

June 30, 2023

For immediate release

Mitsui Fudosan Co., Ltd.

**The Third Retail Facility in Taiwan and the First LaLaport Business in Southern Taiwan
The First Regional Shopping Center in Eastern Kaohsiung City
Construction Begins on Mitsui Shopping Park LaLaport KAOHSIUNG
(tentative name)
Opening Scheduled for 2026**

Tokyo, Japan, June 30, 2023 – Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, has been advancing the “Mitsui Shopping Park LaLaport KAOHSIUNG (tentative name)” project through project company SAN HSIUNG FONGSHAN LaLaport CO., LTD*. Mitsui Fudosan hereby announces that construction on this facility, which will become the first full-scale regional shopping center in eastern Kaohsiung City, began today June 30th. An opening is scheduled for 2026.

The project site for this facility is located in the city area adjacent to Fongshan West (Kaohsiung City Council) Station on the MRT Orange Line, approx. 5 km from central Kaohsiung, and the National Kaohsiung Center for the Arts, Taiwan’s largest integrated arts and culture facility, is located to the west of the project site. Within a 5 km radius there is a population of approx. 1 million, and a rich economic catchment population of approx. 2.8 million within a 30-minute access by car, so the facility is expected to attract customers from a wide area, including Pingtung County, adjacent to Kaohsiung.

In addition, the facility will feature an exterior design that achieves harmony with the nature, culture and art of the surrounding Fongshan area. The facility will consist of a mall with low rise buildings on an expansive site of approx. 460,000 ft² (approx. 43,000 m²), thereby allowing customers to wander and stay comfortably for long periods of time.



Perspective drawing of Mitsui Shopping Park LaLaport KAOHSIUNG (tentative name)

Key Points of the Project

- Construction has begun on Mitsui Shopping Park LaLaport KAOHSIUNG (tentative name). Scheduled to open in 2026 as the first full-scale regional shopping center in eastern Kaohsiung City.
- Based on the concept of “New Nexus of Kaohsiung”
- Will realize a retail property consisting of approximately 280 stores where people enjoy spending time that enables customers to enjoy various uses such as merchandise, food and drink, and entertainment all at once.

*SAN HSIUNG FONGSHAN LaLaport CO., LTD.... 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

Based on the concept of “New Nexus of Kaohsiung,” the facility will provide shopping functions that were lacking in eastern Kaohsiung, an area with abundant nature, culture, and art, and generate new connections between people and things, becoming a center of commerce in Kaohsiung City. The number of stores is scheduled to be approximately 280, and will consist of fashion brands both from within and outside Taiwan, stores making their debut in Kaohsiung including Japanese-affiliated stores, food and drink establishments such as a food court consisting of local cuisine, etc., and stores for which there is strong daily demand such as supermarkets. Additionally, the facility will serve as a retail property where people enjoy spending time that comprehensively meets the needs of consumers in Kaohsiung City by providing a full array of services and entertainment.



Perspective drawing of eastern entrance exterior



Perspective drawing of interior

Mitsui Fudosan is moving ahead on development of Mitsui Shopping Park LaLaport NANGANG (tentative name), scheduled to open in Taipei in 2024, following Mitsui Shopping Park LaLaport TAICHUNG which opened in May 2023. LaLaport Kaohsiung (tentative name) is the third LaLaport project in Taiwan and has been positioned as Mitsui Fudosan’s flagship facility in southern Taiwan. It will be Mitsui Fudosan’s sixth retail facility in Taiwan including three currently in operation: MITSUI OUTLET PARK LINKOU (New Taipei City), MITSUI OUTLET PARK TAICHUNG PORT (Taichung City), and MITSUI OUTLET PARK TAINAN (Tainan City).

■ Property Overview

Location	11 Huatai Street, Fengshan District, Kaohsiung City, Taiwan
Access	Adjacent to Fongshan West (Kaohsiung City Council) Station, MRT Orange Line
Project Developer	SAN HSIUNG FONGSHAN LaLaport CO., LTD.
Business Format	Regional shopping center
Site Area	Approx. 460,000 ft ² (approx. 43,000 m ²)
Total Floor Area	Approx. 2,217,000 ft ² (approx. 206,000 m ²) *including parking area
Store Floor Area	Approx. 750,000 ft ² (approx. 70,000 m ²)
Building Scale	2 floors below ground, 6 floors above ground (Stores: 1 floor below ground, 5 floors above ground)
Number of Stores	Approx. 280 stores
Design Company	Law Office of Victor Huang
Environmental Design	LAND ART LABO INC.
Construction Company	REIJU Construction Co., Ltd.
Schedule	Start of Construction: June 30, 2023 Completion of Construction/Opening: 2026 (planned)

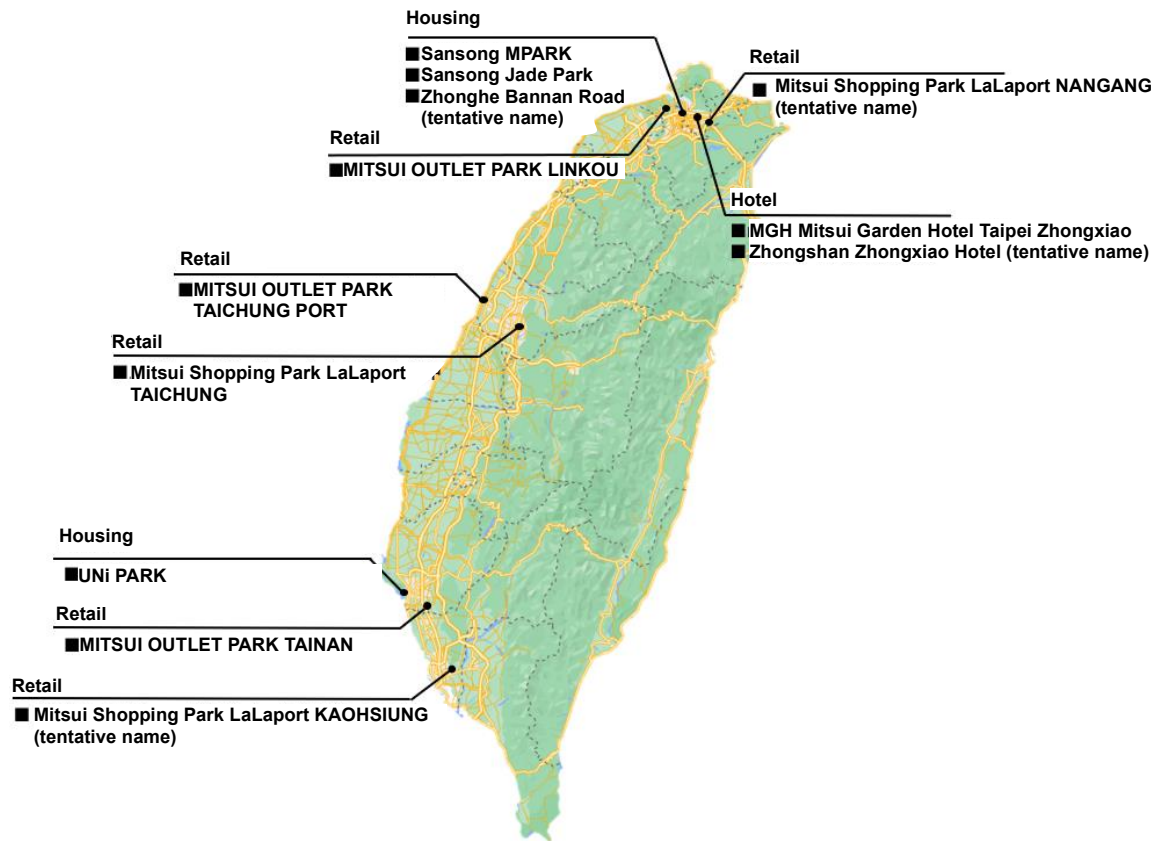
【Mitsui Fudosan’s Overseas Strategy】

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. 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.

【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 12 projects in Taiwan, including retail properties, hotels, and housing, and plans to continue expanding the business into logistics facilities business and mixed-use developments business going forward.

Main Purposes	Location/Area	Property Name	Opening/Completion
Outlet park	Linkou District, New Taipei City	MITSUI OUTLET PARK LINKOU Phase 1 MITSUI OUTLET PARK LINKOU Phase 2	January 2016 2024 (planned)
	Taichung City	MITSUI OUTLET PARK TAICHUNG PORT Phase 1 MITSUI OUTLET PARK TAICHUNG PORT Phase 2	December 2018 December 2021
	Gueiren District, Tainan City	MITSUI OUTLET PARK TAINAN Phase 1 MITSUI OUTLET PARK TAINAN 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
	Songshan 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)
	Banqiao District, New Taipei City	Sansong Jade Park	2026 (planned)
	Zhonghe District, New Taipei City	Zhonghe Bannan Road Project (tentative name)	2027 (planned)



【Attachment 1】 Map

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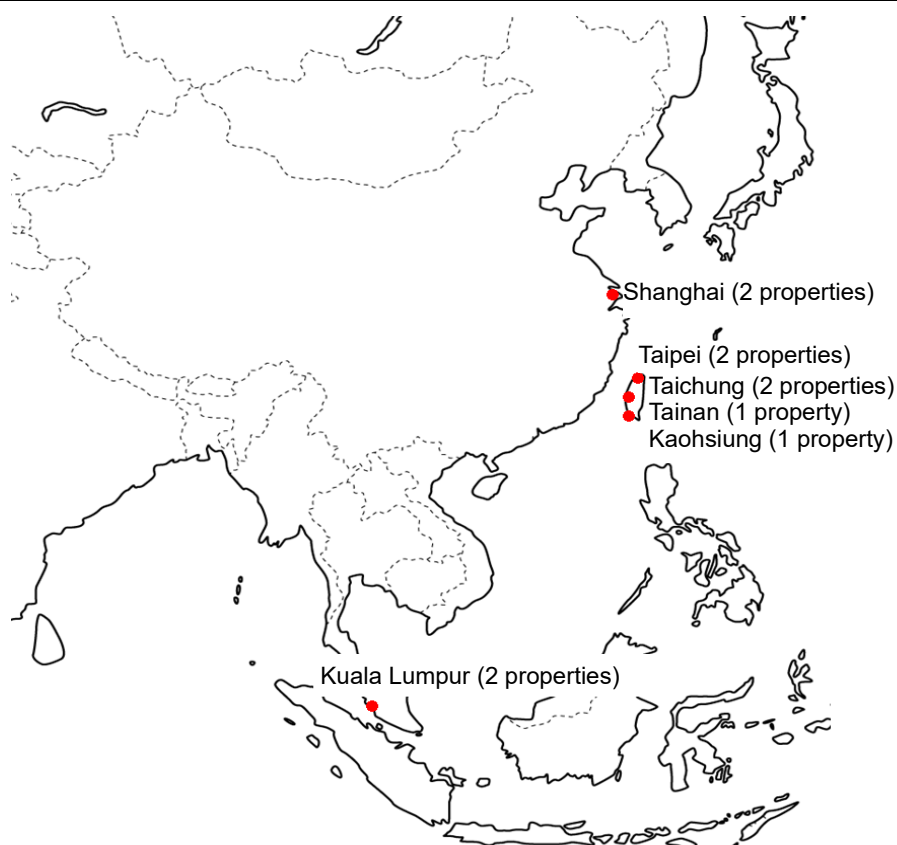


< Area map >



【Attachment 2】 Mitsui Fudosan's Retail Properties Overseas (As of June 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)	280 stores	750,000 ft ² (70,000 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	2,485 stores	6,047,000 ft ² (561,800 m ²)



【Attachment 3】 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 one of the UN’s SDGs.

Goal 11 Sustainable Cities and Communities

