
First LaLaport in Taiwan
Mitsui Shopping Park LaLaport TAICHUNG
Grand Opening on Tuesday, May 16, 2023
North Building to Pre-Open in Late April 2023
Bringing Together Approx. 300 Stores, including 25 Stores Opening
for the First Time in Taiwan and Many Japanese Brands

Tokyo, Japan, March 15, 2023 – Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, has been advancing the development of Mitsui Shopping Park LaLaport TAICHUNG, the first LaLaport in Taiwan, through project company SAN ZHONG EAST DIST LaLaport CO., LTD.* Mitsui Fudosan hereby announces that a decision has been made to hold the grand opening of the facility on Tuesday, May 16, 2023. Ahead of the grand opening of the whole facility, the South Building (41 stores) has already opened in stages beginning on January 17, 2023, and the North Building (approx. 260 stores) will have a pre-opening in late April 2023.

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

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 Fudosan's three MITSUI OUTLET PARK facilities that have already been opened. Furthermore, Mitsui Fudosan will continue to develop attractive retail properties in Taiwan.

The new stores to be opened in the shopping park will include many Japanese brands, such as the supermarket LOPIA, which will open its first store outside of Japan in Taiwan, and a joint large-scale opening by the two brands of UNIQLO and GU. The facility will comprise various stores to provide one-stop access for a variety of purposes, such as shopping, dining and entertainment. The total number of stores will be approx. 300, including 25 stores opening for the first time in Taiwan.

Initiatives will also be actively undertaken to realize a sustainable society, including decarbonization, and to create a regional community hub. To create a shopping park where customers can feel at ease, Mitsui Fudosan will strive to respond to the new normal following the COVID-19 pandemic with measures such as non-contact elevator buttons and ticketless parking lots.

Facility Concept: “for the Vivid Colors of Life”

Under the facility concept of “for the Vivid Colors of Life,” the facility 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 consisting of two food courts with local fine dining, 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, as a retail property where they can spend their time.



<Features of LaLaport TAICHUNG> Each feature listed below is described in more detail on the following pages.

1. Location and Facility Design

Mitsui Fudosan will create vibrant spaces throughout the facility, with the aim of contributing to attractive neighborhood creation as a new community hub for Taichung. The facility is divided into two buildings: the North Building and South Building. The buildings' main colors have been chosen to match the features of the surrounding environment, thereby realizing a facility design that blends in with the local streets.

2. A diverse lineup of brands, including first openings in Taiwan, first openings in Taichung, and new store formats

The facility offers a full lineup of high-quality brands, including brands opening stores in Taiwan for the first time and new store formats of long-established business establishments loved by local Taichung residents.

- (1) A diverse lineup of fashion brands, including one of the largest collections of Japanese brands in Taiwan
- (2) Plentiful store formats for families, ranging from fashion to entertainment
- (3) 饗OMOTENASHI DINING, one of the largest food courts featuring gourmet Japanese dining in Taiwan, and a diverse restaurant zone
- (4) Extensive selection of lifestyle shops that enrich people's daily lives
- (5) Stores that provide convenient lifestyle services that meet a variety of needs

3. Creating People-friendly Facilities

Leveraging its expertise from the "Mama with LaLaport" initiative at various LaLaport facilities in Japan, Mitsui Fudosan is also rolling out measures to make facilities that are friendly to families and mothers raising children in Taiwan too. Mitsui Fudosan will also implement measures that enhance convenience for customers and employees.

4. Creating a Regional Community Hub

Mitsui Fudosan has installed wall art created in partnership with the surrounding communities. Also, it aims to create a regional community hub at the shopping park through measures such as hosting events.

5. Initiatives to Realize a Sustainable Society

In order to realize a sustainable society, including decarbonization, Mitsui Fudosan is implementing initiatives such as installing solar panels, greening rooftops, utilizing rainwater, using water-permeable blocks, and conserving existing trees.

6. Responding to the New Normal

To ensure that customers can spend time at the facility with peace of mind, Mitsui Fudosan will work to respond to the new normal following the COVID-19 pandemic, with measures such as non-contact elevator buttons and ticketless parking lots.

7. Useful Services Such as the Official Mitsui Shopping Park App

With the opening of this facility, member services available at the Mitsui Fudosan Group's retail properties in Taiwan will transition from the current Mitsui Outlet Park Member App to the Mitsui Shopping Park Member App. The app's name will change, and its useful features will be expanded and improved.

1. Location and Facility Design

Facility Location

This facility, which is the first LaLaport in Taiwan, is located in a built-up area around a six-minute walk from Taiwan Railways' Taichung Station, which is on a conventional train line. Taichung has a population of roughly 2.8 million people (as of January 2023) and notably boasts a productive trade area population within a 5-km radius of the facility and within 30 minutes by car. Moreover, Taichung is a lively city attracting over 45 million tourists annually. Lively spaces have been created throughout the facility, with the aim of contributing to attractive neighborhood creation – one that serves as a new regional community hub for Taichung.

Furthermore, the areas around the facility include the verdant Taichung Empire Sugar Factory Lakeside Ecological Area (Yongquan Park), where people can enjoy nature and relaxation, and Jianguo Public Retail Market, which serves as a conduit for local culture, allowing people to experience the area's history and urban dynamism. Located between the Taichung Empire Sugar Factory Lakeside Ecological Area and the Jianguo Public Retail Market, the facility is situated on a site that balances relaxation and urban dynamism.



Facility Design

The facility consists of two buildings: the North Building and South Building. While both buildings share a unified appearance, each building has a different design theme. Each building has a distinctive and unique facility design.

The North Building's facility design theme is "NATURE." The rich, natural green of Yongquan Park was chosen as the main color, and co-existence with nature was adopted as a theme. The building has a refined and elegant design that is appropriate for a retail property in front of a train station in an urban center, and it is complemented by essential design elements such as the material qualities and warmth of wood, as well as well-lit spaces filled with gentle natural sunlight.

The South Building's facility design theme is "CULTURE." The main color was chosen to be the brick-red of the Jianguo Public Retail Market, which serves as a conduit of local culture and history. Based on the theme of co-existence with the community, the building features informal material qualities and a casual design, as befits a retail property that provides daily shopping convenience. It incorporates the material qualities of brick and the dynamic spaces found in a market.



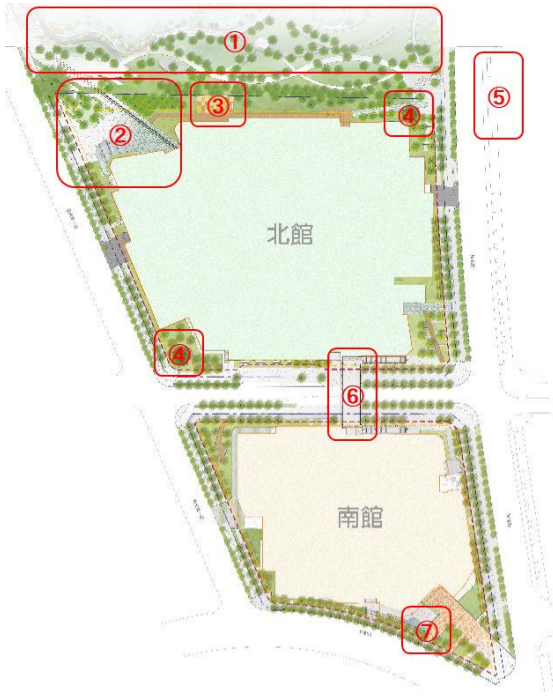
Exterior view of the North Building



Exterior view of the South Building

Outdoor/Exterior Plan and Design

By designing continuous green spaces within the site and utilizing the natural environment of Yongquan Park next to the shopping mall, Mitsui Fudosan has created outdoor areas in which customers can spend time comfortably.



- (1) Taichung Empire Sugar Factory Lakeside Ecological Area (Yongquan Park) *Operated by city government
- (2) Fountain Plaza (Works of art, such as water features and track maintenance car)
- (3) Playground area
- (4) Conserve existing trees
- (5) Adjacent Dog Park *Operated by city government
- (6) Connecting bridge
- (7) Pop-jet Fountain and Art Wall



View of Yongquan Park from the North Building's observation deck

Fountain Plaza / Pop-jet Fountain

On the north side of the site, an approx. 1,500 m² Fountain Plaza has been built. This plaza is notable for allowing anyone to spend time here as they like, whether lying on the artificial turf or relaxing on the benches. Furthermore, Japanese outdoor play equipment has been installed, allowing children to play to their heart's content. In addition, there is a Pop-jet Fountain in an outdoor area of the first floor of the South Building. Visitors can enjoy watching water emerge rhythmically from the ground.



Fountain Plaza (image)



Play equipment (image)



Fountain Plaza (image)



Pop-jet Fountain

Works of Art that Preserve History and the Taichung Empire Sugar Factory Lakeside Ecological Area (Yongquan Park)

This facility is a redevelopment project on the site of a former sugar factory. A rail car (track maintenance car) that was in service when the sugar factory was operational has been restored as a work of art to preserve the history of this site. The rail tracks that were left in the neighboring Yongquan Park have been extended to the facility site, thereby establishing continuity between the plaza and the park.

Also, Mitsui Fudosan has designed a work of art based on the theme of migrating birds inhabiting Taichung. It has been donated and installed in Yongquan Park. Moreover, a Dog Park operated by the city government has been built adjacent to the shopping park site, creating an environment where visitors can enjoy shopping together with their pets.



Rail car artwork (image)



Migrating bird artwork (image)

Double-deck Connecting Bridge

A large bridge with a double-deck structure and a width of more than 6 meters will connect the North and South buildings on the second floor (indoor) and third floor (outdoor). This bridge will provide easy access between the two buildings, enabling customers to enjoy a comfortable shopping experience. The third floor will be linked by an open-air bridge with emphasis on spaciousness. For this reason, in the event of rain, the facility plans to provide a service in which it will lend umbrellas marked with the Lalaport logo to customers on both sides of the bridge (愛心雨傘 umbrella lending service).



Connecting bridge (image)

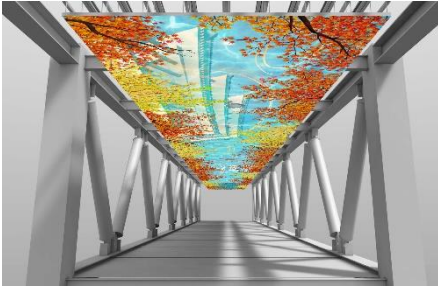
Indoor Plan and Design

Taiwan's First Large 4K Ceiling-Screen LED Panel and 3D Video Features

Taiwan's first large 4K ceiling-screen LED panel is installed on the ceiling of the connecting bridge between the North and South buildings on the second floor. As they cross the bridge, visitors can enjoy seasonal artistic images and other video images on the large screen.

A see-through LED panel integrated with the outer wall was chosen for the upper level of the main entrance of the South Building. Visitors can view images based on the outer wall motif of the South Building, as well as advertisements for stores within the building, among other video images.

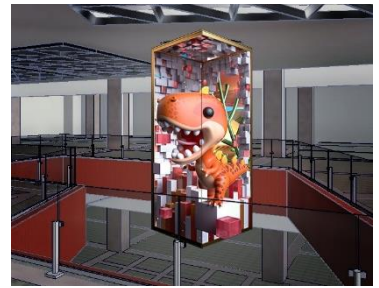
In addition, a pillar-style 360-degree LED screen has been installed in the North Building's atrium space. Exciting 3D video images that appear to pop out of the screen are projected onto this screen. It is a feature that both children and adults can enjoy.



Large ceiling LED panel on the connecting bridge
(image)



South Building entrance

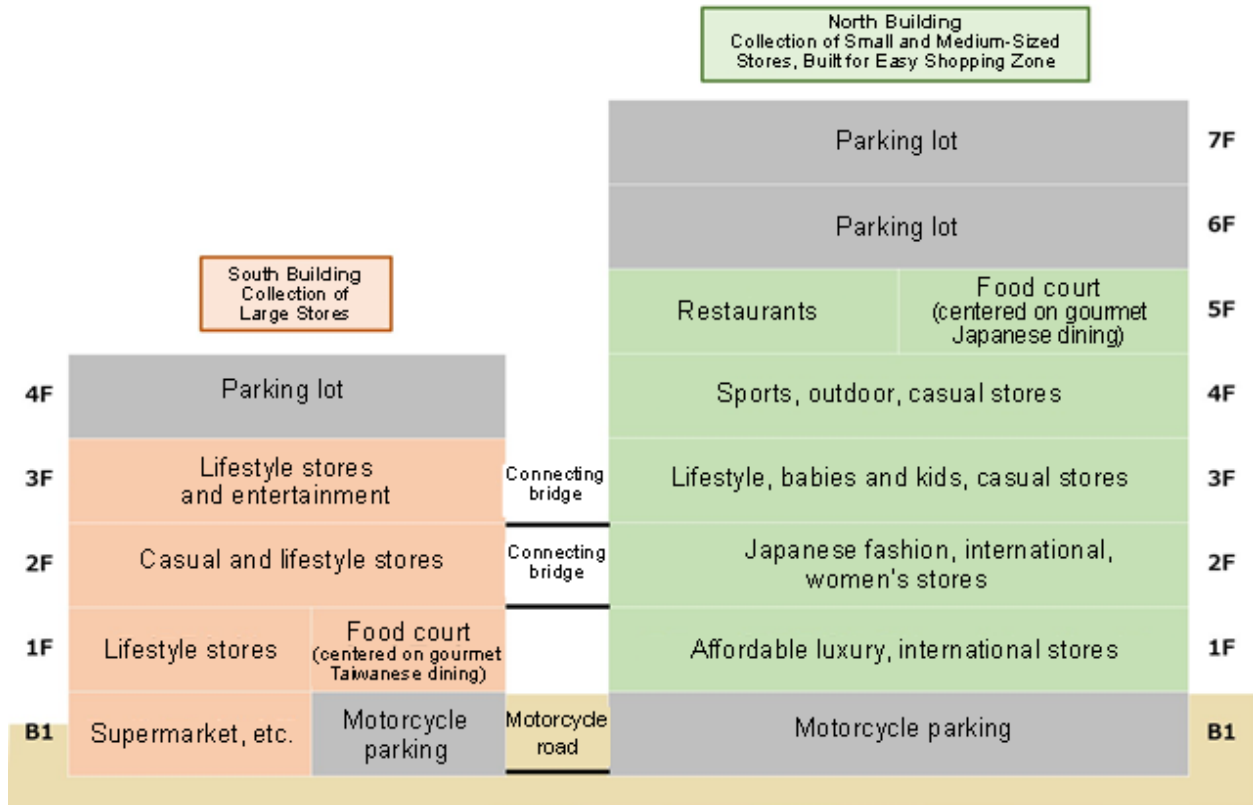


North Building atrium (image)

2. A diverse lineup of brands, including first openings in Taiwan, first openings in Taichung, and new store formats

The South Building pre-opened on January 17, 2023. In this building, large specialty stores centered on Japanese brands are open for business and proving popular, such as the Japanese supermarket LOPIA, which has opened its first store outside of Japan, and a joint large-scale opening by the two brands of UNIQLO and GU.

The opening of the North Building, which houses a collection of small and medium-sized stores, will bring the total number of stores for both buildings to approximately 300. Mitsui Shopping Park LaLaport TAICHUNG will have its grand opening as a one-stop shopping mall where families can enjoy an abundance of shopping, dining and entertainment options. It is unlike any other facility that has previously opened in the Taichung area.



The South Building Features a Collection of Large Japanese Specialty Stores

First opening in Taiwan



First opening in Taiwan



First opening in Taichung area



First opening in Taichung area



niko and ...



LifeWear

A fascinating store lineup in the North Building

(1) A diverse lineup of cosmetics and fashion brands, including one of the largest collections of Japanese brands in Taiwan

The North Building will contain one of the largest collections of Japanese fashion brands in Taiwan. It will feature BRIEFING, HARE, LEPSIM, and nano UNIVERSE, all of which will open their first Taiwanese stores. In addition, TSUCHIYA KABAN will open its first store in the Taichung area. The North Building will also include popular Japanese multi-brand stores in Taiwan, such as BEAMS, UNITED ARROWS green label relaxing, and URBAN RESEARCH.

In addition, Mitsui Fudosan has amassed a diverse lineup of fashion brands including a new concept store for THE NORTH FACE, and popular international brands such as POLO Ralph Lauren, Armani Exchange, and Tommy Hilfiger.

One of the largest collections of Japanese fashion brands in Taiwan

First opening in Taiwan

nano
UNIVERSE

First opening in Taiwan

HARE

First opening in Taiwan

BRIEFING

First opening in Taiwan

rim (of jins)

First opening in Taiwan

LEPSIM

First opening in Taichung area

TSUCHIYA KABAN™
TOKYO SINCE 1965

First opening in Taichung area

UNITED ARROWS
green label relaxing

UR
URBAN RESEARCH

gelato
pique

SHISEIDO
GINZA TOKYO

BEAMS

FRED PERRY

A diverse lineup including popular international brands

First opening in Taichung area

LAGINE

New store format

Vivienne Westwood

New store format

THE NORTH FACE

New store format

TOMMY HILFIGER

adidas adidas

A | X
ARMANI EXCHANGE

Aēsop® ALLSAINTS

SABON

Timberland

KICKS LOUNGE

PANDORA BOSS

POLO RALPH LAUREN

(2) Plentiful store formats for families, ranging from fashion to entertainment

The shopping mall abounds with entertainment facilities and stores for families to enjoy, including Little Planet, a digital theme park opening its first location in Taiwan, and Donguri Republic, where guests are greeted by the characters Totoro and Catbus. There is also an extensive selection of fashion brands for families, such as a.v.v, which is opening its first store in Taiwan, a new store format for LOWRYS FARM, and GLOBAL WORK.

A lineup of brands for the whole family to enjoy

Logos shown: a.v.v (First opening in Taiwan), Little Planet (First opening in Taiwan), LOWRYS FARM (New store format), GLOBAL WORK, TAKARA TOMY, Donguri Republic (ジブリがいっぱい どんぐり共和国).

(3) 饗OMOTENASHI DINING, one of the largest food courts featuring gourmet Japanese dining in Taiwan, and a diverse restaurant zone

North Building Fifth Floor Food Court: 饗 OMOTENASHI DINING

The 1,200-seat Food Court brings together restaurants such as the first-ever Chanponteï, Toujuro W Teishoku in Taiwan, the first-ever jiji HERO in Taichung, and new restaurant formats such as Tsujihan, and Tsuruhashi Fugetsu Light. Other restaurants include Kaneko Hannosuke, Torisanwa, and Marugame Udon. This is one of Taiwan’s largest food courts offering gourmet Japanese dining.



North Building Fifth Floor Food Court (image)

One of Taiwan’s largest food courts featuring gourmet Japanese dining

Logos shown: Chanponteï (First opening in Taiwan), Toujuro W Teishoku (First opening in Taiwan), bibim' (First opening in Taichung area), Tsujihan (First opening in Taichung area, New store format), Fugetsu (New store format), Tsuruhashi (天井専門店), Marugame Udon (鶏三和 韓国名産鶏唐揚 創業明治五十五年), Kaneko Hannosuke (讃岐 釜揚げうどん 丸亀製麺).

LaLa Studio

A multipurpose studio called LaLa Studio will be installed within the food court on the fifth floor of the North Building. The studio can be fully reserved, making it suitable for a variety of uses such as parties and cooking lessons, and can be used freely by anyone (reservations required).



LaLa Studio (image)

Cafés & Restaurants

The restaurant zone on the fifth floor of the North Building offers visitors a diverse array of gourmet Japanese dining options that are attracting considerable attention. These options include KITAMARU, with its first opening in Taiwan; Sushi no Midori, with its first opening in Taichung; and Hakata Tempura Yamami and Gyu-Kaku BUFFET, which is a new restaurant format being developed by the Gyu-Kaku Group. Locally popular restaurants, such as QIN YUAN CHUN, which has received the Michelin Guide's Bib Gourmand designation for the local Taichung area, are also opening their first locations in a retail property.

Each floor of the building offers plentiful choices of cafés and food stores, including MUSASHI NO MORI COFFEE Diner, which is opening its first store in Taiwan, and the popular STARBUCKS coffee shop. These locations can be used for a variety of purposes, such as taking a break from shopping or gathering and relaxing with friends.



North Building Fifth Floor Restaurant Floor (image)

Restaurant zone offering visitors a diverse array of gourmet dining options

<p>First opening in Taiwan</p>  <p>KITAMARU</p>	<p>First opening in Taiwan</p>  <p>MUSASHI NO MORI COFFEE</p>	<p>First opening in Taichung area</p>  <p>Sarabeth's</p>	<p>First opening in Taichung area</p>  <p>孔の美空利</p>
<p>First opening in Taichung area</p>  <p>TAKAGI WAGYU SHOKUDO</p>	<p>First opening in Taichung area</p>  <p>山海</p>	<p>First opening in Taichung area</p>  <p>Johan PARIS</p>	<p>First opening in a retail property</p>  <p>QIN YUAN CHUN</p>
<p>New restaurant format</p>  <p>牛角ビュッフェ</p>	<p>New restaurant format</p>  <p>SYABU HANA</p>	 <p>KURA</p>	 <p>beard papa's fresh and natural cream puffs</p>

(4) Extensive selection of lifestyle shops that enrich people's daily lives

The facility has an extensive selection of lifestyle shops that enhance daily life. These shops include Standard Products, which is a lifestyle goods store that is opening a store in Taiwan for the first time, and TSUTAYA BOOKSTORE, which is a lifestyle-oriented book shop, along with NITORI and other stores in the South Building.

Lifestyle shops that enrich people's daily lives

New restaurant format



Standard Products

First opening in Taichung area



THERMOS



New restaurant format



Tefal



(5) Stores that provide experiences and convenient lifestyle services meeting a variety of needs

The facility has also attracted stores that provide experiences, such as ski school, which provides indoor ski classes, and KINJO, a craft shop where customers can make hand-made rings. There is also the NAIL4U nail salon, AURA beauty salon, the Beauté J'adore beauty and health salon, and a 7-11 convenience store with an adjoining coin laundromat.

A full range of stores that provide convenient lifestyle services that meet a variety of needs

First opening in a retail property



KINJO[®]
草山金工

First opening in a retail property



3. Creating People-friendly Facilities

“Mama with LaLaPort” – Reflecting Feedback from Mothers

Using expertise developed through the “Mama with LaLaPort” initiative implemented at each LaLaPort facility in Japan, Mitsui Fudosan is also rolling out measures to make facilities that are friendly to families and mothers raising children in Taiwan too. Through these efforts, Mitsui Fudosan will realize a retail property that is friendly to parents raising young children. In addition, the shopping mall has plenty of play spaces for children, including areas with play equipment and a pop-jet fountain, an artificial turf area within the Fountain Plaza, and Kids’ Spaces within the Food Court and Restaurant Zone.



The Mitsui Fudosan Group understands that parents would like to freely enjoy shopping even when they have to look after their small children. This project to realize their aspirations started with in-house suggestions from working mothers at Mitsui Fudosan. Based on a motto of making LaLaPort facilities friendlier to mothers, the Mama with LaLaPort initiative not only seeks to enhance the functions of facilities by adding nursing rooms and kids’ spaces based on advice from within and outside of Mitsui Fudosan and from customers, but also to hold events for parents and children to enjoy, and aims to be a facility friendly to parents of young children.

Also, in Taiwan, “LaLaPort” reflects both the meaning of “La” from LaLaPort and the Chinese word “La,” which means “pull.” Together, this slogan means that parents and their children will grow together hand in hand.

Kids’ Space within Food Courts (fifth floor of North Building and first floor of South Building)

The Kids’ Space is an approximately 50 m² area where children can remove their shoes and play. The area is divided into two zones: a green area for infants aged 0 to 1 year old, and an orange area for children aged 1 year and older. Mitsui Fudosan makes it easier for customers visiting the shopping mall as a family to use the Food Court by providing spaces for children to play before and after meals. In addition, the tables surrounding the Kids’ Space have secure chairs for children, allowing customers to dine leisurely with their children with peace of mind.



Kids’ Space Within Food Court (South Building)



Secure chairs for children (South Building)

LaLakids: A children’s lounge where parents and children can rest (North Building Third Floor)

LaLakids is a space where not only children but also their parents can relax. It includes play areas and rest spaces. LaLakids can also be used as a place to serve meals to children. The play spaces within LaLakids, as with the Kids’ Space in the food courts, are divided according to the age of the children.



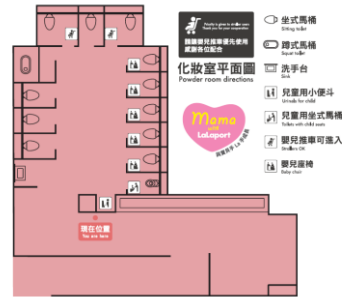
LaLakids (image)

Restrooms with Parenting-friendly Design Features, Including Kids' Restrooms

All men's and women's restrooms in the buildings have children's toilets, urinals, and wash basins. There are also spacious private rooms with baby chairs that strollers can be rolled directly into. These private rooms are secured with a double lock, which provides a safer design that prevents children from accidentally unlocking the door. Some restrooms are for kids only, making the shopping mall a parent-friendly facility. Because there are so many different types of booths in each restroom, guidance maps are displayed in restrooms.



Kids' restrooms



Guidance map in restroom

Diaper Changing Rooms (Each Floor) / Nursing Rooms (North Building 1F, 3F, 5F / South Building B1 and 3F)

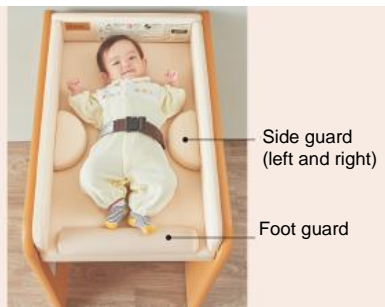
The facility has diaper changing rooms (each floor of both the North and South buildings) and nursing rooms (North Building 1F, 3F, 5F / South Building B1 and 3F).

In addition, the diaper changing rooms have the following equipment:

- COMBI diaper changing tables with thickly cushioned holding mats
- Sharp air purifiers (Plasmacluster®)



Diaper changing space



Nursing room

Rest Areas Set Up Throughout the Buildings (More than 1,000 Seats Available in Total)

Rest areas have been set up throughout the facility's public areas, with over 1,000 seats available in total. The facility has been designed to keep customers from becoming tired even after a long day of shopping, and to make it easier for local customers to casually drop by.



Rest areas within the buildings

Comfortable work environment

Mitsui Fudosan expects that the facility will generate new employment of more than 2,000 people when it opens. It has sought to create a comfortable work environment for employees and to increase employee satisfaction (ES).

Well-Appointed Employee Lounges

Employee lounges with excellent amenities and design features will be installed in three locations throughout the facility, specifically on the second and fifth floors of the North Building and the third floor of the South Building. The employee lounges are provided to ensure that employees can fully rest and relax.

<Amenities for employees>

- Sofa area for napping, microwave ovens, free Wi-Fi
- Power outlets to charge mobile phones or PCs, makeup area
- Wash basin for brushing teeth, smoking room, meeting booths, etc.



< Employee lounge >

4. Creating a Regional Community Hub

Collaboration with the Regional Community

The facility will hold events in collaboration with regional community groups and companies. Also, it will hold a variety of community participation-oriented (hands-on) events, with the aim of becoming a regional community hub.

Community Activities

The facility's staff will conduct a community clean-up around the facility every month, thereby contributing to community activities.

Additionally, various events will be held such as students' English speech contests, which make use of the stage installed in the atrium of the North Building, and events for children to experience jobs, thereby establishing ties with the local community.



Community clean-up activities

Wall Art and Vegetable Garden

A wall near the South Building main entrance has a wall art installation made by printing photographs of community members and project staff onto tiles. The theme of this wall art is to depict "scenes of people walking."

A farming facility has also been set up on an outdoor terrace on the third floor of the South Building, which receives plenty of sunlight. Food harvested here will be donated to local public service organizations.



Wall art



Vegetable garden facility on outdoor terrace

Community Cooperation Through Facility Use during Natural Disasters

The facility is equipped with features such as cooking stove benches, manhole toilets, and 24-hour emergency power generators, and this equipment will be used in the event of a natural disaster



Cooking stove bench (image)



Manhole toilet (image)

5. Initiatives to Realize a Sustainable Society

The facility is actively working on measures to reduce environmental impact to realize a sustainable society, including decarbonization.

Implement Various Types of Measures to Save Energy in the Facility

The following measures will be implemented to further save energy and reduce the volume of CO₂ emissions of the facility.

Furthermore, this facility has adopted an environmentally friendly design, and is scheduled to obtain a passing grade in the Green Building Label System for certification of building environmental performance (*) in Taiwan.



* Under the Green Building Label System, buildings are rated through environmental performance assessments based on 9 indicators, specifically greenery, water conservation, energy saving, waste reduction, CO₂ emission reduction, indoor environment, water resources, wastewater, and biodiversity.

<Main Initiatives>

- (1) Install solar panels on rooftop parking lot (total of 2.28 MW for the North and South buildings)
- (2) Reuse rainwater for watering of exterior structures and landscaping, among other areas
- (3) Adopt energy-saving LED lights in the facility
- (4) Use water-permeable blocks in exterior structures and landscaping
- (5) Partially greenify rooftops, while considering the environment
- (6) Transplant and conserve existing trees on the site
- (7) Adopt a turbo freezer with magnetic bearings (low energy air conditioning system)
- (8) Ticketless waiting cards as part of information services
- (9) Provide a dedicated parking lot with EV charging stations
- (10) Invite 2nd STREET, which is popular as a store for buying and selling used items, to open store in facility to encourage the reuse of clothing that is no longer worn (purchasing only)



Solar panels on the roof of the South Building



Turbo freezer with magnetic bearings made by DAIKIN INDUSTRIES



Initiatives to realize a society where people can work freely

In order to realize a society where people can work freely, “Eden Social Welfare Foundation BODY Myaku” (massages by blind people) has been invited to the facility as a store, marking its first deal with Mitsui Fudosan and the first store opening in Taiwan. This will help to create employment opportunities for visually impaired individuals in Taiwan.



Perspective image of completed store

6. Responding to the New Normal

Measures to Prevent Infection through Touch (Non-contact)

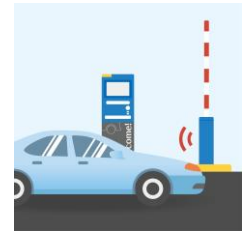
<Measures to prevent infection through touch>

- Promote automation of plumbing, such as in restrooms for both customers and staff, and reduction and automation of doors
- Install non-contact buttons in elevators to make them touch-free



Ticketless parking lots

This facility will introduce a ticketless parking lot system. A car authentication camera system at entrance and exit gates will be employed and tickets will not be needed when entering or exiting parking lots. Reducing time required to enter or exit parking lots will ease customer stress and help alleviate traffic congestion.



7. Useful Services Such as the Official Mitsui Shopping Park App

Mitsui Shopping Park Members (Official App)

With the opening of this facility, member services available at the Mitsui Fudosan Group's retail facilities in Taiwan will transition from the current Mitsui Outlet Park Member App to the Mitsui Shopping Park Member App.

The app's name will change, and its useful features will be expanded and improved. Users will be able to save points from various Mitsui Shopping Park Lalaport and Mitsui Outlet Park facilities*¹, and a new payment function*² has been added. By linking or registering a user's credit card to the app, payments can be made using the app. In addition, users can simultaneously receive Mitsui Shopping Park points, improving convenience. Special benefits are also available, including receiving special coupons and members-only benefits at facilities.



Mitsui
Shopping
Park TW

*1 Eligible facilities are limited to those in Taiwan. No points are awarded, nor can they be used, at Mitsui Fudosan Group's facilities in Japan.

*2 Only credit cards issued in Taiwan can be registered.

Tie-up Credit Card (CTBC BANK Mitsui Shopping Park LaLaport Credit Card)

Customers of Mitsui Shopping Park LaLaport TAICHUNG may be issued a Mitsui Shopping Park LaLaport Credit Card, which is a tie-up credit card. Card members will receive a variety of benefits, including discounts when shopping at stores at the facility as well as parking fee discount services. Card members can also receive various member services at Mitsui Shopping Park locations in Japan.



* Please confirm the website below for more details on benefits, point awards and other credit card services.

<https://www.mitsui-shopping-park.com.tw/lalaport/taichung/tw/creditcard.html>

Services that Enhance Transportation Access to the Shopping Mall, in Addition to Its Location Close to a Train Station

In addition to the convenience of being located about a six-minute walk from Taiwan Railways' Taichung Station, which is on a conventional train line, the facility is implementing measures to improve its transportation access by implementing the following measures:

- Provide a free shuttle bus service between Taichung Station and the facility (only on holidays)
- Extensive parking facility with 1,900 automobile parking spaces and 3,500 motorcycle parking spaces. (In addition to those spaces, the facility has a partnership with the Jianguo Public Retail Market to provide around 600 parking spaces through its parking lot.)
- Establish a dedicated taxi stand on the first basement floor (B1)

Convenient Services for Inbound Customers

The facility has installed lockers that can fit large suitcases (North Building 1F / South Building 2F) and a tax refund counter for international tourists. There is also a dedicated corner where information is presented on the Mitsui Fudosan Group's retail and other properties in Japan.

First Refrigerated Lockers in Taichung

The facility has installed refrigerated lockers (South Building B1), the first of their kind in a retail property in Taichung.

【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 2】 Plan Overview of Mitsui Shopping Park LaLaport TAICHUNG

Location	No. 600 Jinde Road, East District, Taichung City, Taiwan (North Building) No. 700 Jinde Road, East District, Taichung City, Taiwan (South Building)
Facility Name	Mitsui Shopping Park LaLaport TAICHUNG (*Local name: Mitsui Shopping Park LaLaport 台中)
Transportation access	Six-minute walk from Taichung Station on the TRA (conventional train line)
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)
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: 230,000 ft ² (Approx. 21,000 m ²) Total: Approx. 735,000 ft ² (Approx. 68,000 m ²)
Structure and scale	North Building: 7 floors above ground, 1 floor below ground (stores on 1F-5F) South Building: 4 floors above ground, 1 floor below ground (stores on B1-3F)
Number of stores	North Building: Approx. 260 stores South Building: Approx. 41 stores Total: Approx. 300 stores
Number of automobile parking spaces	1,900
Number of motorcycle	3,500

parking spaces	
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 3】 Map

【Wide area】



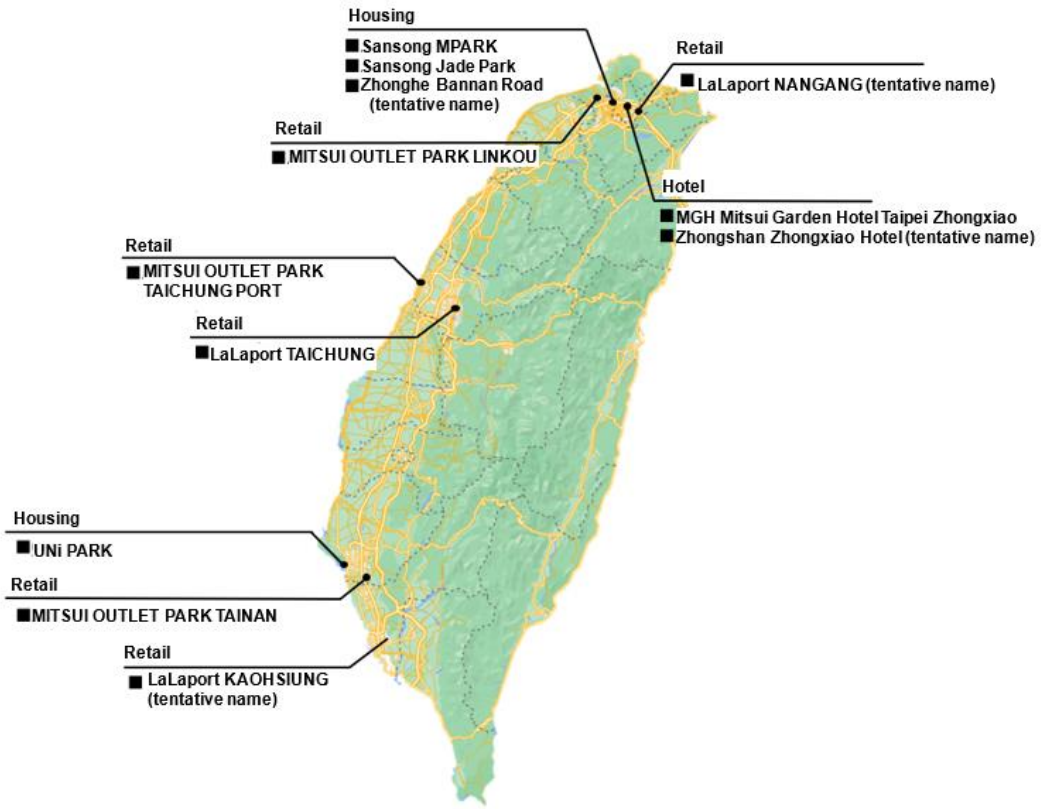
【Close-up map】



【Attachment 4】 The Mitsui Fudosan Group’s Business in Taiwan

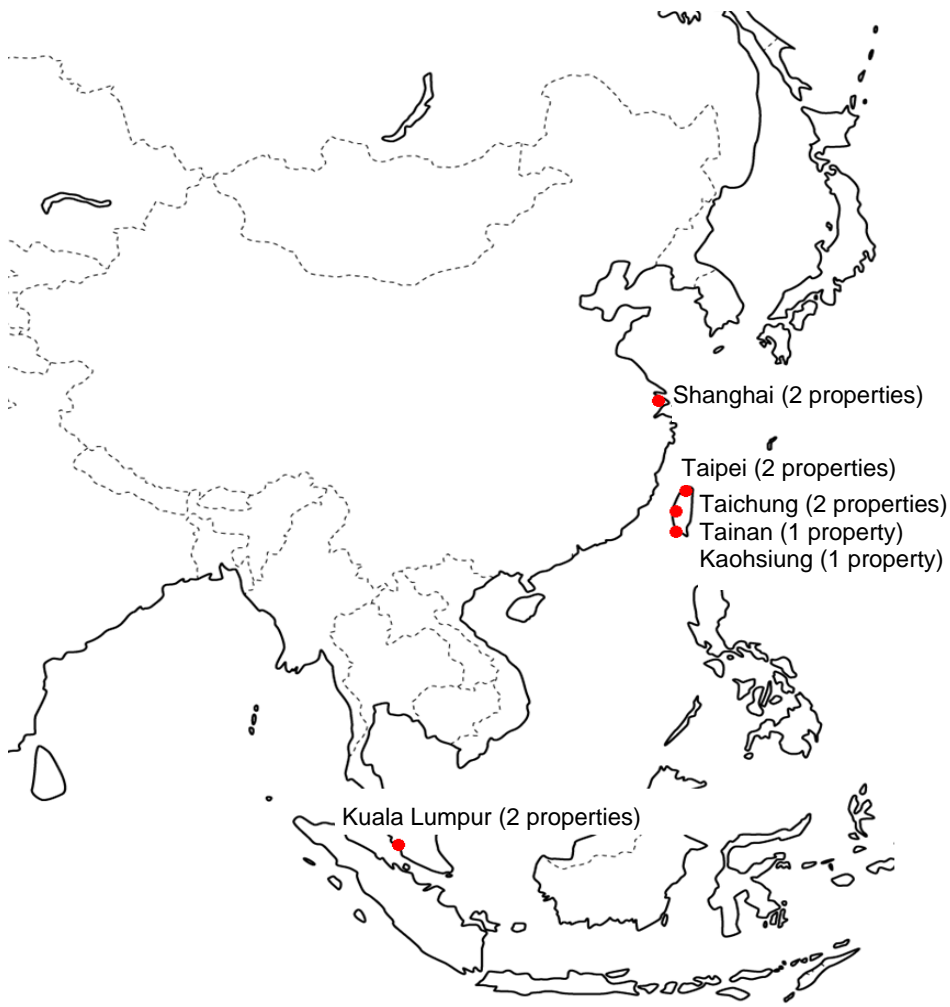
In 2016, the Mitsui Fudosan Group established Mitsui Fudosan Taiwan Co., Ltd., a subsidiary in Taiwan, as an investment base. The Group is undertaking 11 projects in Taiwan, including retail properties, hotels, and housing, and plans to continue expanding the business into logistics facilities and mixed-use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

Main purposes	Location/Area	Property name	Opening/Completion
Outlet park	Linkou District, New Taipei City	MITSUI OUTLET PARK LINKOU Phase 1 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)	2024 (planned)
	East District, Taichung City	Mitsui Shopping Park LaLaport TAICHUNG	May 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)

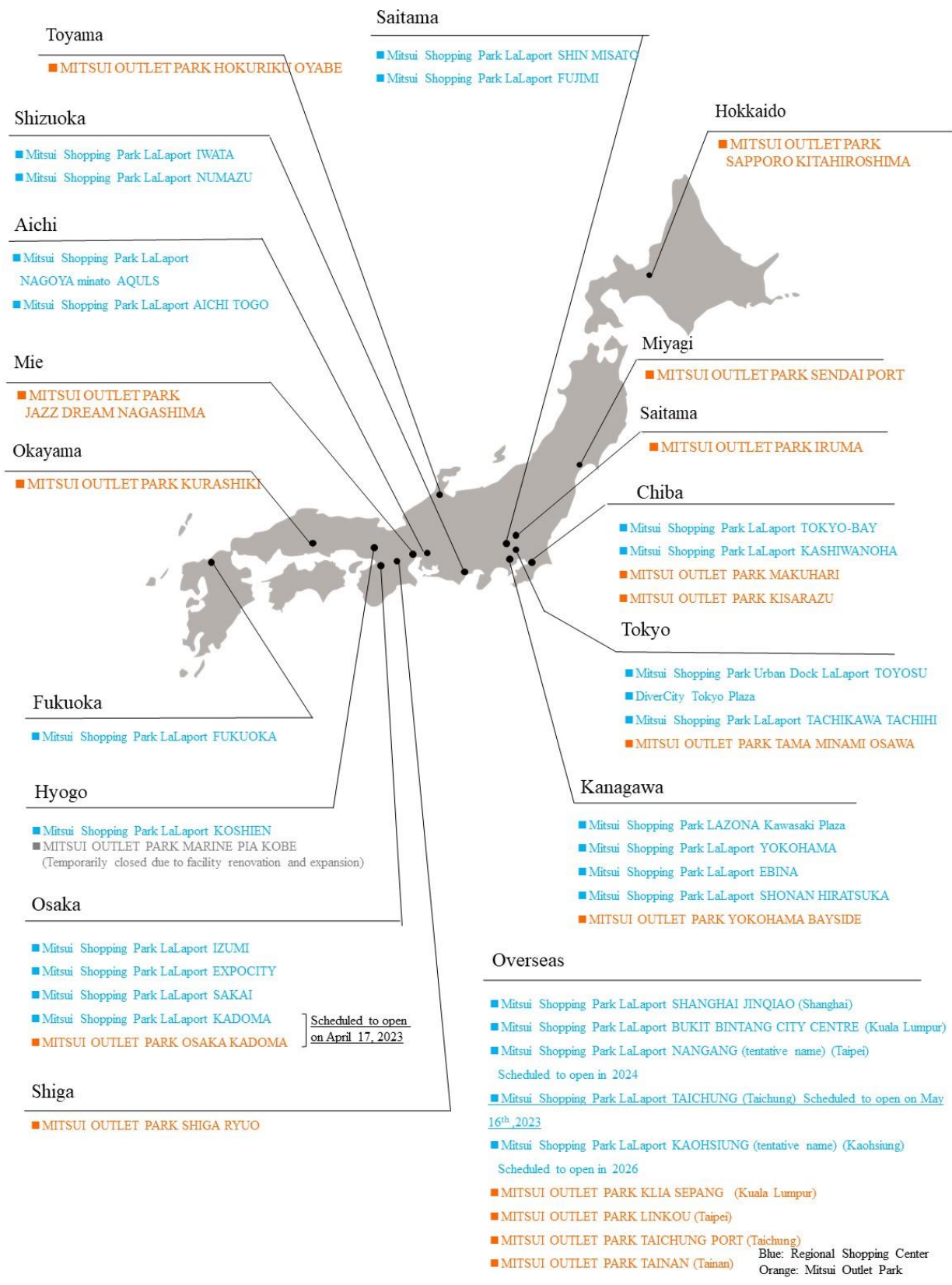


【Attachment 5】Mitsui Fudosan’s Retail Properties Overseas (As of March 2023)

Country/Region	Property	Opening year	Number of stores (approx.)	Store floor space (approx.)
China	Mitsui Shopping Park LaLaport SHANGHAI JINQIAO	2021	180 stores	592,000 ft ² (55,000 m ²)
	Mitsui Shopping Park LaLa station SHANGHAI LIANHUA ROAD	2021	90 stores	178,000 ft ² (16,500 m ²)
Taiwan	MITSUI OUTLET PARK LINKOU	Phase 1: 2016	220 stores	484,000 ft ² (45,000 m ²)
		Phase 2: 2024 (planned)	90 stores	290,000 ft ² (26,900 m ²)
	MITSUI OUTLET PARK TAICHUNG PORT	Phase 1: 2018	170 stores	377,000 ft ² (35,000 m ²)
		Phase 2: 2021	50 stores	86,000 ft ² (8,000 m ²)
	MITSUI OUTLET PARK TAINAN	Phase 1: 2022	190 stores	366,000 ft ² (34,000 m ²)
		Phase 2: 2025 (planned)	60 stores	107,000 ft ² (10,000 m ²)
	Mitsui Shopping Park LaLaport TAICHUNG	2023	300 stores	732,000 ft ² (68,000 m ²)
	Mitsui Shopping Park LaLaport NANGANG (tentative name)	2024 (planned)	250 stores	753,000 ft ² (70,000 m ²)
Mitsui Shopping Park LaLaport KAOHSIUNG (tentative name)	2026 (planned)	250 stores	800,000 ft ² (74,000 m ²)	
Malaysia	Mitsui Outlet Park KLIA Sepang	Phase 1: 2015	130 stores	258,000 ft ² (24,000 m ²)
		Phase 2: 2018	70 stores	106,000 ft ² (9,800 m ²)
		Phase 3: 2022	5 stores	75,350 ft ² (7,000 m ²)
	Mitsui Shopping Park LaLaport BUKIT BINTANG CITY CENTRE	2022	400 stores	889,000 ft ² (82,600 m ²)
Total		10 properties	2,425 stores	6,090,000 ft ² (565,800 m ²)



【Attachment 6】 The Mitsui Fudosan Group's Retail Properties in Japan (As of March 2023)



【Attachment 7】 Mitsui Fudosan Group’s Contribution to SDGs

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. Additionally, the Group formulated the following Group guidelines related to “Realize a Decarbonized Society” and “Diversity & Inclusion Promotion” in November 2021. The Mitsui Fudosan Group will continue to work toward solving social issues through neighborhood creation.

【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 ten of the UN’s SDGs.

Goal 1 No Poverty	Goal 8 Decent Work and Economic Growth
Goal 2 Zero Hunger	Goal 11 Sustainable Cities and Communities
Goal 4 Quality Education	Goal 12 Responsible Consumption and Production
Goal 5 Gender Equality	Goal 13 Climate Action
Goal 7 Affordable and Clean Energy	Goal 17 Partnerships for the Goals

