

To prevent further spread of COVID-19, the scaled-up opening of Mitsui Shopping Park Urban Dock LaLaport Toyosu (Toyosu Bayside Cross Tower) has been postponed. The alter schedule will be announced on its official website at a later date.



For immediate release

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Mitsui Fudosan Co., Ltd.

Large-Scale Renovations to be Undertaken at Mitsui Shopping Park Urban Dock LaLaport TOYOSU Increase Scale to 214 Shops, Largest in the Tokyo Bay Area

Opening in Sequence from March 18,
Including Some First-Ever Retail Openings and First-Ever Tokyo Stores

Tokyo, Japan, January 21, 2020 – Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that the second major upgrade of Mitsui Shopping Park Urban Dock LaLaport TOYOSU since its opening will be carried out, with 102 stores opening in sequence from Wednesday, March 18, 2020, including 62 newly opening and 40 after refurbishments.

The upgrade has been made in conjunction with the growth in the neighborhood following the increase in office workers and community residents, and provides enlarged presence of popular fashions, more kids' stores and dining in line with diversifying lifestyles. Combined with the commercial zone newly opening in Toyosu Bayside Cross Tower on Friday, April 24, LaLaport TOYOSU will be upgraded to include 214 stores in all. The expansion will provide a direct link to Toyosu Station on the Tokyo Metro Yurakucho Line and Yurikamome Line, making it even more convenient in terms of accessibility.

Aside from these, the exterior wall design has been changed with an updated concept to improve attractiveness as a place for relaxation and refreshment. With an expanded food court, more nursing rooms and other changes, the facility will become even easier for consumers to use and enable even better services.

Since the facility opened in 2006, its catchment area has continued to expand with the rapid development of office and residential spaces in the Tokyo Bay area centered on Toyosu and dramatic changes in development of the transport network. Furthermore, the number of overseas visitors is forecast to skyrocket in 2020, creating further bustle, leading to these renovations aimed at responding to the diverse needs of the Toyosu neighborhood.

Five Highlights of the Upgrade

Upgrading LaLaport to meet the ever-diversifying needs of the Toyosu neighborhood while welcoming 2020!

- ① Boosting the size, increasing to 214 stores in all to become among the largest facilities in the Tokyo Bay area, and even better access with a direct link to Toyosu Station.
- ② In addition to an enlarged presence of popular fashions such as Polo Ralph Lauren and DESCENTE STATION, new stores for kids are slated to open including Akachan Honpo and Toys “R” Us.
- ③ Food courts and the restaurant zone will be ramped up and relaxation spaces provided to take advantage of the facility’s ideal location. The lineup of stores has been enhanced with the addition of popular sweets stores and a newly opening grocery store, responding to diverse lifestyles.
- ④ The facility will provide greater security and convenience with either new openings or expanded floorspace given to books, household appliances, daily necessities and lifestyle and medical-related services.
- ⑤ Redeveloped to create spaces to relax comfortably in the facility’s tangible amenities, making it a place for people to gather in the rapidly growing and developing Toyosu area.



Overview of LaLaport TOYOSU



Entrance to LaLaport TOYOSU



New customer seating in the food court

* All images are for illustration purposes only

Renovation Highlight 1

Boosting the size, increasing to 214 stores in all to become among the largest facilities in the Tokyo Bay area, with a direct link to Toyosu Station

LaLaport TOYOSU's first phase of renewals opening on Wednesday, March 18 will center on fashion and sundries tenants, while the second phase on Wednesday, April 22 will include restaurants and more. On Friday, April 24, 35 stores will newly open in Toyosu Bayside Cross Tower, with new openings and reopenings following renovations expected to continue through to the fall. The store lineup will respond to the bustle of 2020 and the diverse needs of visitors to the Toyosu area, which is expected to expand its catchment area due to its outstanding accessibility.



LaLaport TOYOSU 1
(existing main building)



LaLaport TOYOSU 2
(existing annex building)



Pedestrian deck connecting
LaLaport TOYOSU 1 and
LaLaport TOYOSU 3



Planned layout of LaLaport



LaLaport TOYOSU 3
(inside Toyosu Bayside Cross Tower)



An image of the access deck between the Toyosu Civic Center and LaLaport TOYOSU

LaLaport TOYOSU will become even more convenient in terms of accessibility with a direct underground link to Toyosu Station on the Tokyo Metro Yurakucho Line and to Toyosu Station on the Yurikamome Line via the Toyosu Civic Center. A pedestrian deck will join LaLaport TOYOSU 1, 2 and 3, enabling comfortable wandering throughout the facility even when it's raining and making shopping even more enjoyable.

Renovation Highlight 2

Enhanced presence of popular fashion brands and new openings of stores for kids

■ Gain even greater freedom in fashion coordination!

LaLaport TOYOSU enables enjoying even greater variety of fashion choices with a greater presence of popular fashion brands such as Polo Ralph Lauren and DESCENTE STATION, in addition to openings from a wide range of genres including sports, street and trendy fashions.

■ New openings or aggregations of stores for kids

Even more stores catering to growing children, from maternity needs and items for newborns through to preteens.

■ Enhanced sundry, interior and flower stores adding color to daily lives

Renovation Highlight 3

Food courts and the restaurant zone will be ramped up and relaxation spaces provided to take advantage of the facility's ideal location. The lineup of stores has been enhanced with the addition of popular sweets stores and a newly opening grocery store, responding to diverse lifestyles

■ Food court

Rich with variety, the food court will see 6 new food outlets opening for a total of 13, an increase of 2 overall. Cafes have become even more fun with the new openings of Gong cha, a Taiwanese tea company, and Futaba Fruits Parlor, which is proud of its colorful crepes filled with fruits. Another 100 seats have been added, bringing the total to around 900 and enabling customers the opportunity to take it easy.



■ Relaxation area

On the waterfront side of the facility, counter and sofa seating has been installed for people to relax while watching the sea.

■ Family area

The family area prioritizing customers with children has been relocated and expanded, allowing families to enjoy relaxed dining with peace of mind.

New customer seating in the food court

■ Restaurants and cafes

From cafes to casual restaurants, early mornings to late nights, weekdays to weekends, a colorful cafe and restaurant lineup will cater to a variety of scenarios.

■ Food sales

Famous restaurants will also open new outlets that are convenient for easy purchases, takeout and snacks to bring home.

■ Other attractive stores will also open in LaLaport TOYOSU 3

Renovation Highlight 4

The facility will provide greater security and convenience with either new openings or expanded floorspace given to books, household appliances, daily necessities and lifestyle and medical services

■ Medical clinics

On the third and fourth floors of LaLaport TOYOSU, a series of clinics will open including for internal medicine, orthopedics, rehabilitation, pediatrics, otorhinolaryngology and psychosomatic medical care. The clinics will provide fine medical care meeting the needs of the local community. Combined, they offer various types of tests, including highly reliable precision testing and diagnostic imaging.

■ Convenient from home, too! Collaboration with Mitsui Shopping Park &mall, the LaLaport official website

&mall is the LaLaport official website, which was launched in November 2017. This e-commerce mall handles a broad lineup of lifestyle products centered on popular fashions.

Approximately 2.3 million people have registered as users in the roughly 2 years since the site opened, and the number of stores has reached approximately 330.

&mall DESK, a collaboration base between brick-and-mortar stores and &mall, was set up in October 2018. &mall DESK provides one-stop services where customers can collect and try on products purchased through &mall at the facility. Goods collected at LaLaport locations are delivered free of charge, and returns can be accepted on the spot.



Renovation Highlight 5

With the neighborhood's growth, further development and interaction in the neighborhood was envisaged and redeveloped to create spaces to relax comfortably in the facility's tangible

Increase in nursing rooms



An additional nursing room has been added near the North Port Akachan Honpo on the third floor to make visits more comfortable.

New powder room opened



A women's powder room has been newly established near the South Port toilets on the second floor. LaLaport as a destination is responding to customer needs by acting as a starting point for their next destination.



◆“Mama with LaLaport”

The Mitsui Fudosan Group understands that parents would like to freely enjoy shopping even when they have to look after their small children.

As part of the “Mama with LaLaport” project to embody that desire among mothers and fathers, nursing rooms and kids' spaces in restaurants have been set up.

Restroom refurbishment



Restrooms on the Toyosu Park side of the facility (left and center in the image) have a green theme, creating a calm and warm atmosphere. Restrooms on the Tokyo Bay side of the facility (right in the image) have been decorated with the theme of “water,” with renovations to make the area as a clear and cool space.

Outer wall design refurbishment

In conjunction with the upgrade of the facility, its outer wall will be redesigned for the first time since it opened. The sophisticated design expresses reds and browns evoking the area's history as a shipyard and the waterfront and rich greenery, adding color to the Toyosu neighborhood with its rich greenery in the heart of the city.



* All images are shown for illustration purposes only

Attached Materials 1

Mitsui Shopping Park Urban Dock LaLaport TOYOSU Facility Overview

| | |
|--------------------------|---|
| Store floor space | Approx. 720,000 ft ² (approx. 67,000 m ²) |
| Stores | 214 stores |
| Access | Directly linked to Toyosu Station on the Tokyo Metro Yurakucho Line and Yurikamome Line |
| Operating hours | Stores and services 10:00–21:00 Restaurants 11:00–23:00 * Some stores are different |
| Parking spaces | Approx. 2,200 spaces |
| Operation and management | Mitsui Fudosan Retail Management Co., Ltd. |
| Official website | https://mitsui-shopping-park.com.e.act.hp.transer.com/lalaport/toyosu/ |

Mitsui Shopping Park Urban Dock LaLaport TOYOSU 1 & 2 Facility Overview

| | |
|-------------------|--|
| Address | 2-4-9 Toyosu, Koto-ku, Tokyo |
| Store floor space | Approx. 645,000 ft ² (approx. 60,000 m ²) |
| Stores | 178 stores |
| Floors | 1 below ground, 5 above ground |
| Opening date | October 5, 2006 |

Mitsui Shopping Park Urban Dock LaLaport TOYOSU 3 Facility Overview

| | |
|-------------------|--|
| Address | 2-2-1 Toyosu, Koto-ku, Tokyo (inside Toyosu Bayside Cross Tower) |
| Store floor space | Approx. 75,000 ft ² (approx. 7,000 m ²) |
| Stores | 36 stores |
| Floors | 1 below ground, 4 above ground |

Map

