
Construction Starts on Phase 2 of MITSUI OUTLET PARK LINKOU
Approximately 90 Stores Scheduled to Open in 2024,
Scaling Up to Approximately 310 Stores

Development Starts on Linkou International Media Park Evolving into a Multi-Use Development Area

Tokyo, Japan, July 2, 2021—Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, has decided to start development on Phase 2 of MITSUI OUTLET PARK LINKOU (MOP LINKOU) through Sanxin 2 Outlet Co., Ltd., a project company established by Mitsui Fudosan Taiwan Co., Ltd. A groundbreaking ceremony will be held on July 2, 2021 and the opening is scheduled for 2024.

The start of construction on Phase 2 of MOP LINKOU will also kick off development of Linkou International Media Park, which will include other business operators in one of the leading customer attraction areas in northern Taiwan.



Perspective image of the exterior of MOP LINKOU Phase 2

Key Points of this Release

< Facility Plan and Retail Functions >

The plan for Phase 2 is a three-tier enclosed shopping mall. In addition to expanding the number of outlet stores, it will also assemble large-scale specialty and service stores. Furthermore, it will become even more convenient for one-stop shopping through moves such as expanding the food court.

< Responding to the New Normal >

Facility planning accommodates the new normal in such ways as establishment of flow lines for food deliveries (delivery employees) between the underground motorcycle parking area to the restaurant floor, installation of contactless elevator buttons and elimination of doors on employee restroom entrances to reduce contact opportunities.

< Contributing to Resolving ESG Issues >

To resolve ESG issues, we will focus on initiatives to reduce the burden on the environment and on providing spaces and services comfortable for women and families with children.

MOP LINKOU

MOP LINKOU has been highly rated among customers in northern Taiwan, including local residents in Linkou, since the opening of Phase 1 in January 2016. Each year, an aggregate of about 10 million customers visit the site.

The development of Phase 2 will add approx. 90 stores to the Phase 1 development (approx. 220 stores), scaling up to approx. 310 stores overall.

In addition to attracting stores in well-known genres and brands that elicit a high degree of interest in Taiwan, the development of Linkou International Media Park will expand the number of restaurants as strong demand among customers and workers is expected in the future, and introduction of large specialty stores and entertainment facilities is also being considered. Even more liveliness is expected in the area as we respond to various needs, ranging from daily visits for meals or personal shopping to visits from afar related to business on weekdays and entertainment on weekends.

Currently, there are five retail facilities in Taiwan, including properties under development (three MITSUI OUTLET PARK facilities and two Mitsui Shopping Park LaLaport facilities). In Asia overall, Mitsui Fudosan has nine facilities, including Mitsui Shopping Park LaLaport SHANGHAI JINQIAOI opened in April this year and Mitsui Shopping Park LaLaport KUALA LUMPUR (tentative name) and Mitsui Shopping Park LaLa station SHANGHAI LIANHUA ROAD scheduled to open in 2021.

The Mitsui Fudosan Group will maximize the expertise it has cultivated in development, leasing and operating over 100 retail facilities inside and outside of Japan and focus on further expanding its overseas business going forward.



Perspective image of the 2F interior of MOP LINKOU Phase 2

MOP LINKOU Phase 2 is part of the Linkou International Media Park planned by New Taipei City. In this area intended to enhance media content, development with other businesses is ongoing and scheduled for completion by around 2025, resulting in a multi-use development area for retail and entertainment facilities, hotels, offices, etc. It is expected to evolve into one of the leading customer attraction areas in northern Taiwan.

ESG initiatives (reducing environmental burden) in this facility

This facility is carrying out various measures to reduce the burden on the environment. Phase 2 has acquired a silver grade green building label (under Taiwan's environmental impact assessment system).



【Initiatives to reduce environmental burden (planned)】

- 1) Employ LED lighting in common areas of all buildings
- 2) Plant 2.5 times more trees than legally mandated under Taiwanese law
- 3) Set back the road running adjacent to the east side of the site (Cultural Two Road) to alleviate the impact of congestion caused by cars visiting the site and contribute to suppressing CO₂ emissions
- 4) Employ water-saving equipment for sanitation facilities such as toilets and show consideration for water resources

MOP LINKOU Phase 2 Overview

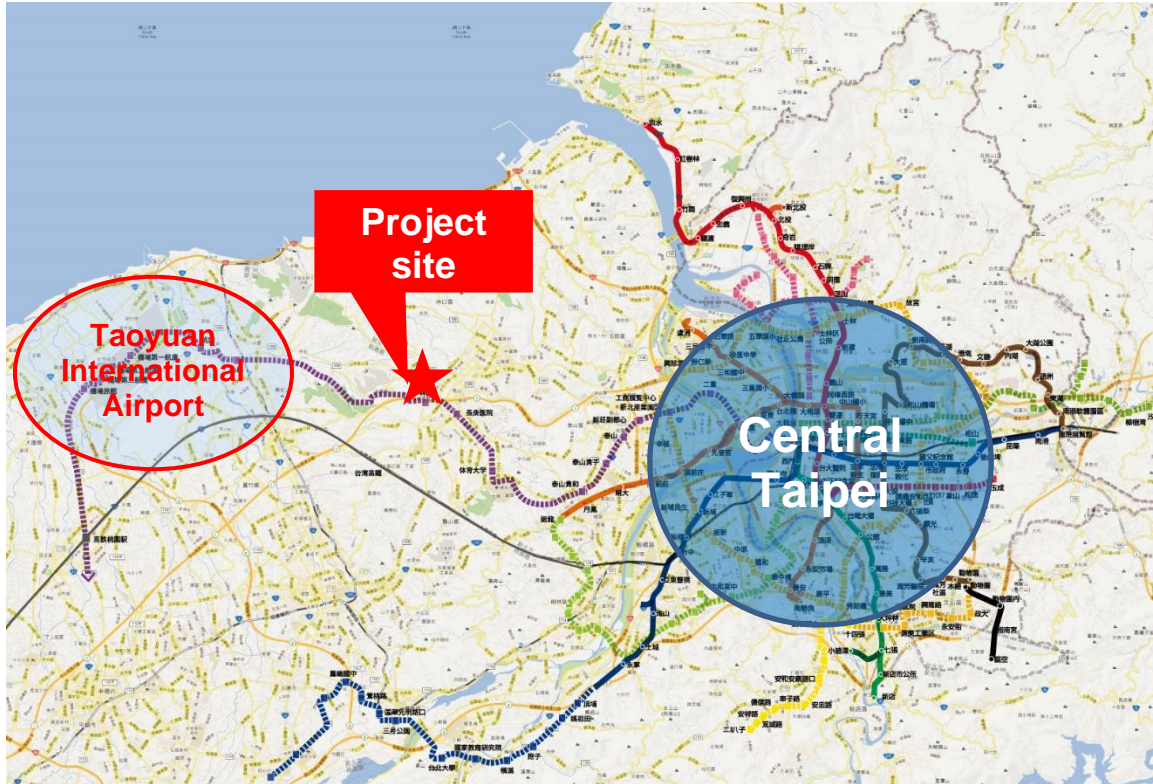
Location	No. 386, 387, 388, Jianlin Duan, Linkou District, New Taipei City, Taiwan		
Access	Approx. 30 minutes' drive from central Taipei Approx. 20 minutes' drive from Taoyuan International Airport Five minutes' walk from MRT Linkou Station		
Project developer	Phase 1 Sanxin Outlets Co., Ltd. (Ownership: Mitsui Fudosan Taiwan Co., Ltd. 70%; Farglory Land Development Co., Ltd. 30%)		
	Phase 2 Sanxin 2 Outlet Co., Ltd. (Ownership: Mitsui Fudosan Taiwan Co., Ltd. 100%)		
Architect	HCCH & ASSOCIATES ARCHITECTS PLANNERS & ENGINEERS		
Environmental design	Nonscale Corporation		
Contractor	TAISEI CORPORATION (Taiwan Office)		
Business format	Multi-use retail properties including factory outlet malls		
	Phase 1	Phase 2	Total for phases 1 and 2
Site area	Approx. 724,841 ft ² (approx. 67,340 m ²)	Approx. 300,528 ft ² (approx. 27,920 m ²)	Approx. 1,025,370 ft ² (approx. 95,260 m ²)
Total floor area	Approx. 1,513,190 ft ² (approx. 140,580 m ²)	Approx. 861,866ft ² (approx. 80,070 m ²)	Approx. 2,490,015 ft ² (approx. 220,650m ²)
Store floor space	Approx. 484,375 ft ² (approx. 45,000 m ²)	Approx. 2,375,056ft ² (approx. 26,940m ²)	Approx. 774355.72ft ² (approx. 71,940m ²)
Number of stores	Approx. 220	Approx. 90	Approx. 310
Schedule	January 27, 2016 Phase 1 opening July 2, 2021 Phase 2 construction start 2024 Phase 2 opening (planned)		

【Mitsui Fudosan's Overseas Strategy】

One of the aspirations of VISION 2025, the Mitsui Fudosan Group's long-term management policy, 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 Western countries such as the US and the UK. In the retail property business, the Group has been promoting the outlet mall business in Kuala Lumpur and cities in Taiwan, and the LaLaport business in Shanghai, Kuala Lumpur, and cities in Taiwan. In addition, the Group has been pushing ahead with the housing business in Singapore, Thailand, China and other Asian cities. The Group has also been conducting the hotel business in Taipei, the logistics facilities business in suburban Bangkok, and the office buildings business in Bangalore, India. In these and other ways, the Group has been actively pursuing business in fast-growing Asia with the view of capturing growing consumer spending and expanding profits at the earliest opportunity in conjunction with contributing to local communities. Going forward, the Group will continue aiming to expand its businesses further.

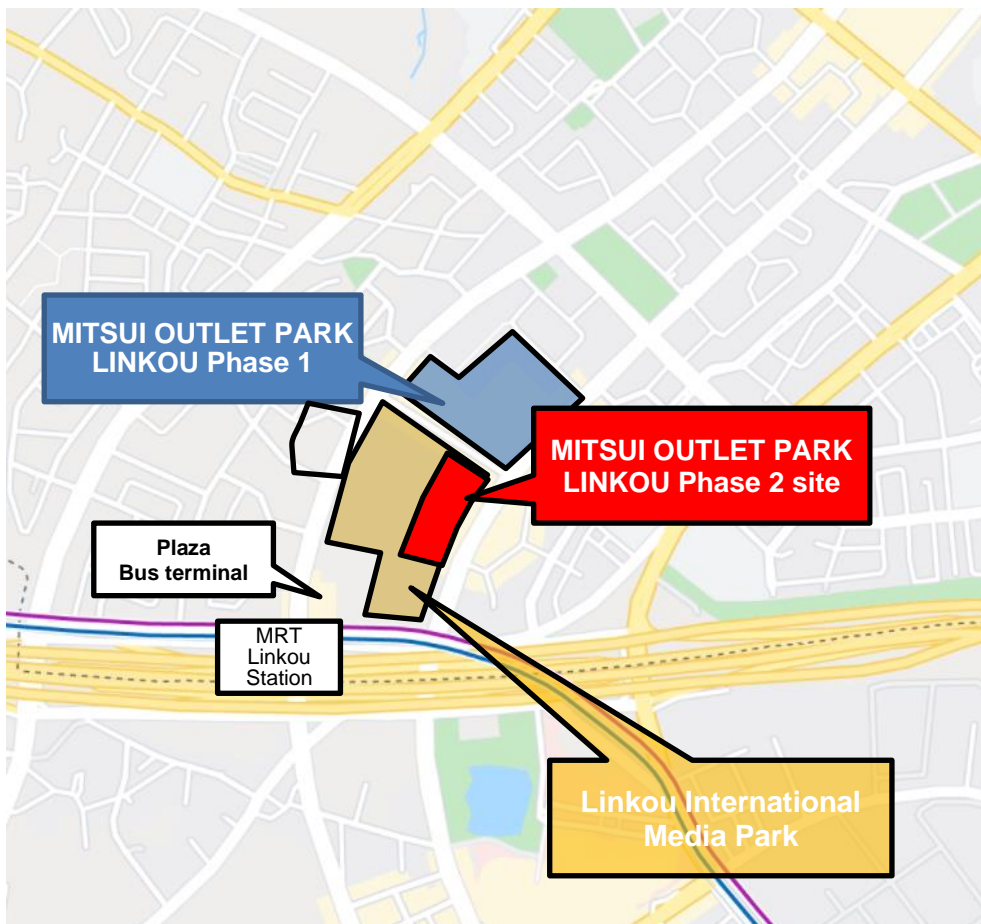
< Attached materials 1 > Location map

Regional map



©Google

Close-up view



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< Attached materials 2 > Mitsui Fudosan Group's Contribution to SDGs

https://www.mitsuifudosan.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.

Goal 6 Clean Water and Sanitation
Goal 7 Affordable and Clean Energy
Goal 11 Sustainable Cities and Communities
Goal 15 Life on Land

