

December 6, 2022

For immediate release

Mitsui Fudosan Co., Ltd.

First LaLaport in Taiwan

Mitsui Shopping Park LaLaport TAICHUNG

Grand Opening Decided for Spring 2023

South Building Pre-Opening Decided for January 17, 2023

Approx. 300 Store Openings, Including First Overseas Opening for Japanese Supermarket LOPIA

Tokyo, Japan, December 6, 2022 – Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, has progressed on development of Mitsui Shopping Park LaLaport TAICHUNG, the first LaLaport in Taiwan, through project company SAN ZHONG EAST DIST LaLaport CO., LTD*. The Company hereby announces that a decision has been made to open the entire facility in spring 2023. Ahead of the Grand Opening, the South Building (approx. 40 stores) will have a pre-opening on January 17, 2023.

The shopping park is comprised of a scale of approx. 300 stores including many Japanese brands, such as the supermarket LOPIA, opening its first store outside of Japan, and a joint large-scale opening by the two brands of UNIQLO and GU.



Perspective drawing of exterior Mitsui Shopping Park LaLaport TAICHUNG

Mitsui Fudosan has been developing its outlet business in all of Taiwan's three major urban areas (Taipei metropolitan area, Taichung metropolitan area, and Tainan metropolitan area). The opening of this facility is expected to generate synergies with MITSUI OUTLET PARK TAICHUNG PORT, which opened in the same Taichung area in 2018. Mitsui Fudosan will continue to develop attractive retail properties in Taiwan.

Key Points of this Release

- Taiwan’s first Mitsui Shopping Park LaLaport will appear in Taichung. A grand opening of the entire facility will take place in spring 2023. Ahead of the Grand Opening, a pre-opening of the South Building (approx. 40 stores) has been decided for January 17, 2023.
- The facility concept will be: “for the Vivid Colors of Life.”
- The facility will comprise approx. 300 stores to provide one-stop access to a variety of enjoyments from shopping to dining and entertainment.
- Many Japanese stores will have their first openings in Taiwan, including LOPIA and GiGO in the South Building. Furthermore, notable new concept stores are attracting attention, such as the large-scale store joint opening by UNIQLO and GU.

* SAN ZHONG EAST DIST LaLaport CO., LTD is a wholly owned project company established by Mitsui Fudosan Taiwan Co., Ltd. to advance this project.

1. Location

The site is located in a commercial area around a six-minute walk from Taiwan Railways’ Taichung Station. Around one million people live within a 5-km radius and some 2.2 million live within 30 minutes by car. Taichung is also a lively city attracting over 45 million tourists annually.

2. Facility Concept: “for the Vivid Colors of Life”

The facility has a guiding concept of “for the Vivid Colors of Life” and will suggest new lifestyles for a colorful life and community. It will house approximately 300 shops and restaurants, including fashion brands from inside and outside Taiwan, shops opening in Taichung for the first time, including Japanese brands, and restaurants and eateries, and incorporate two food courts with local cuisine, plus a supermarket and other stores frequented daily. Moreover, there will be enhanced service and entertainment options as well. All in all, the shopping center is being designed to comprehensively meet the needs of Taichung consumers, a place where they can spend their time.



Perspective drawing of the South Building entrance

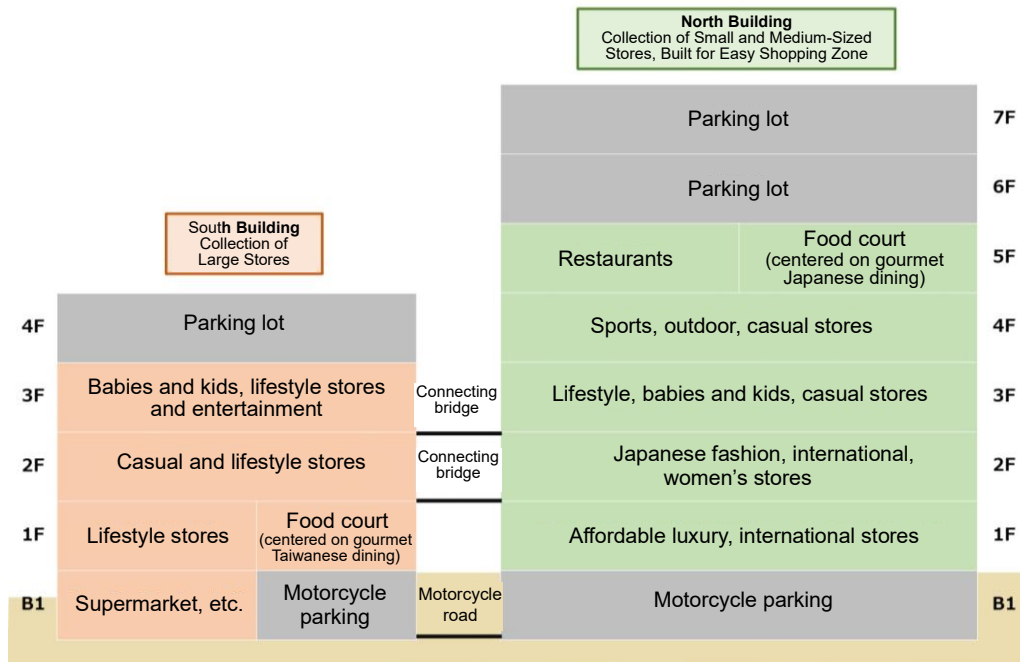


Perspective image of the South Building

3. Composition and Characteristics of the North and South Buildings

The expansive facility, which has over 700,000 ft² (over 66,000 m²) of store floor space, has a wide-ranging brand lineup, including those never previously seen in Taiwan, and will be a shopping mall where people of all ages can enjoy one-stop shopping.

The South Building will feature the largest collection of large Japanese specialty stores in Taiwan, offering everything needed for daily living, including a supermarket and lifestyle specialty stores. The North Building will have a collection of small and medium-sized stores, and an easy shopping zone built so that entire families can enjoy strolling around and shopping in a relaxed, open space.



4. South Building Store Opening Brand Lineup

1. Popular Japanese Stores to Open in a “Food” Zone Carrying a Wide Variety of Goods

A wide variety of popular Japanese grocery stores will open, including the supermarket LOPIA, opening in Taiwan for the first time, and KALDI COFFEE FARM. Mister Donut, which is popular in Taiwan, will also open. And there will be food courts set up in both the South and North building, while a restaurant zone will also open in the North Building. This will make a reality of a varied “Food” zone meeting the needs of local customers.



First time in the Taichung area



Japanese supermarket LOPIA is opening in Taiwan for the first time

Popular Japanese supermarket LOPIA will open its first overseas store, in Mitsui Shopping Park LaLaport TAICHUNG.



First opening in Taiwan

• Look for meat and other fresh foods! Supermarket



An image of the completed store



An image of products

• The supermarket also hosts a full range of eat-in type dining businesses using fresh meat and ingredients. In addition to Nikutokoro Nikugen and Nihonbashi Uoman, also appearing is Kurosen, a reservation-only meat restaurant



An image of the Nikutokoro Nikugen restaurant



An image of the Nihonbashi Uoman restaurant

2. Large Specialty Store Zone is an Aggregation of Large-Scale Japanese Retailers

The South Building will have an aggregation of Japanese, large-scale specialty stores that create a rich store composition to provide a one-stop, enjoyable shopping experience for people of all ages. In addition to new format stores attracting attention, such as a large-scale global store jointly operated by two brands, UNIQLO and GU, and the largest store in Taiwan by Japanese apparel and sundries brand niko and ..., highlights are the notable store line up including the largest MUJI store in the Taichung area, NITORI, HANDS and ABC-MART MEGA STAGE.

Two Brands of UNIQLO and GU to grand open Large stores in Taichung

UNIQLO and GU, both of which have gained a large fan base in Taiwan, will jointly open a new concept store of the first of its type in Taiwan with a grand opening for the two brands.



niko and ...



3. Family-Oriented Shopping and Entertainment Facility for Parents and Kids to Enjoy

Comprehensive, mixed-use maternity and baby goods store akachan honpo will open in the Taichung area for the first time. It will support one-stop shopping for the child-raising generation. Furthermore, there is a rich line-up of entertainment facilities for families with children to enjoy throughout the day, including Japanese amusement parlors GiGO, opening in Taiwan for the first time.



4. A Full Line-Up of Service Stores in the Daily Use Zone

In addition to Japanese drugstore Matsumoto Kiyoshi and other retail stores, there are also a variety of lifestyle services such as QB House, a Japanese haircut specialty store, and Eden Social Welfare Foundation (massages by the blind) opening for the first time in Taichung. These make up the daily use zone responding to various needs for living.



5. North Building Store Opening Brand Lineup

In the North Building as well, many Japanese stores will make their first openings in Taiwan, just as in the South Building pre-opening in January 2023. Details are planned to be released later, ahead of the North Building pre-opening in the spring of 2023, so expect great things.

【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 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, 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.

【Attachment 1】Property Overview

Location	Quanyuan Section, East District, Taichung City, Taiwan
Facility Name	Mitsui Shopping Park LaLaport TAICHUNG
Transportation access	Six-minute walk from Taichung Station on the TRA
Project developer	SAN ZHONG EAST DIST LaLaport CO., LTD.
Business format	Regional shopping center
Site area	Approx. 463,000 ft ² (Approx. 43,000 m ²) (North Building + South Building)
Total floor space	North Building Approx. 1,593,000 ft ² (Approx. 148,000 m ²) South Building Approx. 538,000 ft ² (Approx. 50,000 m ²) Total Approx. 2,131,000 ft ² (Approx. 198,000 m ²) * Includes multi-floor parking space area
Store Area	North Building Approx. 506,000 ft ² (Approx. 47,000 m ²) South Building Approx. 230,000 ft ² (Approx. 21,300 m ²) Total Approx. 735,000 ft ² (Approx. 68,300 m ²)
Structure and scale	North Building: 7 floors above ground, 1 floor below ground (stores on 1F-5F) South Building: 7 floors above ground, 1 floor below ground (stores on 1F-5F)
Number of stores	North Building: Approx. 260 stores South Building: Approx. 40 stores Total: Approx. 300 stores
Architect	TMA Architects & Associates
Building environmental design	Exterior, landscaping: Ishimoto Architectural & Engineering Firm, Inc., Buchan, FORMium Landscape Architects Pty Ltd Interior: LAND ART LABO INC.
Contractor	Taisei Corporation (Taiwan Office)

【Attachment 2】Map

■ Wide area



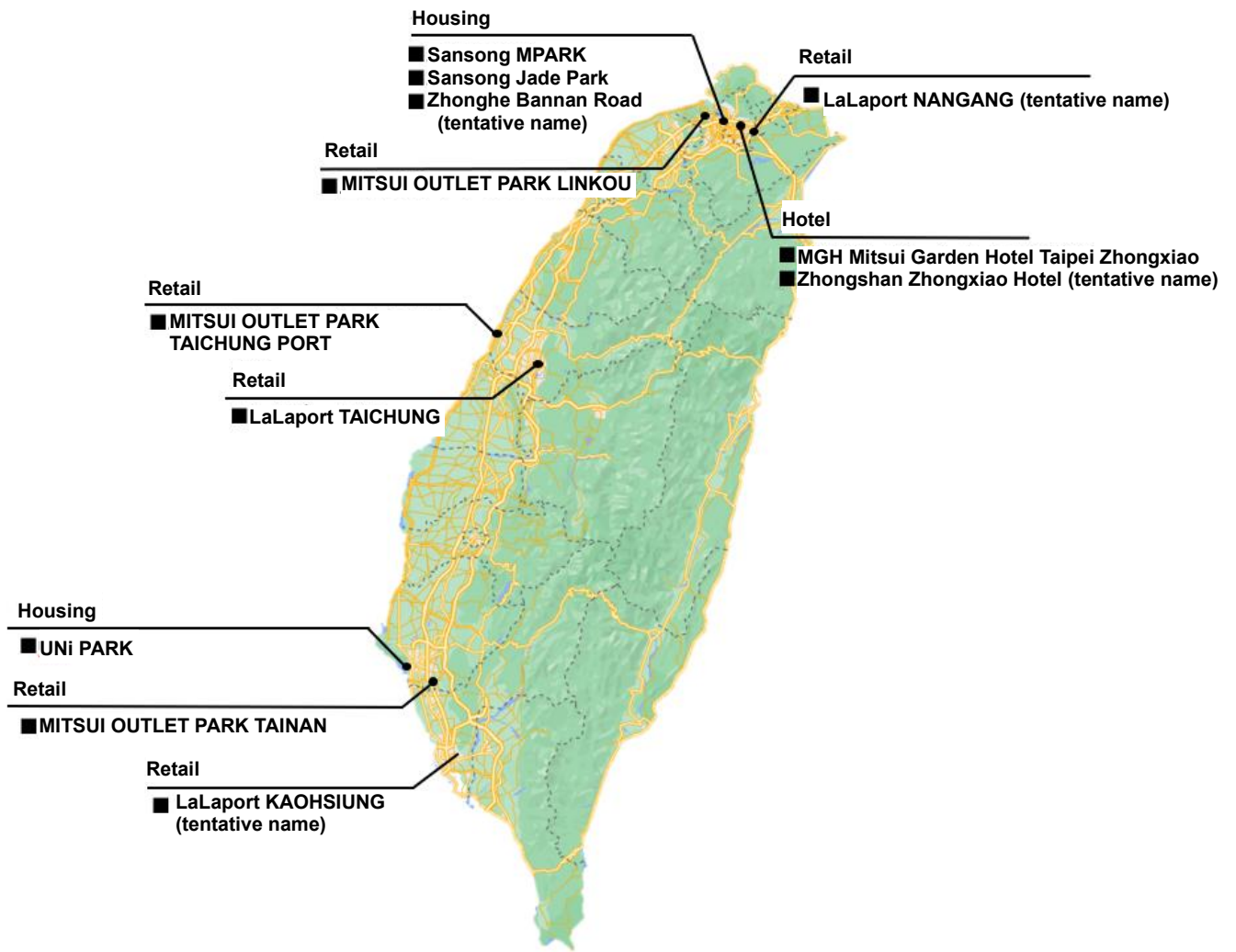
■ Mid-range map



【Attachment 3】 The Mitsui Fudosan Group's Business in Taiwan

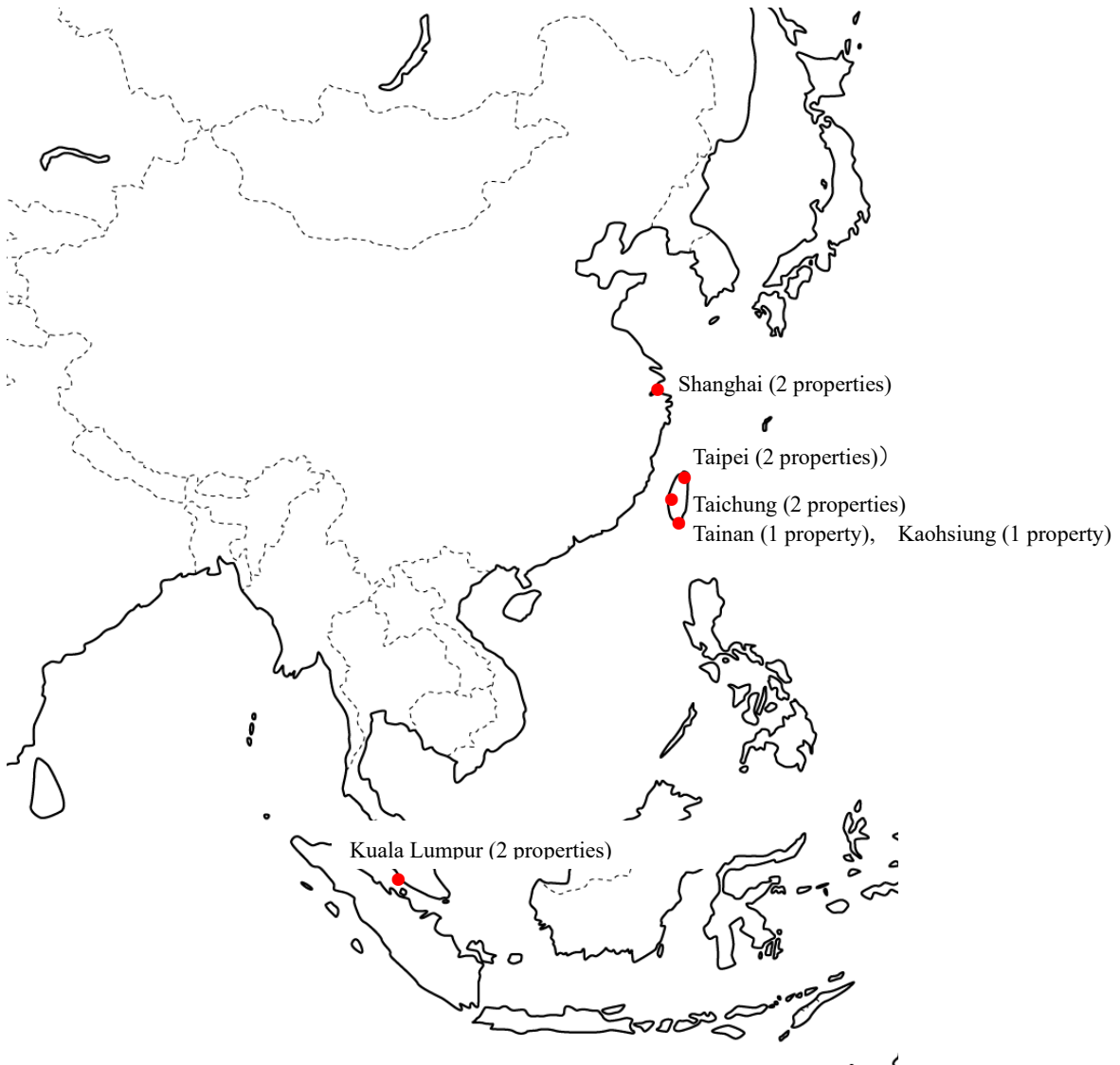
In 2016, the Mitsui Fudosan Group established Mitsui Fudosan Taiwan Co., Ltd., a subsidiary in Taiwan, as an investment base. The Group is developing properties in Taiwan, including 11 retail properties, hotels, and housing, and plans to expand the business into logistics facilities and mixed-use developments going forward.

Main purposes	Location/Area	Property name	Opening/Completion
Outlet park	Linkou District, New Taipei City	MITSUI OUTLET PARK LINKOU Phase I Phase 2	January 2016 2024 (planned)
	Taichung City	MITSUI OUTLET PARK TAICHUNG PORT Phase 1 Phase 2	December 2018 December 2021
	Gueiren District, Tainan City	MITSUI OUTLET PARK TAINAN Phase 1 Phase 2	February 2022 2025 (planned)
Regional shopping center	Nangang District, Taipei City	Mitsui Shopping Park LaLaport NANGANG (tentative name)	2023 (planned)
	East District, Taichung City	Mitsui Shopping Park LaLaport TAICHUNG	March 2023
	Fengshan District, Kaohsiung City	Mitsui Shopping Park LaLaport KAOHSIUNG (tentative name)	2026 (planned)
Hotel	Da'an District, Taipei City	MGH Mitsui Garden Hotel Taipei Zhongxiao	August 2020
	Zhongzheng District, Taipei City	Zhongshan Zhongxiao Hotel (tentative name)	2024 (planned)
Housing	Sanchong District, New Taipei City	Sansong MPARK	November 2021
	Anping District, Tainan City	UNi PARK	2025 (planned)
	Zhonghe District, New Taipei City	Sansong Jade Park	2026 (planned)
	Zhonghe District, New Taipei City	Zhonghe Bannan Road Project (tentative name)	2027 (planned)



【Attachment 4】 Mitsui Fudosan's Retail Properties Overseas (As of December 2022)

Country/ Region	Property	Opening year	Number of stores (approx.)	Store floor space (approx.)
China	Mitsui Shopping Park LaLaport SHANGHAI JINQIAO	2021	180 stores	Approx. 592,000 ft ² (55,000 m ²)
	Mitsui Shopping Park LaLa station SHANGHAI LIANHUA ROAD	2021	90 stores	Approx. 178,000 ft ² (16,500 m ²)
Taiwan	MITSUI OUTLET PARK LINKOU	Phase 1: 2016	220 stores	Approx. 484,000 ft ² (45,000 m ²)
		Phase 2: 2024 (planned)	90 stores	Approx. 290,000 ft ² (26,900 m ²)
	MITSUI OUTLET PARK TAICHUNG PORT	Phase 1: 2018	170 stores	Approx. 377,000 ft ² (35,000 m ²)
		Phase 2: 2021	50 stores	Approx. 86,000 ft ² (8,000 m ²)
	MITSUI OUTLET PARK TAINAN	Phase 1: 2022	190 stores	Approx. 366,000 ft ² (34,000 m ²)
		Phase 2: 2025 (planned)	60 stores	Approx. 107,000 ft ² (10,000 m ²)
	Mitsui Shopping Park LaLaport TAICHUNG	2023	300 stores	Approx. 732,000 ft ² (68,000 m ²)
	Mitsui Shopping Park LaLaport NANGANG (tentative name)	2023 (planned)	250 stores	Approx. 753,000 ft ² (70,000 m ²)
	Mitsui Shopping Park LaLaport KAOHSIUNG (tentative name)	2026 (planned)	250 stores	Approx. 800,000 ft ² (74,000 m ²)
	Malaysia	Mitsui Outlet Park KLIA Sepang	Phase 1: 2015	130 stores
Phase 2: 2018			70 stores	Approx. 106,000 ft ² (9,800 m ²)
Phase 2: 2022			5 stores	Approx. 75,350 ft ² (7,000 m ²)
Mitsui Shopping Park LaLaport BUKIT BINTANG CITY CENTRE		2022	400 stores	Approx. 889,000 ft ² (82,600 m ²)
Total		10 properties	2,425 stores	Approx. 6,090,000 ft ² (565,800 m ²)



【Attachment 5】 Mitsui Fudosan Group's Contribution to SDGs

https://www.mitsuifudosan.co.jp/english/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.

【References】

- Group Action Plan to Realize a Decarbonized Society
<https://www.mitsuifudosan.co.jp/english/corporate/news/2021/1124/>
- Diversity & Inclusion Promotion Declaration and Initiative Policy
https://www.mitsuifudosan.co.jp/english/corporate/news/2021/1129_02/

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

Goal 11 Sustainable Cities and Communities

