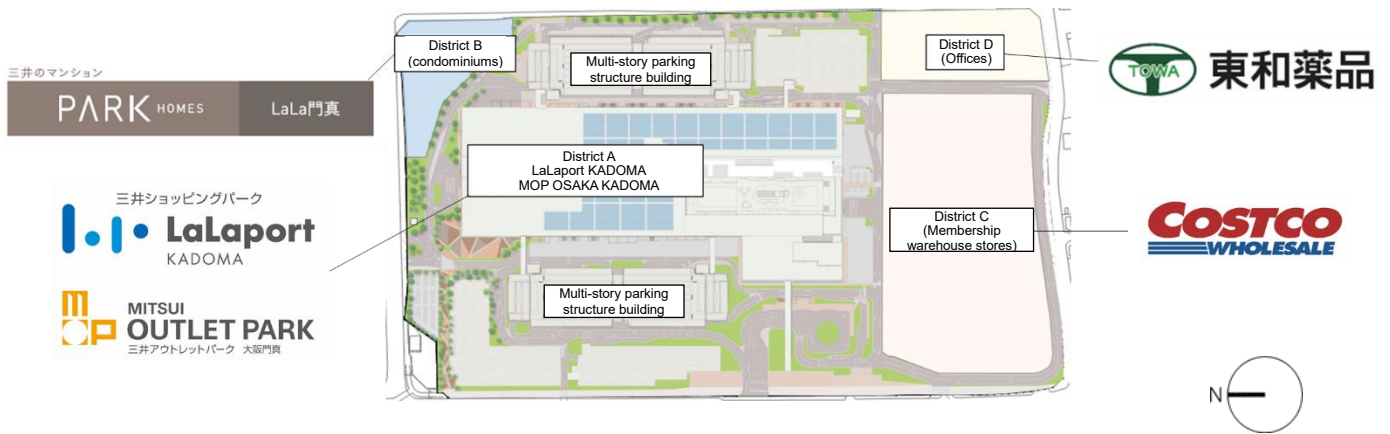


3. Continued Development of the Kadoma Area After the Opening of the Complex

Large-scale, mixed-use neighborhood creation development projects

Mitsui Fudosan has been advancing a large-scale, mixed-use neighborhood creation development project consisting of four urban blocks, utilizing the site of an old factory belonging to Panasonic Corporation.

This complex will open as District A on April 17, 2023, and contribute to lively neighborhood creation after its development.



Map of four zones

In the residential zone (District B), Mitsui Fudosan Residential Co., Ltd. will construct PARK HOMES LaLa KADOMA, and 11-story, 155-unit large-scale condominium scheduled for completion and start of tenant entry in fiscal 2023. First phase sales were brisk and applications registered for all 88 units. The second phase model room is scheduled to open in April 2023.

In the retail zone (District C), Costco Wholesale Japan, Ltd., a membership warehouse store with 847 locations worldwide (as of December 2022), is scheduled to open Costco Wholesale Kadoma Warehouse in the summer of 2023.

In the business office district (District D), TOWA PHARMACEUTICAL CO., LTD., which has its head office in Kadoma City, is scheduled to build a facility.

Enhanced Transport Access

■ Newly established crossroads on the west side of the complex

Access by car will be enhanced by creating crossroads aligned with the complex by converting a T-intersection in front of the Kadoma Tax Office on the Osaka prefectural Central Circular Route.

■ Employing a ticketless parking system

A ticketless system cuts waiting time when entering and exiting the warehouse and ensures smooth traffic flow.

■ Establishing bus routes

Mitsui Fudosan will collaborate with KEIHAN BUS Co., Ltd. to set up new bus routes and create bus stops in transportation plazas within the complex. (Application pending)



Newly established crossroads (Conceptual image)

Osaka Monorail New Station (2029)

In 2029, a new station directly connected to the complex is scheduled to open in conjunction with the Osaka Monorail extension project. Even now, access by public transport is excellent with Kadomashi Station, the closest train station, just eight minutes' walk, but the opening of the new station is expected to make it even more convenient.

The new monorail station is planned to directly connect to MOP OSAKA KADOMA on 2F via a pedestrian deck on the west side of the complex.

Collaboration with Kadoma City and Community

Mitsui Fudosan has concluded with Kadoma City an agreement to support and cooperate in the event of a disaster, and will provide space within the complex that people from the local community can use in the event of an outbreak of a large-scale disaster. In addition, by holding community participation experiential events in collaboration with local communities, the complex aims to become a regional community base.

<Example of Community Collaboration>

Collaboration between Kadoma City and the Kansai Philharmonic Orchestra

The complex will register under the home supporter system* established by Kadoma City and the Kansai Philharmonic Orchestra.

The complex plans to use music from the Kansai Philharmonic Orchestra when hosting musical events or as everyday background music inside the complex. Collaborations will continue in various ways and contribute to cultural and other activities Kadoma City as a local community base.

* Hometown supporter system: A system that supports and encourages many attractive cultural and artistic activities by the orchestra

【Profile of Kansai Philharmonic Orchestra】

The orchestra representative of the Kansai area was launched in 1970. It became a public interest incorporated foundation in 2018 and marked the 50th anniversary of its founding in 2020. In 2020, it concluded an agreement with Kadoma City as a hometown partner for music and energy. The orchestra hometown is Kadoma City and it has grown together with the city and its people, operating its activities with an emphasis on being close to the community.

Official website <http://www.kansaiphil.jp/> (in Japanese)



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