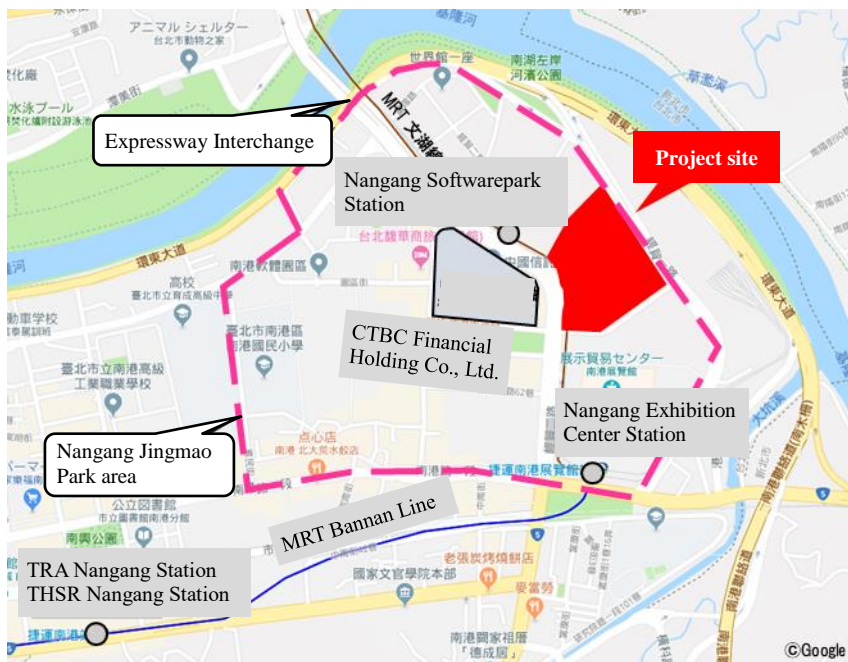
One of the aspirations of VISION 2025, the Mitsui Fudosan Group Long-Term Vision, is to “evolve into a global company.” Accordingly, the Group will continue to seek robust growth in the overseas business. Mitsui Fudosan has been conducting business in countries and regions in Asia, in addition to the US and the UK. In the retail property business, the Group has been promoting projects in the fast-growing Asia 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.

< Attached Material 1: Location map >

Wide area



Mid area



< Attached Materials 2 >

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

Saitama

- Mitsui Shopping Park
LaLaport SHINMISATO
- Mitsui Shopping Park
LaLaport FUJIMI

Shizuoka

- Mitsui Shopping Park
LaLaport IWATA
- Mitsui Shopping Park
LaLaport NUMAZU
(Scheduled to open in October 2019)

Aichi

- Mitsui Shopping Park
LaLaport NAGOYA
minato AQUUS
- Mitsui Shopping Park
LaLaport AICHI TOGO TOWN
(tentative name)

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

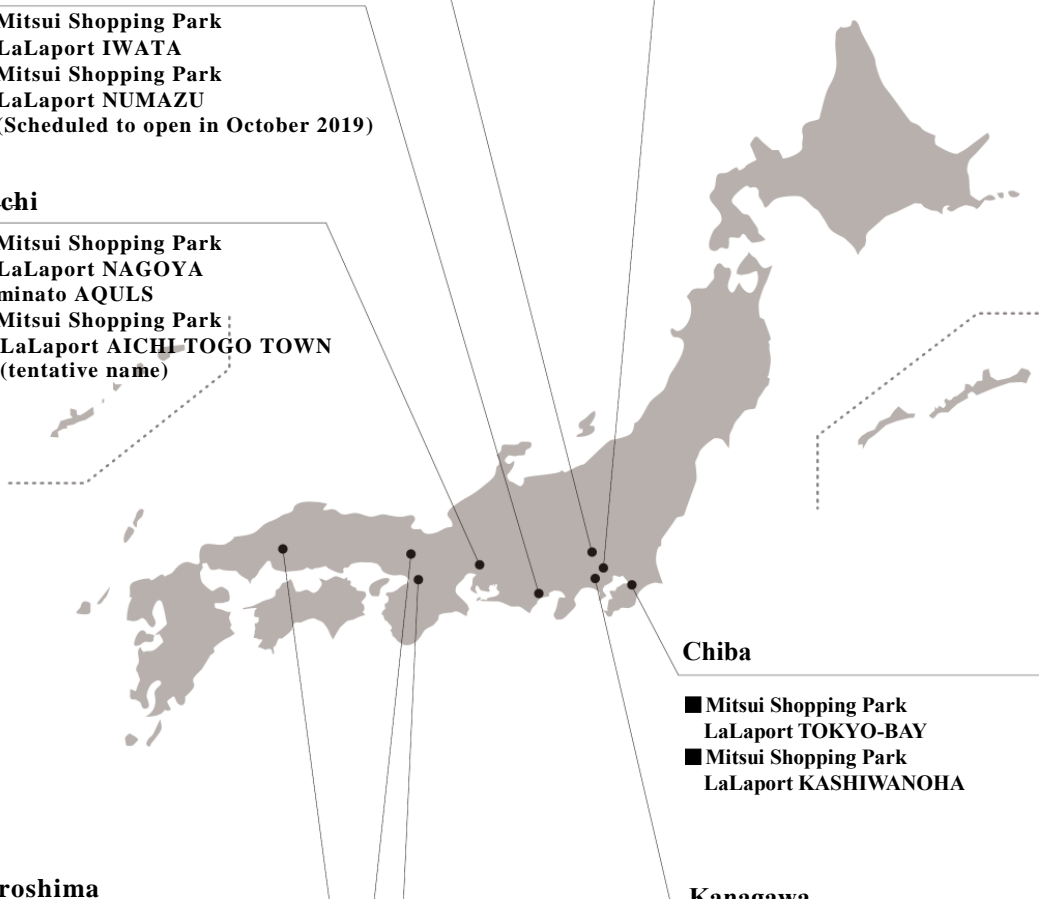
- Mitsui Shopping Park
LaLaport TOKYO-BAY
- Mitsui Shopping Park
LaLaport KASHIWANOHA

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)
- Mitsui Shopping Park
LaLaport TAICHUNG
(tentative name)



< Attached Material 3: Mitsui Fudosan's retail property business in Asia >

Country/ Region	Property	Opening year	Number of stores (approx.)	Store floor space (approx.)
China	Shanghai Outlet Plaza-Ningbo	(Phase 1) 2011 (Phase 2) 2015	190	39,700 [㎡]
	Mitsui Shopping Park LaLaport SHANGHAI JINQIAO	2020 (planned)	200	60,000 [㎡]
	Lianhua Road Station Building Retail Properties (tentative name)	2020 (planned)	90	16,500 [㎡]
Taiwan	MITSUI OUTLET PARK LINKOU	2016	220	45,000 [㎡]
	MITSUI OUTLET PARK TAICHUNG PORT	December 2018	170	35,000 [㎡]
	Mitsui Shopping Park LaLaport NANGANG (tentative name)	2021 (planned)	250	70,000 [㎡]
	MITSUI OUTLET PARK TAINAN (tentative name)	(Phase 1) 2022 (planned) (Phase 2) 2025 (planned)	160 60	33,000 [㎡] 11,500 [㎡]
	Mitsui Shopping Park LaLaport TAICHUNG (tentative name)	2023 (planned)	250	67,000 [㎡]
Malaysia	MITSUI OUTLET PARK KLIA SEPANG	(Phase 1) 2015	130	24,000 [㎡]
		(Phase 2) 2018	70	9,900 [㎡]
		(Phase 3) 2021 (planned)	50	10,100 [㎡]
	Mitsui Shopping Park LaLaport KUALA LUMPUR (tentative name)	2021 (planned)	300	82,600 [㎡]
Total		10 properties	2,140	504,300 [㎡]

