

April 3, 2023

For immediate release

Mitsui Fudosan Co., Ltd.

---

---

## **Mitsui Fudosan Starts Work on MITSUI OUTLET PARK MARINE PIA KOBE Reconstruction Project**

### **Outlet Mall Scheduled to Reopen on Larger Scale in Fall of 2024**

---

---

#### Key Points of this Press Release

- Work has started on the MITSUI OUTLET PARK MARINE PIA KOBE Reconstruction Project.
- Scheduled to reopen in the fall of 2024 on a larger scale, with even more and better outlet stores as well as features leveraging the surroundings of its location such as Akashi-Kaikyo Bridge and a lagoon.
- Within walking distance from Tarumi Station and Sanyo-Tarumi Station where the JR Kobe Line and Sanyo Electric Railway intersect. Also, great access from National Route 2.

Tokyo, Japan, August 3, 2023 - Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that construction has begun on the MITSUI OUTLET PARK MARINE PIA KOBE Reconstruction Project underway in Tarumi Ward, Kobe City, Hyogo Prefecture. The outlet mall is scheduled to reopen in the fall of 2024.

It is conveniently located within walking distance from Tarumi Station and Sanyo-Tarumi Station where the JR Kobe Line and the Sanyo Electric Railway intersect, and very close to Takamaru Interchange and Myodani Interchange on Daini Shinmei Road as well as National Route 2. Since the outlet mall opened in October 1999 as Marine Pia Kobe Port Bazaar initially, it has been cherished by many visitors. It is closing temporarily for integrated reconstruction, including the premises surrounding a lagoon (pond with water drawn from the sea) as a newly expanded business area.



Computer generated image of Main Entrance of MITSUI OUTLET PARK MARINE PIA KOBE Reconstruction Project

## Key features of the facility

### <Commercial functions>

This project plans to increase the number of stores from about 130 to around 150 to offer an even wider variety of stores and brands, including domestic and overseas fashion brands, select shops, sports & outdoor names, and household goods.

It also entails expansion using the roughly 226,042 ft<sup>2</sup> (approximately 21,000 m<sup>2</sup>) site around the lagoon next to the outlet mall building as a business area. By establishing an activity zone with photo spots, a dog run, athletic spaces, and more that make the most of the environment near the water with the lagoon and seaside view overlooking the Akashi-Kaikyo Bridge, the facility will be revamped so that visitors can enjoy not only shopping but also the scenery.

### <Community ties>

The facility will promote strong regional cooperation by offering food and beverages using local products from local companies as well as holding events leveraging connections among local business operators.

In addition, numerous events and workshops will be held at Marine Pia Labo\*, a community space in place since before the reconstruction, to create local communities. Moreover, restaurants, a barbeque area, and an event space capitalizing on the environment surrounding the lagoon will be newly established to create an attractive area where customers across generations can relax.

\*Marine Pia Labo: Established in 2019, hands-on workshops, seminars, and various events are held every day at this community space for local residents to connect and interact.



Computer generated image of the exterior of MITSUI OUTLET PARK MARINE PIA KOBE Reconstruction Project

<Attachment 1> Overview of MITSUI OUTLET PARK MARINE PIA KOBE

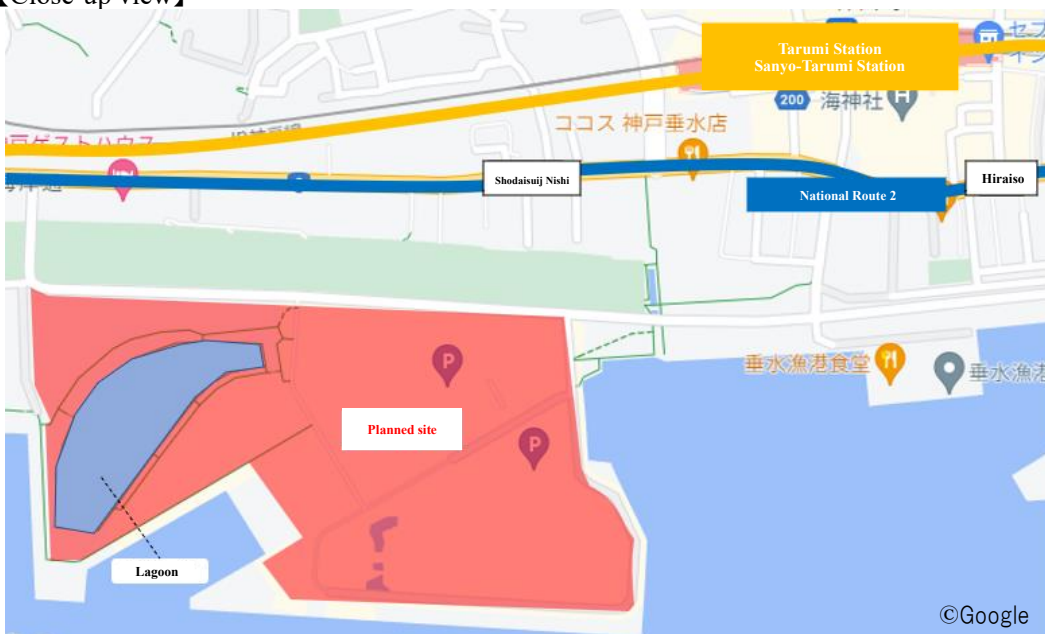
Location	12-2 Kaigan Dori, Tarumi-ku, Kobe, Hyogo, Japan
Access	<By car> 2.0 km from Takamaru Interchange and 3.0 km from Myodani Interchange on Daini Shinmei Road <By public transportation> 9-minute walk from Tarumi Station on the JR Kobe Line 9-minute walk from Sanyo-Tarumi Station on the Sanyo Electric Railway
Site area	Approx. 1,069,932 ft <sup>2</sup> (approx. 99,400 m <sup>2</sup> ) *Including adjacent land (approx. 226,042 ft <sup>2</sup> (approx. 21,000 m <sup>2</sup> ))
Total floor area	Approx. 796,529 ft <sup>2</sup> (approx. 74,000 m <sup>2</sup> )
Structure and scale	Steel frame construction, 2 floors above ground
Number of stores	Approx. 150 stores (planned)
Environmental design	Nonscale co.
Architect and builder	Sumitomo Mitsui Construction Co., Ltd., Tokyu Architects and Engineers, Inc.
Start of construction	August 2023
Reopening	Fall of 2024 (planned)

<Attachment 2> Map

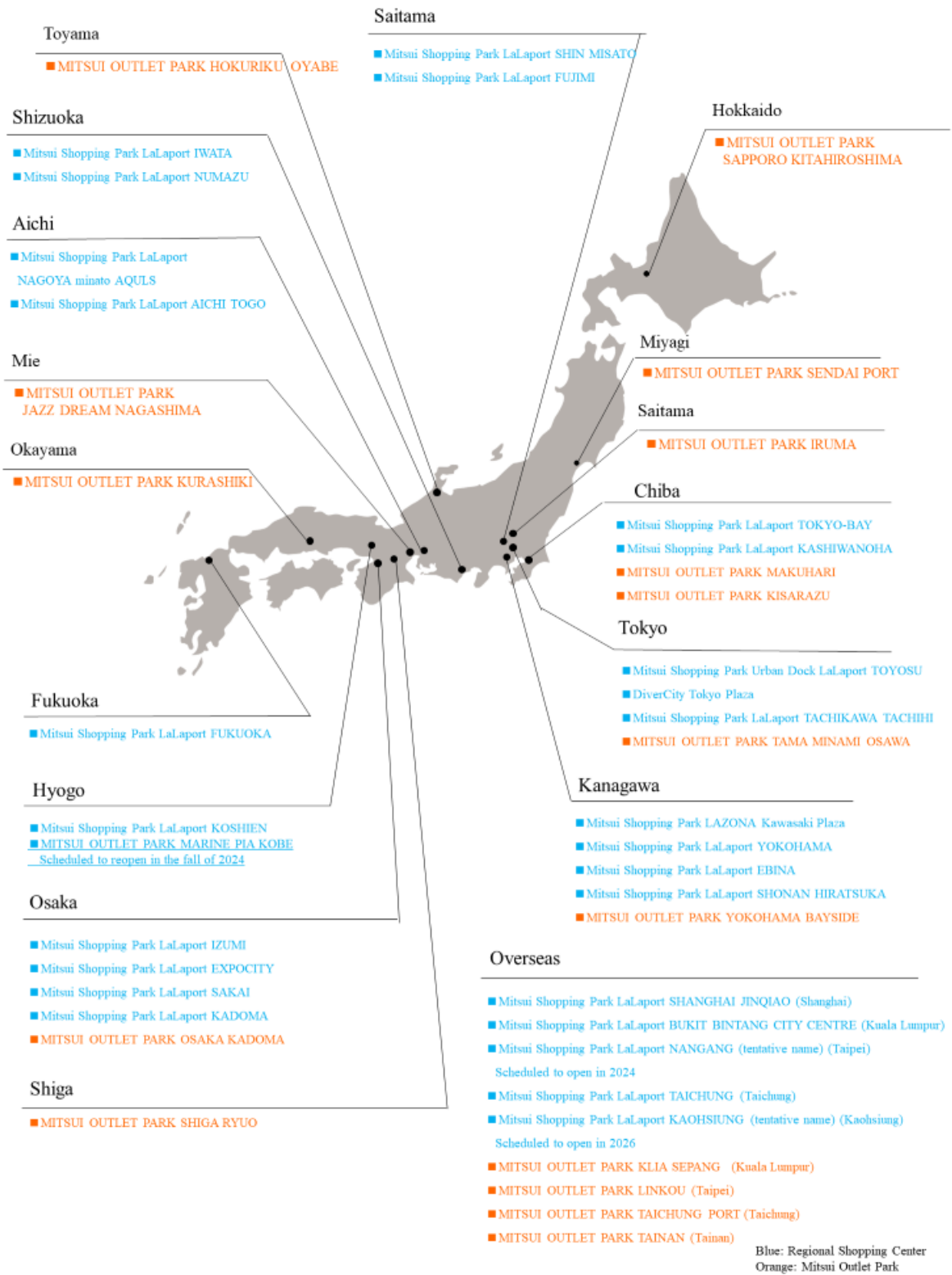
【Wide-area view】



【Close-up view】



<Attachment 3> Mitsui Fudosan's regional shopping center projects (as of August 2023)



#### <Attachment 4> About Mitsui Fudosan’s Retail Facilities in the Kansai Area

There are currently five Mitsui Shopping Park LaLaport and two MITSUI OUTLET PARK locations operating in the Kansai area. That includes Mitsui Shopping Park LaLaport SAKAI opened in November 2022, and Mitsui Shopping Park LaLaport KADOMA and MITSUI OUTLET PARK OSAKA KADOMA opened in April 2023. In addition, Mitsui Shopping Park LaLaport KOSHIEN is scheduled for renovation in the fall of 2023 ahead of MITSUI OUTLET PARK MARINE PIA KOBE’s reopening. Mitsui Fudosan looks to develop facilities that provide even more enjoyment to customers in the Kansai area.

We will continue to advance various initiatives while cooperating with respective facilities with the aim of realizing a new form of retail property that is rooted in the local community and that grows in step with customers under our “Growing Together” concept for our retail properties.



Mitsui Shopping Park LaLaport KOSHIEN



Mitsui Shopping Park LaLaport IZUMI



Mitsui Shopping Park LaLaport EXPOCITY



Mitsui Shopping Park LaLaport SAKAI



Mitsui Shopping Park LaLaport KADOMA and  
MITSUI OUTLET PARK OSAKA KADOMA



MITSUI OUTLET PARK SHIGA RYUO

#### <Attachment 5> Mitsui Fudosan Group’s Contribution to SDGs

[https://www.mitsuifudosan.co.jp/english/esg\\_csr/](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/](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

