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For immediate release

Mitsui Fudosan Co., Ltd.

Lifestyle Park Retail Facility in HARUMI FLAG Area Officially Named Mitsui Shopping Park LaLa Terrace HARUMI FLAG Scheduled to Open Spring 2024; Early Announcement of Some Stores

Tokyo, Japan, April 6, 2023—Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that the lifestyle park retail facility in the HARUMI FLAG area of the Type 1 Urban Redevelopment Project in the West Harumi 5-Chome District undertaken by the Tokyo Metropolitan Government (“the project”) has been officially named Mitsui Shopping Park LaLa Terrace HARUMI FLAG. The facility is scheduled to open in spring 2024.

The project entails redevelopment of a large site of approx. 1,441,400 ft² (approx. 13 hectares) previously used as the Olympic Village of the 2020 Tokyo Olympic and Paralympic Games (Tokyo 2020 Olympic Village). A total of 24 buildings are to be built, including 5,632 residential units (built-for-sale and rental housing) and retail facilities. Also providing daycare facilities, nursing homes and share houses, it is a neighborhood creation plan serving diverse lifestyles with a projected population of around 12,000. Mitsui Fudosan is participating in the project as a designated construction company *1, developing a retail facility in the HARUMI FLAG area

Mitsui Shopping Park LaLa Terrace HARUMI FLAG is located in the heart of the HARUMI FLAG area, which is attracting considerable interest. Based on the lifestyle park retail facility concept that creates and delivers “a new everyday” starting in “a new neighborhood,” it will mainly target HARUMI FLAG residents to support daily life in the Harumi area. On the first floor, the Japanese Olympic Committee (JOC), whose activities Mitsui Fudosan supports as a Gold Partner, and group company Mitsui Fudosan Residential Co., Ltd. plan to open TEAM JAPAN 2020 VILLAGE, a satellite facility of the Japan Olympic Museum, the communication center of the JOC’s Olympic Movement. The purpose of the facility is to create interactions and vibrancy through sports.

Facility concept: A “new everyday” starting in a “new neighborhood”

To produce a facility that creates vibrancy in the neighborhood as a lifestyle park retail facility that supports the “new everyday” of the Harumi area in HARUMI FLAG, a new neighborhood created after the Tokyo 2020 Olympic Games



Computer-generated image of main entrance exterior



Computer-generated image of side entrance exterior

Key Points of this Release

1. Retail facility in HARUMI FLAG given lifestyle park series branding, named Mitsui Shopping Park LaLa Terrace HARUMI FLAG. Scheduled to open in spring 2024.
2. With a store area of approx. 107,600 ft² (approx. 10,000 m²), the facility will support daily life in the Harumi area with around 40 stores serving diverse lifestyle needs including a supermarket, daycare center, and wellness facilities. Some stores will be announced in advance.

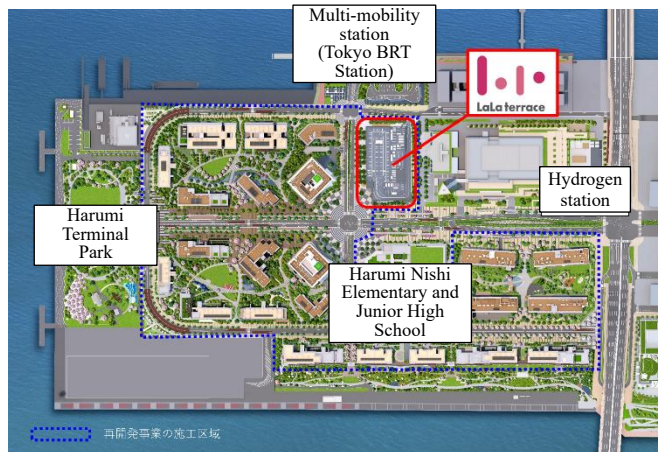
*1 A designated construction company is a company participating in the program that allows private companies to construct buildings in urban redevelopment projects on behalf of the executor (Tokyo Metropolitan Government).

1. Officially Named Mitsui Shopping Park LaLa Terrace HARUMI FLAG

■ Features of Location

HARUMI FLAG is made up of five districts with a total of 24 buildings (built-for-sale and rental housing and retail facilities). A multi-mobility station will be built as a transportation hub and a hydrogen station as a next-generation energy supply facility. Harumi Terminal Park will be renovated and other public facilities such as an elementary and junior high schools will be built.

Mitsui Shopping Park LaLa Terrace HARUMI FLAG is located at the center of a circular area approx. 110m in diameter. The open porch space forms a spacious entrance area that welcomes many visitors, creating the vibrance and accessibility of the neighborhood.



■ Thinking Behind Name and Concept

After being used as the Tokyo 2020 Olympic Village, the facility will be renovated and reborn as a retail facility that supports the daily life of local residents. Based on this concept, Mitsui Fudosan officially named it Mitsui Shopping Park LaLa Terrace HARUMI FLAG, a new addition to its LaLa Terrace lifestyle park series. The facility will serve as a hub for local residents to gather to create a vibrant neighborhood*², making the most of the legacy of the Tokyo 2020 Olympic Village and renovated Harumi Terminal Park.

The opening of Mitsui Shopping Park LaLa Terrace HARUMI FLAG, adding to nearby Mitsui Shopping Park Urban Dock LaLaPort Toyosu and DiverCity Tokyo Plaza, will further enhance the appeal of the Harumi area through collaboration.

*² Mitsui Fudosan is a TEAM JAPAN Gold Partner.

Reference: About lifestyle park series LaLa Terrace

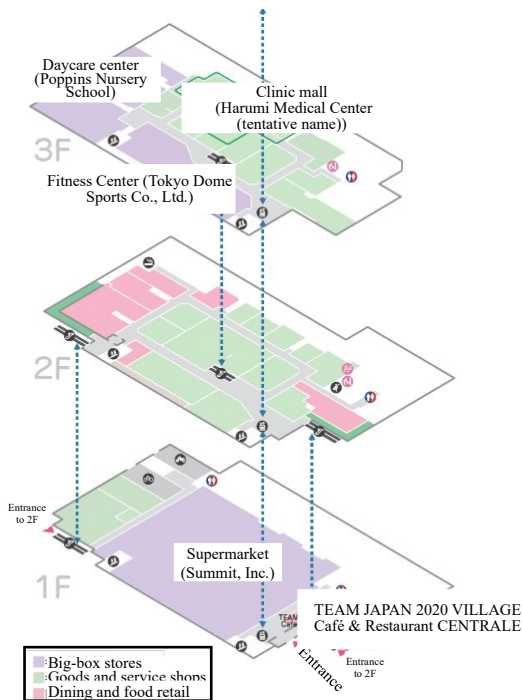
The concepts of LaLa Terrace are “neighborhood vibrance” and “adding brightness to your day.” With core facilities such as a supermarket and daily goods stores, LaLa Terrace offers fashion, restaurants, and essential local medical and other services, aiming to offer residents of Tokyo’s suburbs a sophisticated lifestyle as a highly convenient retail facility.

Mitsui Fudosan currently operates Mitsui Shopping Park LaLa Terrace Minamisenju in Arakawa-ku, Tokyo, which opened in April 2004, and Mitsui Shopping Park LaLa Terrace Musashikosugi in Kawasaki, Kanagawa Prefecture, which opened in April 2014.



2. Approx. 40 stores to serve diverse lifestyles of local residents

With around 40 stores serving customers' day-to-day needs including a supermarket, daycare facility, and fitness club, Mitsui Shopping Park LaLa Terrace HARUMI FLAG will create a retail environment full of charm as a local community hub and support the lives of local residents.



3F Wellbeing

To attract schools offering specialized courses to support students' motivation for learning and self-improvement, and health and other services, and clinics

2F Daily Select

Attracting stores that offer products and services and food-service outlets that support everyday life as well as adding brightness and charm to your day

1F Daily Market

With a supermarket as the core facility, the first floor will be one of the largest shopping facilities for food as well as offering convenient goods and services for daily life

Some stores announced in advance

■ Summit Store <1F>



Summit Store looks forward to welcoming customers with an array of fresh food and meal ingredients, prepared meals, and non-food daily items as a supermarket that is very much a part of the daily lives of local residents. Summit Store aspires to a store that makes day-to-day shopping more convenient and enjoyable.

■ Poppins Nursery School Harumi Flag 2 (tentative name) <3F>



A daycare center licensed by Chuo-ku with maximum capacity of 153 children is scheduled to open in April 2024. It will provide “educare,” a unique program combining education and care, to nurture children in their important preschool years. A daycare center is also scheduled to open in PORT VILLAGE. Children’s smiles will add joy and vibrance to the neighborhood.

■ Tokyo Dome Sports Fitness Club (tentative name) <3F>



A gym and studio type fitness club version of Fitness Club Tokyo Dome in Tokyo Dome City will open in Harumi. Fitness Club Tokyo Dome. With “everyday fitness life” as its concept, Fitness Club Tokyo Dome offers a fitness space with a modern style including a multipurpose training gym and two studios with a varied program of classes. The new club also plans to run Studio Kids’ School with a diverse program to support children’s growth.

■ **Harumi Medical Center (tentative name) <3F>**

A highly convenient medical mall with four clinics (internal medicine, pediatric medicine, gynecology, and otorhinolaryngology). Offering specialist medical treatment serving patients of all ages, its pharmacy offers a health consultation service as well as dispensing and selling pharmaceutical products.



■ **TEAM JAPAN 2020 VILLAGE, a satellite facility of JOC’s Japan Olympic Museum <1F>**

A place where visitors can appreciate and feel the presence of the Olympic Games will open on the former site of the Tokyo 2020 Olympic Village. As well as exhibitions of the torch used in the Olympic Torch Relay and many precious athlete memorabilia items, visitors can enjoy meals using GAP-certified food ingredients* (also served at the Tokyo 2020 Olympic Village) at Café & Restaurant CENTRALE.



* GAP-certified food: Good Agricultural Practices (GAP) is a certification system that recognizes farms that pay attention to food safety, environmental conservation, human rights and welfare in their management.

* Mitsui Fudosan is a TEAM JAPAN Gold Partner.

【Attachment 1】 Mitsui Shopping Park LaLa Terrace HARUMI FLAG Project Overview

Location	505, Harumi 5-Chome, Chuo-ku, Tokyo
Name	Mitsui Shopping Park Lala Terrace HARUMI FLAG
Site area	Approx. 121,100 ft ² (11,355 m ²)
Structure/scale	Steel structure (reinforced concrete for part of the structure), 3 floors above ground, 1 floor below ground, 1 penthouse floor
Floor area	Approx. 213,200 ft ² (19,818 m ²)
Retail floor area	Approx. 108,900 ft ² (10,120 m ²)
Number of retail stores	Approx. 40 stores
Number of automobile parking spaces	Approx. 100
Access	16 minutes on foot from A3a exit, Kachidoki Station, Toei Oedo Line
Schedule	Construction: Building construction started July 2018, began interior work October 2022 Completion: August 2023 (scheduled)
Architect	Basic design: Nikken Sekkei Ltd., Sumitomo Mitsui Construction Co., Ltd. (SMCC) First-class registered architectural firm Final design/supervision: SMCC First-class registered architectural firm
Builder	Tokyo Building Construction Branch, SMCC
Building environmental design	Land Art Labo Inc.
Execution/management	Mitsui Fudosan Retail Management Co., Ltd.

【Attachment 2】 HARUMI FLAG Project Overview

HARUMI FLAG is a Type 1 Urban Redevelopment Project in the West Harumi 5-Chome District undertaken by the Tokyo Metropolitan Government, with 11 designated construction companies engaged in construction. On a large development area of approx. 13 hectares (1,441,355 ft²), HARUMI FLAG will have a total of 24 buildings, including 5,632 residential units (built-for-sale and rental housing) and retail properties. Also providing senior housing, share houses, nursing homes, and daycare facilities, it is a neighborhood creation plan offering diverse lifestyles with a population of around 12,000. With public-private sector collaboration creating an integrated design of districts, roads, and parks to provide a beautiful cityscape, HARUMI FLAG will become a new urban neighborhood as a legacy of the Olympic Village that aspires to be a flagship of future urban life.



	PORT VILLAGE	SEA VILLAGE	SUN VILLAGE	PARK VILLAGE	Retail facility
Main uses	Rental housing (including senior housing and share houses), retail stores, daycare facilities, nursing homes	Built-for-sale housing	Built-for-sale housing, retail stores	Built-for-sale housing, retail stores	Retail facility stores
Location	501 (Lot number) Harumi 5-chome Chuo-ku, Tokyo	502 (Lot number) Harumi 5-chome Chuo-ku, Tokyo	503 (Lot number) Harumi 5-chome Chuo-ku, Tokyo	504 (Lot number) Harumi 5-chome Chuo-ku, Tokyo	505 (Lot number) Harumi 5-chome Chuo-ku, Tokyo
Site area	283,092 ft ² (26,300.14 m ²)	254,386 ft ² (23,633.20 m ²)	403,014 ft ² (37,441.27 m ²)	378,629 ft ² (35,175.79 m ²)	122,233 ft ² (11,355.86 m ²)
Number of buildings	4	5	7	7	1
Number of residential units	1,487 units	686 units	1,822 units	1,637 units	—
Number of floors	(Plate-type building) 15–17 floors above ground, 1 floor below ground	(Plate-type building) 14–18 floors above ground, 1 floor below ground	(Plate-type building) 14–18 floors above ground, 1 floor below ground (Tower building) 50 floors above ground, 1 floor below ground	(Plate-type building) 14–18 floors above ground, 1 floor below ground (Tower building) 50 floors above ground, 1 floor below ground	3 floors above ground, 1 floor below ground
Automobile parking spaces	312	313	831	758	104

■ Mitsui Fudosan Group’s Initiatives for 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. 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 three of the UN’s SDGs.

Goal 3	Good Health and Well-Being
Goal 4	Quality Education
Goal 11	Sustainable Cities and Communities

