

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.



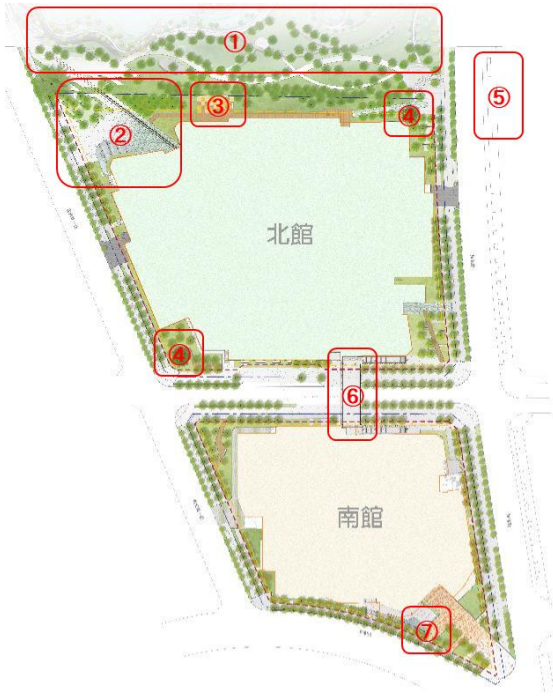
Exterior view of the North Building



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)

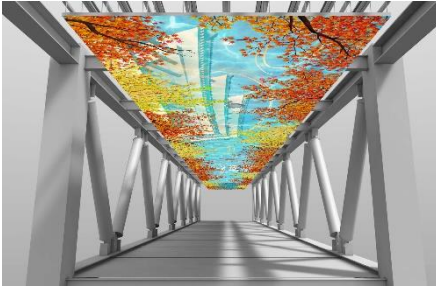
Indoor Plan and Design

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.

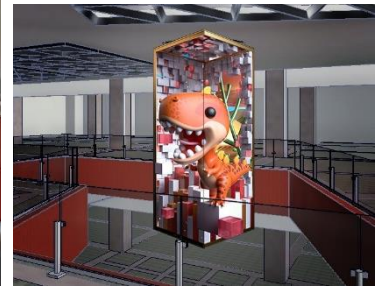
In addition, a pillar-style 360-degree LED screen has been installed in the North Building's atrium space. Exciting 3D video images that appear to pop out of the screen are projected onto this screen. It is a feature that both children and adults can enjoy.



Large ceiling LED panel on the connecting bridge
(image)



South Building entrance



North Building atrium (image)