

December 10, 2021

For immediate release

Mitsui Fudosan Co., Ltd.

Mitsui Shopping Park LaLa station SHANGHAI LIANHUA ROAD

Grand Opening on December 22, with Pre-Opening of Some Stores from December 10

Mitsui Fudosan's First Overseas Retail Facilities in a Station Building, a One-Stop Location for Transportation, Shopping and Work

Tokyo, Japan, December 10, 2021 – Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that Mitsui Shopping Park LaLa station SHANGHAI LIANHUA ROAD (Chinese name: Mitsui Shopping Park 啦啦荟城 (la la hui cheng) 上海莲花路) (hereinafter, “LaLa station SHANGHAI LIANHUA ROAD”) will open for business in Lianhua Road Station on the Shanghai Metro Line 1, through Shanghai Minsan Retail Properties Management Co., Ltd., a project company established with a 100% investment by Mitsui Fudosan to implement the project. The retail facilities complex will be Mitsui Fudosan's first overseas retail facilities in a station building. Some stores on the 1st and 2nd floors of the retail facilities complex will pre-open when a passageway linking the Metro station and the bus terminal is opened to the public on December 10. Thereafter, LaLa station SHANGHAI LIANHUA ROAD will have its grand opening on December 22.



Building exterior of LaLa station SHANGHAI LIANHUA ROAD

The retail facilities complex will be a beacon for smart lifestyles and incorporate Shanghai's trends, as it serves a range of visitors, some of whom may be quickly using the facilities on short stops while commuting to or from work or school, or casually using the facilities in their daily lives. Bearing in mind the facility concept of “Smart Lifestyle Station,” Mitsui Fudosan seeks to create a station building that proposes ways for visitors to enhance and enrich their daily lives – one that encourages people to look forward to stopping by the station every day. In addition, DISTRII banban, a shared office, will move in as a tenant on the 5th floor. New lifestyles and work styles will be proposed by the retail facilities complex. It will serve as a hybrid facility where transportation, shopping and work can be completed on a one-stop basis by integrating station, retail and office functions.

Following on from the full opening of Mitsui Shopping Park LaLaport SHANGHAI JINQIAO in October 2021, LaLa station SHANGHAI LIANHUA ROAD will be Mitsui Fudosan's second retail facilities complex in Shanghai, China.

Key Points of This News Release

- Grand opening of LaLa station SHANGHAI LIANHUA ROAD, Mitsui Fudosan's first overseas retail facilities in a station building, on December 22, with some shops pre-opening from December 10.
- Approx. 90 stores will be opened, representing Japanese, Chinese and international brands, such as the popular Japanese apparel brand “niko and...”; the DISTRII banban shared office brand, which originated in China; and the German supermarket ALDI.

(1) Opening Ceremony

An opening ceremony was held on December 10. The representatives of the project cut an opening ribbon, marking a splendid opening of the retail facilities complex.



At the opening ceremony held on December 10

(2) Facility Design

The facility exterior is based on the concept of a facility that connects town and home, and serves as a “gate,” with Lianhua Road Station envisioned as a transportation hub connecting the Shanghai suburbs and central Shanghai. The whole facility has been designed as a “large gate,” using the straight lines of the horizontal roof and columns, and the brick wall pattern of shikumen (stone gate)-style architecture, which has long existed in Shanghai.

In addition, a striking exterior has been created that is well suited to a facility with direct access to Lianhua Road Station, an important location on the Shanghai Metro Line 1. This was accomplished by adopting two colors for the building's outer walls: red, which is the color of the Shanghai Metro Line 1 that serves Lianhua Road Station, and the bright pink of lotus flowers, reflecting the Chinese word *lianhua*, which means “lotus flower.”



Perspective drawing of the facility exterior

The facility interior is based on the design concept of “Lianhua Promenade,” making the most of the facility’s elongated shape, which spans approximately 300 m in an east-west direction. Water Road, Green Road, Flower Road, Forest Road, and Sunlight Road have been set as themes for the 1st to 5th floors, respectively. The interior design, lighting, materials and other elements are arranged to embody each theme. The interior spaces are designed so that people can feel as if they are enjoying a stroll along neighborhood streets while appreciating nature, even while they are indoors.。



Perspective drawing of the facility interior

【Project overview】

Project name	Mitsui Shopping Park LaLa station SHANGHAI LIANHUA ROAD (Chinese name: Mitsui Shopping Park 啦啦荟城 (la la hui cheng) 上海莲花路)
Location	Humin Road and Lianhua Road, Minhang District, Shanghai, China
Access	Direct access from Lianhua Road Station on Shanghai Metro Line 1
Business format	The Mitsui Fudosan Group will lease and operate (in a master lease business) the retail section of a multi-use property that Shanghai Shentong Metro Group Co., Ltd. plans to develop and own.
Structure and scale	Steel structure, 5 floors above ground, 1 floor below ground Retail section: 1F to 5F Parking: B1F
Site area	Approx. 189,000 ft ² (17,600 m ²)
Total floor space (Retail area)	Approx. 333,000 ft ² (31,000 m ²)
Store floor space	Approx. 177,000 ft ² (16,500 m ²)
Number of stores	Approx. 90
Parking spaces	Approx. 250
Schedule	Grand opening on December 22, 2021

【Mitsui Fudosan’s Overseas Strategy】

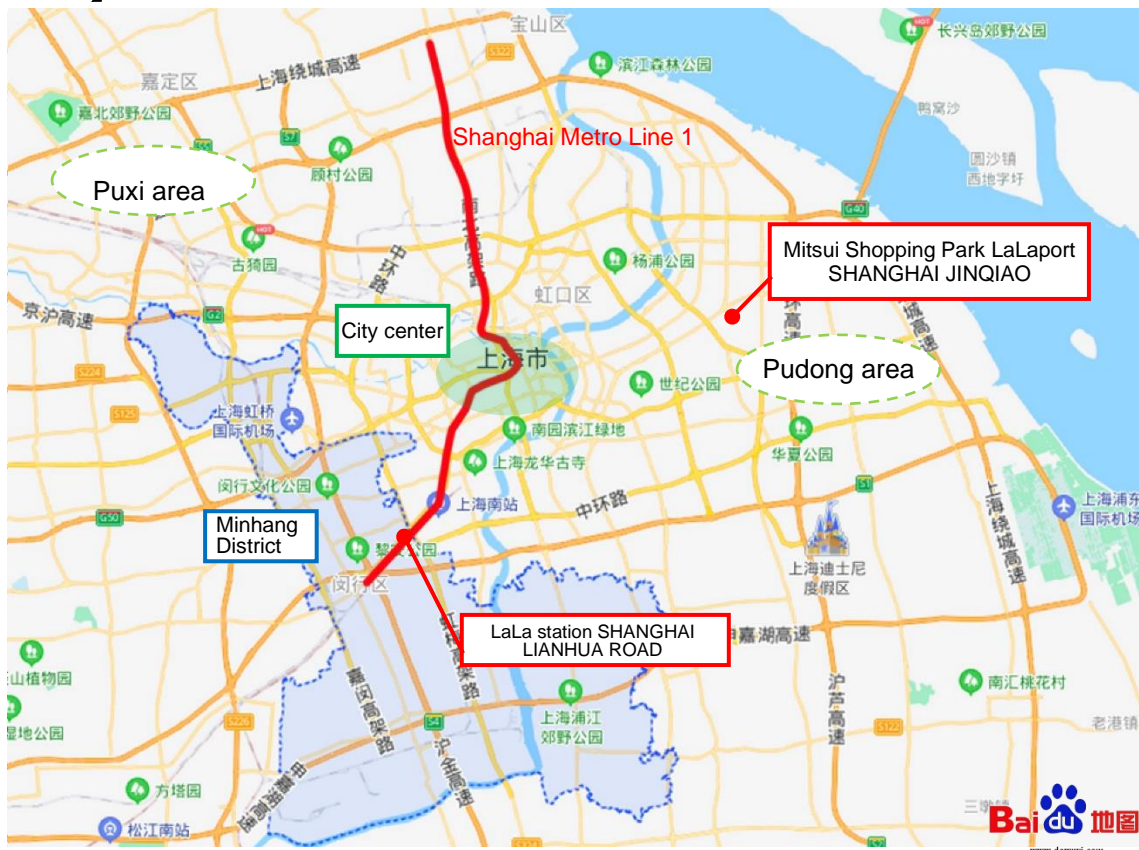
Mitsui Fudosan has been conducting business in countries and regions in Asia, in addition to the US and UK. In the retail property business, the Group has been promoting the outlet mall business in Kuala Lumpur and cities in Taiwan and the LaLaport business in Shanghai, Kuala Lumpur, and cities in Taiwan. In addition, the Group has been pushing ahead with the housing business in Singapore, Thailand, China, and cities in other Asian countries. The Group has also been conducting the hotel business in Taipei, the logistics facilities business near Bangkok, and the office buildings business in Bangalore. It has been actively pursuing business in fast-growing Asia in order to expand profits at the earliest opportunity while actively capturing growing consumer spending and contributing to local communities. Going forward, the Group will continue aiming to expand its business further. 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's Business in Mainland China】

Mitsui Fudosan established a representative office in Shanghai in 2005 and Mitsui Fudosan (Shanghai) Investment Consulting Co., Ltd. in 2009 to promote housing and retail facility businesses in Shanghai and neighboring cities. On April 28, 2021, Mitsui Fudosan opened Mitsui Shopping Park LaLaport SHANGHAI JINQIAO, its first overseas LaLaport business. Mitsui Fudosan aims to further expand its businesses in mainland China, mainly in the cities where it is currently developing properties.

<Attachment (1)> Map

【Wide area】



【Mid-range map】

