

Mitsui Fudosan Starts Construction on Mitsui Shopping Park LaLaport SAKAI (tentative name)

Opening Planned for Fall 2022

New Hub for Neighborhood Creation in Mihara Ward, Sakai Marks Fourth Facility in the Kansai Region

Tokyo, Japan, May 11, 2021 – Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that it has started construction on Mitsui Shopping Park LaLaport SAKAI (tentative name), a regional shopping center under development in Mihara Ward, Sakai, Osaka. The facility is scheduled to open in fall 2022. This facility will be the fourth LaLaport facility in the Kansai region alongside Mitsui Shopping Park LaLaport KOSHIEN, Mitsui Shopping Park LaLaport IZUMI, and Mitsui Shopping Park LaLaport EXPOCITY.

This business is expected to serve as a new hub for neighborhood creation in Sakai and Mihara Ward. Mitsui Fudosan is working to achieve a sustainable society by creating an alluring commercial environment to serve as a community base where many people gather and contributing to the creation of a lively neighborhood while solving social issues.

Main Features of the Facility

<Retail Functions>

The facility will feature highly topical stores for fashion, sundries, restaurants, entertainment, services and more, and delight a broad range of customers, primarily families but also seniors and young people. Mitsui Fudosan will also offer more convenient and comfortable shopping experiences by fusing physical stores and e-commerce and promoting the adoption of omni-channels.

<Local Community Functions>

The facility will feature an open space of approx. 25,833 ft² (approx. 2,400 m²) within the grounds and include a space within the building to hold events aimed at forming ties with the local community.

<Measures to Support Store Employees>

Mitsui Fudosan will offer a more comfortable working environment by, for instance, providing relaxation rooms and parking spaces reserved for store employees.

<Facility Plan for Responding to New Lifestyles>

Mitsui Fudosan will actively promote a facility plan in response to new lifestyles by, for instance, erecting outdoor plazas and introducing touch-free systems.

<Contributions to Solving ESG Issues>

Mitsui Fudosan is working to solve ESG issues such as reducing CO₂ emissions through efficient energy operation management, introducing ideas for saving energy, etc.



Image from bird's-eye view



Image of the entrance

About Mitsui Shopping Park LaLaport SAKAI (tentative name)

The facility will be situated in the Kuroyama district, which is designated as a new hub for Mihara in the new Sakai and Mihara annexed urban development plan (revised in June 2013). Having received designation by the city in July 2018, the facility is expected to serve as a hub that will connect urban centers with the Minamikawachi area and central Nara Prefecture.

The project area is connected via road to National Route 309, a major highway that joins the north and south areas of Osaka, and is located near the Mihara-kita IC and Mihara-minami IC on the Hanwa Expressway, making it highly accessible from a wide area. Public transport is also accessible via an existing bus terminal in the vicinity. The facility is expected to have a total floor area of approx. 1,560,767 ft² (approx. 145,000 m²), with approx. 220 stores occupying floor space of approx. 604,931 ft² (approx. 56,200 m²) spanning 3 floors and parking spaces for approx. 3,050 cars.

Initiatives Related to ESG at the Facility

Mitsui Fudosan will work on the following initiatives and contribute to solving ESG issues such as reducing CO₂ emissions.

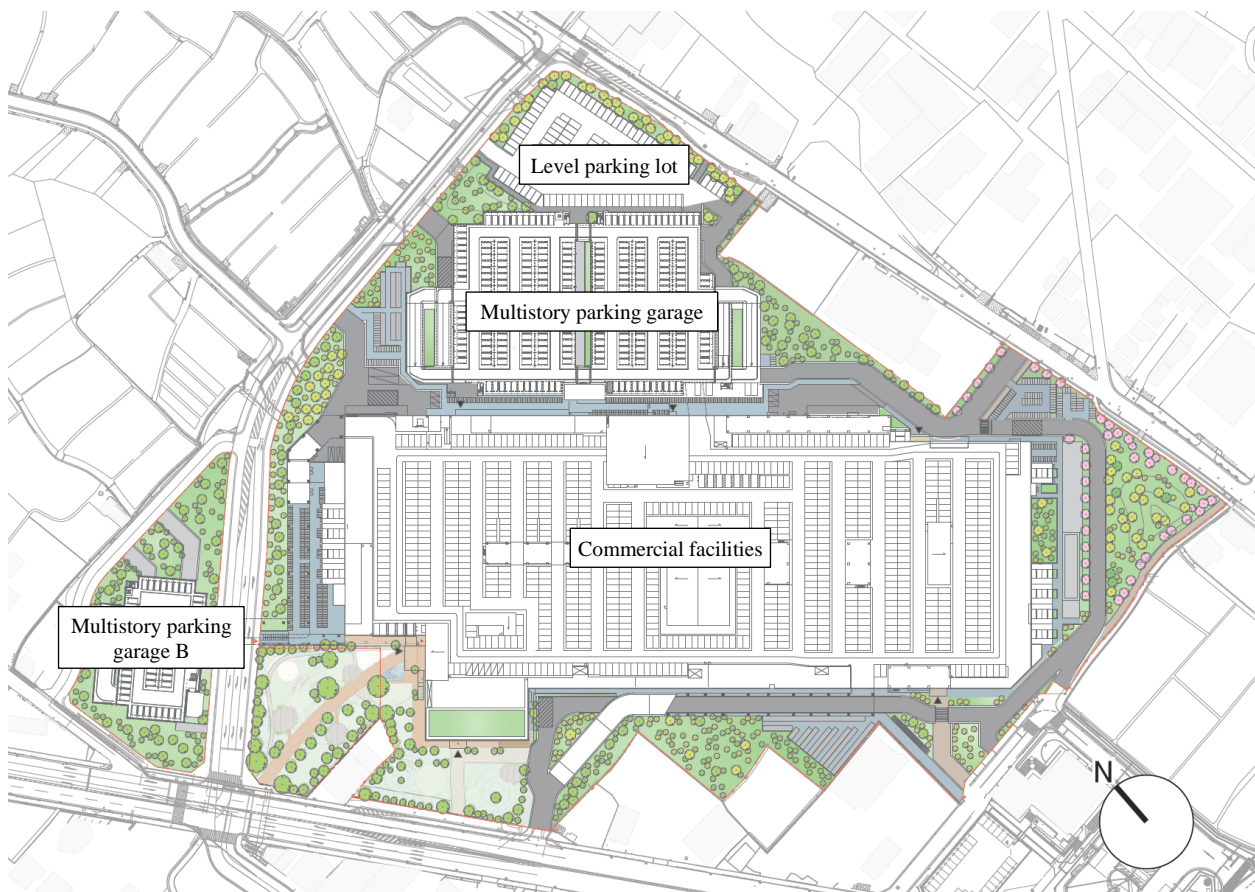
<Main Initiatives>

- Efficient energy operation management through introduction of energy management systems (BEMS) and lighting and air conditioning control systems
- Saving energy through the use of highly insulated building materials, high efficiency equipment and LED lighting
- Local production of energy for local consumption by introducing a co-generation system

Attachment 1: Overview of Mitsui Shopping Park LaLaport SAKAI (tentative name)

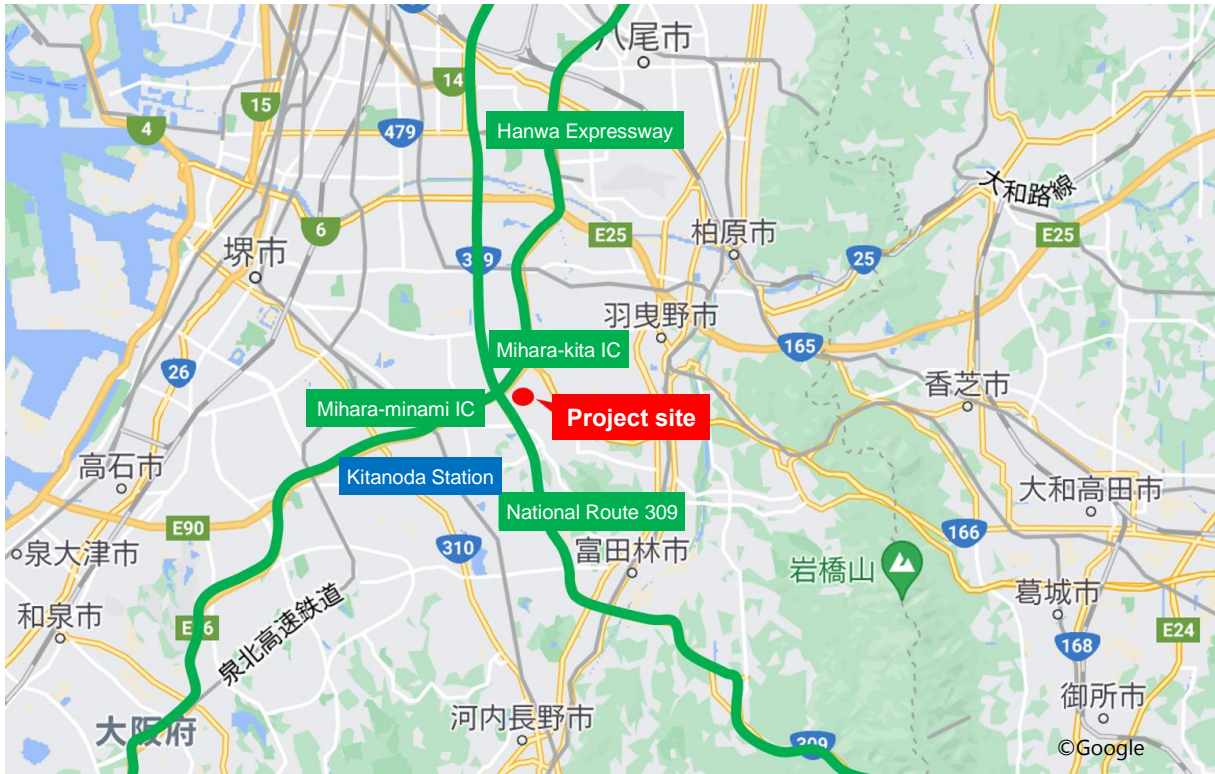
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| Location | 22-1 Kuroyama, Mihara-ku, Sakai, Osaka |
| Site area | Approx. 799,758 ft ² (approx. 74,300 m ²) |
| Structure | Commercial facilities: Steel structure, three floors above ground (Commercial facilities: 1–3F; Parking space: rooftop) Multistory parking garage: One steel structure, three floors above ground Two steel structures, six floors above ground |
| Total floor area | Approx. 1,560,767 ft ² (approx. 145,000 m ²) Commercial facilities: Approx. 985,653 ft ² (approx. 91,570m ²) Multistory parking garage: Approx. 572,889 ft ² (approx. 53,223 m ²) |
| Store floor area | Approx. 604,931 ft ² (approx. 56,200 m ²) |
| Number of stores | Approx. 220 |
| Parking spaces | Approx. 3,050 |
| Access | Kitanoda Station on the Nankai Koya Line (approx. 2.5 km) Approx. 1 km from the Mihara-minami IC and approx. 2.5 km from the Mihara-kita IC on the Hanwa Expressway |
| Schedule | Start of construction: May 2021 End of construction and opening: Fall 2022 (planned) |
| Design | Basic design: Ishimoto Architectural & Engineering Firm, Inc. Actual design/Supervision: TAISEI CORPORATION Office of Registered Architects |
| Construction | Commercial facility and outer construction: TAISEI CORPORATION Foundation construction: Takenaka Civil Engineering & Construction Co., Ltd. Multistory parking garage construction: IHI Transport Machinery Co., Ltd. |
| Environmental design | TAISEI CORPORATION Office of Registered Architects TANSEISHA Co., Ltd. |

[Building locations]

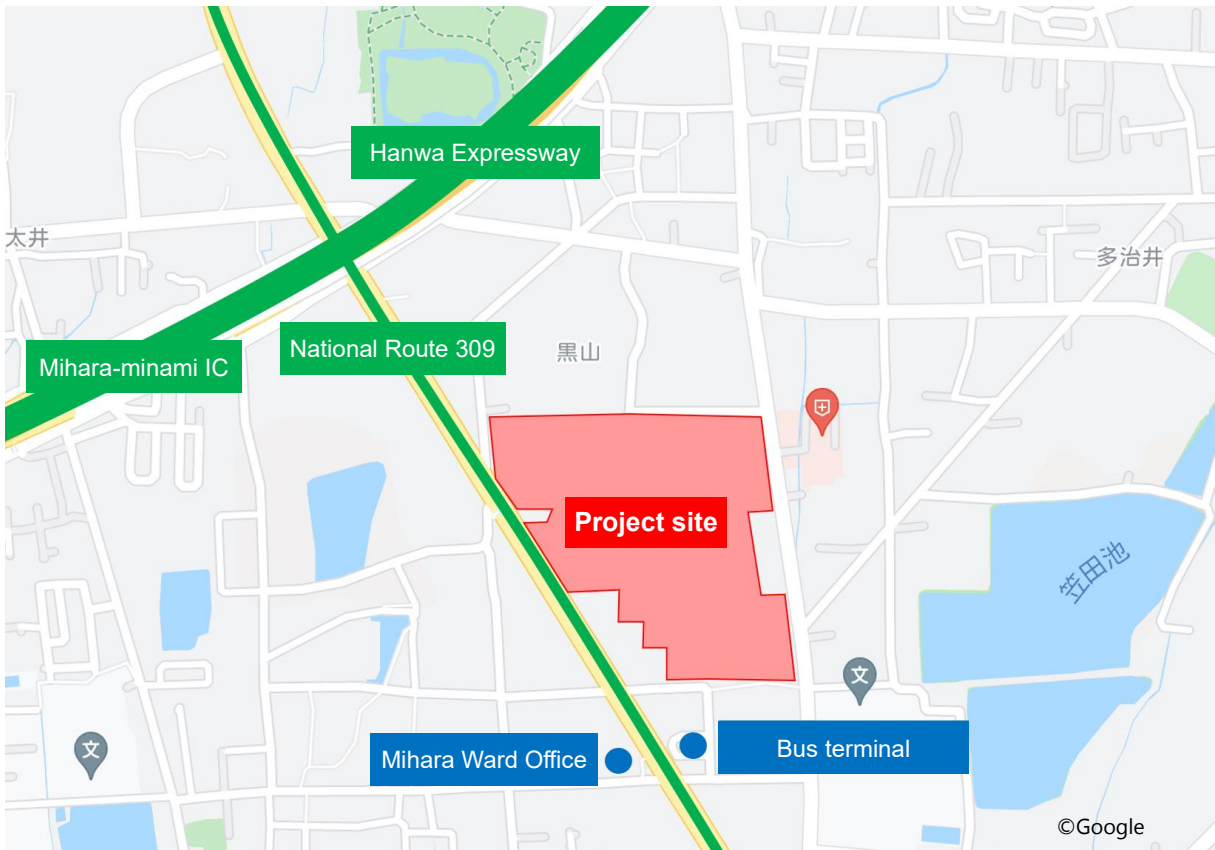


Attachment 2: Map

[Map of the surrounding area]



[Close-up view]



Attachment 3: Mitsui Fudosan Group's Contribution to SDGs

https://www.mitsui-fudosan.co.jp/english/corporate/esg_csr/

The Mitsui Fudosan Group aims for a society that enriches both people and the planet under the principles of coexist in harmony with society, link diverse values and achieve a sustainable society, and advances business with an awareness of the environment (E), society (S) and governance (G), thus promoting ESG management. By further accelerating its ESG management, the Group will realize Society 5.0, which the Japanese government has been advocating, and contribute significantly to achieving the SDGs.

* The initiatives covered in this press release are contributing to four of the UN's SDGs.

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| Goal 7 | Affordable and Clean Energy |
| Goal 8 | Decent Work and Economic Growth |
| Goal 11 | Sustainable Cities and Communities |
| Goal 13 | Climate Action |

