
**Lifestyle-oriented Retail Facility to Become Gateway to the Minami-Funabashi Area
Facility to be named the “Mitsui Shopping Park LaLa Terrace TOKYO-BAY”
Scheduled to open in November 2023, with some stores to announced in advance
Store job recruiting site schedule to open in August**

Key points of the Project

- Lifestyle-oriented retail facility fronting JR Minami-Funabashi Station to be named “Mitsui Shopping Park LaLa Terrace TOKYO-BAY.” Opening scheduled for November 2023.
- Will feature approximately 36 stores, including a supermarket and other shops adding to improved convenience, with some stores to be announced in advance.
- To aid stores in their hiring efforts, Mitsui Fudosan has launched the “LaLa Terrace TOKYO-BAY Recruitment Center,” and in August will also open a job recruiting site.

Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that it decided to name the lifestyle-oriented retail facility currently under construction in Funabashi, Chiba, “Mitsui Shopping Park LaLa Terrace TOKYO-BAY.” The facility is scheduled to open in November 2023.

This project was selected by Funabashi City through a public solicitation for business operators for a city-owned land utilization project fronting the JR Minami-Funabashi Station South Exit. By promoting development through a public-private partnership that takes advantage of the strong potential of the city-owned land fronting the station, Mitsui Fudosan will create an attractive neighborhood forming a hub suitable as the gateway to the waterfront area, while also creating a lively atmosphere and improving circulation.

With a large open plaza of approximately 5,000 m² where local residents can gather and relax, and a total of 36 stores to meet their daily needs, the facility will create a highly attractive retail environment to serve as a community hub, contributing to the creation of a lively neighborhood. Mitsui Fudosan will also work to help achieve a sustainable society by reducing CO₂ emissions, etc. through efficient energy operations and management.



Conceptual image of the exterior of Mitsui Shopping Park LaLa Terrace TOKYO-BAY

1. Facility to be named “Mitsui Shopping Park LaLa Terrace TOKYO-BAY”

■ Location Features

The planned site is very conveniently located in front of Minami-Funabashi Station on the JR Keiyo and Musashino lines, with access to two stations and three train lines: JR Keiyo Line, JR Musashino Line, and Keisei Electric Railway (Funabashikeibajo Station).

It is also located near Mitsui Shopping Park LaLaport TOKYO-BAY, which is managed and operated by the Mitsui Fudosan Group, and the LaLa arena TOKYO-BAY (tentative name), a large, multipurpose arena currently under construction (scheduled to open in the spring of 2024).

■ Facility Name

Based on the concept of revitalizing the entire area by encouraging collaboration with and circulation among the neighboring Mitsui Shopping Park LaLaport TOKYO-BAY and the currently under-construction LaLa arena TOKYO-BAY (tentative name), Mitsui Fudosan decided to name the facility the Mitsui Shopping Park LaLa Terrace TOKYO-BAY, bringing under the umbrella of its “LaLa Terrace” lifestyle park series.

Mitsui Fudosan will work to further enhance the attractiveness of the area by collaborating with nearby facilities.



Conceptual image of the plaza space

<Reference> About the “LaLa Terrace” Lifestyle Park Retail Facilities

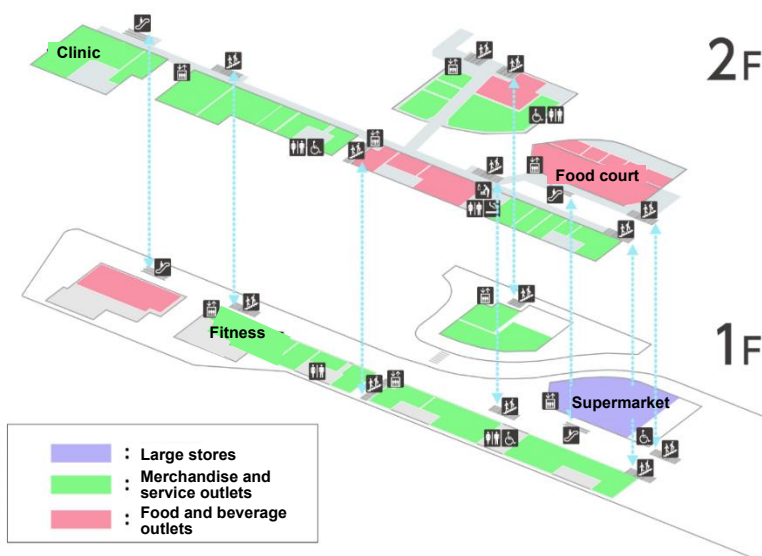
Based on the concepts of lively neighborhoods and a colorful everyday life, these facilities aim to offer suburban residents a sophisticated lifestyle as highly convenient retail facilities that bring together, among others, fashion, restaurants, and the medical and other service functions the community needs, around a core of supermarkets, general merchandise stores and so on.

Facilities currently include Mitsui Shopping Park LaLa Terrace MINAMISENJU (Arakawa-ku, Tokyo, opened in 2004) and Mitsui Shopping Park LaLa terrace MUSASHIKOSUGI (Kawasaki, Kanagawa, opened in 2014). Facilities under development include Mitsui Shopping Park LaLa Terrace HARUMI FLAG (Chuo-ku, Tokyo, scheduled to open in spring of 2024) and Mitsui Shopping Park LaLa Terrace Kita-Ayase (tentative name) (Adachi-ku, Tokyo, scheduled to open in summer of 2025).



2. A total of 36 stores catering to the diverse lifestyles of local residents

The facility will feature a total of 36 highly convenient stores, including a supermarket, restaurants, a clinic mall and wellness-related businesses, which can be enjoyed by customers of all ages, primarily local residents and users of Minami-Funabashi Station.



2F “Daily Select”

In addition to the clinic mall and other functions that support everyday life, this floor will feature restaurants, a food court and retailers that add color to and enrich people’s lives.

1F “Daily Market”

Centered around a supermarket, this floor will offer a concentration of functions the community needs, including highly convenient retail stores, a sports gym, tutoring school and others.

3. LaLa Terrace TOKYO-BAY Employee Recruitment

In addition to launching the “LaLa Terrace TOKYO-BAY Recruitment Center” to assist tenant stores in hiring employees (outsourced to AIDEM Inc.), Mitsui Fudosan will also hold a series of employee recruitment events, including special recruiting features utilizing a wide variety of media outlets.

Visit the website for the latest information.

Special recruiting site: <https://job-gear.net/lalattb/> (Scheduled to open August 4, 2023)

Special recruiting feature (Scheduled for around fall 2023)

LaLa Terrace TOKYO-BAY Recruitment Center”

Outsourcing partner: AIDEM Inc.

Company overview

■ Head Office Aidem-Honsha Building, 1-4-10 Shinjuku, Shinkuku-ku, Tokyo

■ President and Representative Director Ryo Kabayama

■ Establishment February 1971

<Attachment 1> List of LaLa Terrace TOKYO-BAY Tenant Stores (32 stores as of this announcement)

◆Fashion merchandise, sundries, others 6 stores

Store name	Business type
OWNDAYS	Eyeglasses/sunglasses
Matsumoto Kiyoshi	Cosmetics, drugs, sundries, foods
Daiso	Cultural supplies, sundries
MEASURE	Household goods, fashion accessories
JUST CURTAIN	Curtains, interior furnishings, window treatments
Kumazawa Shoten	Books, stationary, sundries

◆Services 15 stores

Store name	Business type
Pony Cleaning	Cleaning
Re.Ra.Ku	Relaxation
ABC Nail	Nails
Mitsui Rehouse	Service
Seiha Dance Academy	Kid's dance school
Kotaro Juku Minami-Funabashi School	Individual instruction classes
Anytime Fitness	Fitness gym
Sogo Pharmacy	Dispensing Pharmacy
Wonder Price	Consignment shop
Sogo Medical Mall Minami-Funabashi	Clinic mall
IB Leaders	Tutoring/English
GiGO	Café and Bar/Amusement
STUDIO AQUA	Wedding photo studio
QB House	Barber
Funabashi City Tourism Association	Service

◆Supermarket/Food retailers 2 stores

Store name	Business type
Y'Smart	Supermarket
7-Eleven Minami-Funabashi Ekimae	Convenience store

◆Restaurants, cafes, others 4 stores

Store name	Business type
Yakiniku DINING Yamato	Yakiniku
Gusto	Restaurant
Café Amazon	Café/Thai food
PRONTO	Café/bar

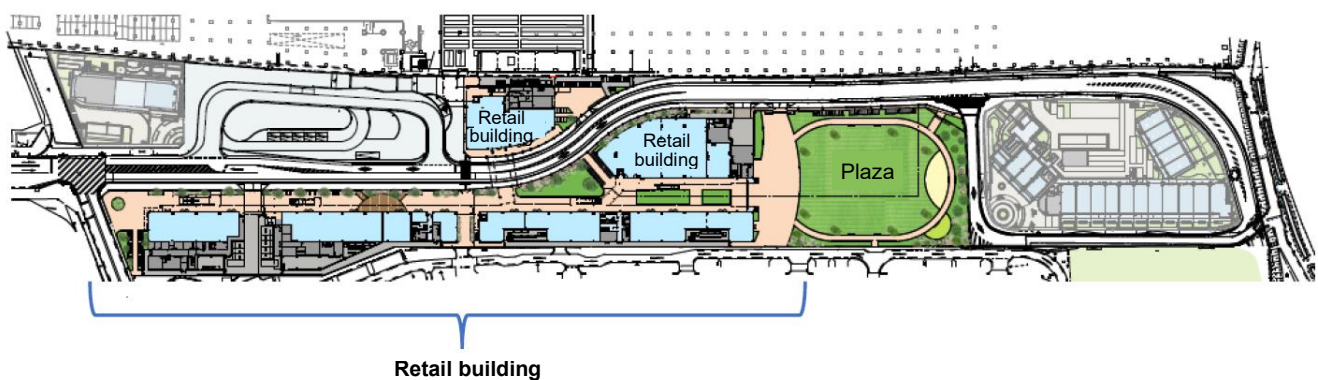
◆Food Court 5 stores

Store name	Business type
Mister Donut	Donuts
JOTO CURRY	Curry
Arabiki Gyu-Burg Yamatotei	Hamburgers
Hanbije	Korean food
Dotonbori Shinza	Ramen

<Attachment 2> Overview of “Mitsui Shopping Park LaLa Terrace TOKYO-BAY”

Facility name	Mitsui Shopping Park LaLa Terrace TOKYO-BAY
Location	2-2-1 Wakamatsu, Funabashi, Chiba
Site area	Approx. 180,187 ft ² (approx. 16,740 m ²)
Structure/scale	Steel structure, two floors above ground
Total floor area	Approx. 120,550 ft ² (approx. 11,200 m ²)
Store area	Approx. 88,260 ft ² (approx. 8,200 m ²)
Number of stores	36
Number of parking spaces	Approx. 10
Access	In front of JR Keiyo Line Minami-Funabashi Station
Schedule	Construction: November 2022 Completion: October 2023 (planned) Opening: November 2023 (planned)
Architect	Basic design: Tokyu Architects & Engineers INC. Actual design: Sumitomo Mitsui Construction Co., Ltd.
Contractor	Sumitomo Mitsui Construction Co., Ltd.
Environmental design	Nonscale co. E-DESIGN Inc.

【Building locations】

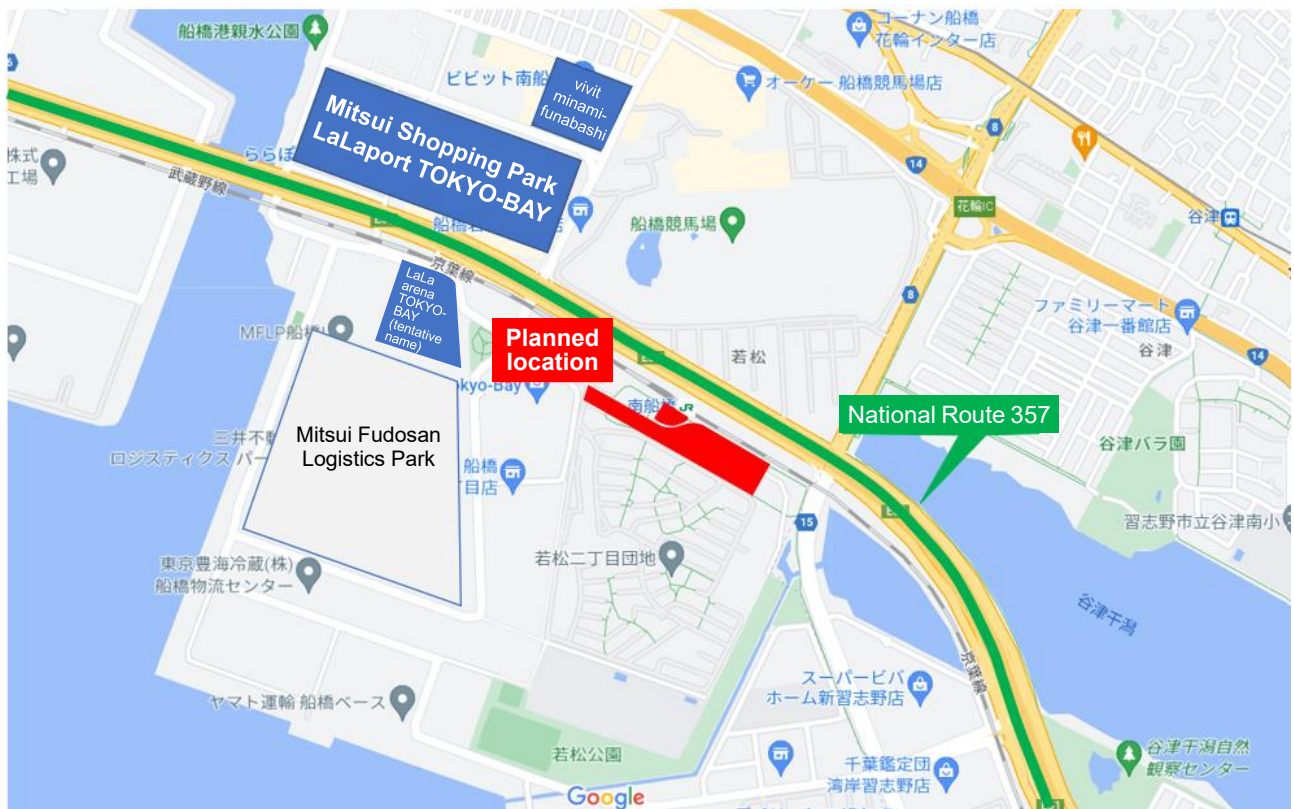


<Attachment 3> Map

【Regional map】



【Close-up view】



<Attachment 4> Mitsui Fudosan Lifestyle Park-type Retail Facilities (as of June 2023)

Saitama

■ Mitsui Shopping Park LaLa garden KAWAGUCHI



■ Mitsui Shopping Park LaLa garden KASUKABE



■ Stellar Town

Miyagi

■ Mitsui Shopping Park LaLa garden NAGAMACHI



Chiba

■ Mitsui Shopping Park LaLa Terrace TOKYO-BAY
Scheduled to open November 2023

Osaka

■ Bellifa Miyakojima Shopping Center

Kanagawa

■ Mitsui Shopping Park LaLa terrace MUSASHIKOSUGI



■ Shin-Kawasaki Square

■ Treage Shirahata

Tokyo

■ Mitsui Shopping Park LaLa Terrace MINAMISENJU



■ Mitsui Shopping Park LaLa Terrace HARUMI FLAG
Scheduled to open spring 2024

■ Mitsui Shopping Park LaLa Terrace Kita-Ayase (tentative name)
Scheduled to open summer 2025

<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. Additionally, the Group formulated the following Group guidelines related to “Realize a Decarbonized Society” and “Diversity & Inclusion Promotion” in November 2021, and “Biodiversity” in March 2023. 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/>
- Formulated Diversity and Inclusion Promotion Declaration and Initiatives Policy
https://www.mitsuifudosan.co.jp/english/corporate/news/2021/1129_02/
- Mitsui Fudosan Group Biodiversity Policy
<https://www.mitsuifudosan.co.jp/english/corporate/news/2023/0413/>

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

Goal 8	Decent Work and Economic Growth
Goal 11	Sustainable Cities and Communities
Goal 13	Climate Action

