

## A Lifestyle-Oriented Retail Facility Directly Linked to JR Minami-Funabashi Station

# Mitsui Shopping Park LaLa Terrace TOKYO-BAY Grand Opening Set for Wednesday, November 29

**Featuring a Total of 36 Stores / Includes a Large Open Plaza of Approx. 5,000 m<sup>2</sup> Scheduled to Hold Various Events**

### Key Points of this Release

- “Mitsui Shopping Park LaLa Terrace TOKYO-BAY,” a lifestyle-oriented retail facility fronting JR Minami-Funabashi Station, will open on Wednesday, November 29, 2023
- Café Amazon, Thailand’s largest coffee chain, will make its Kanto debut. A total of 36 stores will be featured
- The food court, where meals can be enjoyed in a large open plaza outdoors, will also provide takeout items from some stores
- Features a large open plaza of approx. 5,000 m<sup>2</sup>, with a dog-walking area and space with playground equipment, where various events will be held

Tokyo, Japan, October 4, 2023, - Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that it has set Wednesday, November 29, 2023 as the date for the grand opening of “Mitsui Shopping Park LaLa Terrace TOKYO-BAY,” the lifestyle-oriented retail facility currently under development in Funabashi, Chiba.

This facility 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, and is a project through which Mitsui Fudosan has promoted the development of commercial facilities and condominium residences through a public-private partnership that takes advantage of the strong potential of the city-owned land fronting the station.

Based on the concept of “&MORE, delivering more convenience to daily life and more richness to every day,” the facility will feature a total of 36 stores focused on those which are highly convenient for daily life and will entice customers to visit on their way home as well as a large open plaza of approx. 5,000 m<sup>2</sup>, with a dog-walking area and space with playground equipment, where various events such as food festivals and public viewings of sports games will be held, and offer a place for rest and relaxation.

In the area surrounding Minami-Funabashi Station, there are several development plans underway in addition to the facility, including “LaLa arena TOKYO-BAY (tentative name),” a large, multipurpose arena scheduled to open in spring 2024, and condominium residences. In addition, collaboration with nearby facilities operated by the Mitsui Fudosan Group, such as Mitsui Shopping Park LaLaport TOKYO-BAY, the largest retail facility in Japan with a history of more than 40 years since its opening, the ViVit Minami-Funabashi shopping center, and MFLP Funabashi, a logistics center, will help to energize the overall area.



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

Furthermore, Mitsui Shopping Park LaLa Terrace HARUMI FLAG (Chuo-ku, Tokyo), a similar lifestyle-oriented retail facility, is set to open in March 2024. A press release has been released today simultaneously, so please view them together.

## 1. Features 36 stores for daily use, including cafes making their Kanto debut and yakiniku restaurants contained in a shopping center for the first time!

The facility will feature a lineup of stores that can be enjoyed by customers from a wide range of ages in various daily scenarios, including Café Amazon, the largest coffee chain in Thailand now making its Kanto debut, and Yakiniku DINING Yamato, which is directly managed by a meat wholesaler, making its debut in a shopping center.

### Restaurants and cafes ideal for daily use

#### ■Gusto

Gusto offers food and drinks that can be enjoyed while relaxing, including a cheese-filled hamburger steak, drink bar and various desserts. Families, friends, and even single individuals can feel at ease in a relaxing atmosphere.



#### ■Café Amazon

Kanto debut

SC debut

Here, customers can enjoy the rich flavor of finely selected coffee beans from Thailand roasted using a unique method, amid a vibrant and richly green atmosphere that calls to mind a green oasis. Original drinks and Thai cuisine are also available.



#### ■PRONTO

PRONTO welcomes customers with a wide interior that seats 96, combining counters and tables, based on the keyword of “duality” meaning it functions as a café during the day and as a bar as night, and offers a comfortable space that can be used throughout the day where workers can stop by any time.



#### ■Yakiniku DINING Yamato

SC debut

A yakiniku restaurant, directly managed by a meat wholesaler, which purchases entire Japanese Black cows (Kuroge Wagyu).

Because this is a simple dish of grilled meat, particular attention is given to the cutting technique that brings out the best of the raw ingredients and the simple seasoning that allows you to taste the sweetness and umami flavor of the meat. There is even a kids membership system available up to sixth-grade elementary school students.



### Stores highly convenient for daily life

#### ■GiGO

SC debut

New business type

This store, which functions as an officially recognized store for the CHIBA JETS basketball team, will broadcast CHIBA JETS games during competitions, and serves as a café and bar where fans can enjoy a drink or meal while showing their support. It is adjoined with a shop that sells official CHIBA JETS merchandise.



#### ■Y's mart

SC debut

Y's mart is a supermarket expanding its chain of stores primarily in Chiba Prefecture and Tokyo. The store “squeezes” a wide range of products into a compact sales floor and support the meals of local customers with reasonable pricing as a substitute for refrigerators close to its customers.



## 2. Offering takeout items for all stores! A food court where meals can be enjoyed at the adjacent large, open plaza

Customers can enjoy the menus of five popular restaurants amid a bright atmosphere overflowing with sunlight and an elegant interior. With roughly 320 seats, even those with family members can relax comfortably, and enjoy meals on the outdoor terrace when the weather is nice.

“LaLa arena TOKYO-BAY (tentative name),” which will serve as the home arena for the CHIBA JETS, a professional basketball team belonging to the B. LEAGUE Section 1, is located nearby, so the digital signage located within the food court is scheduled to broadcast CHIBA JETS games.

Takeout items will also be provided at food court restaurants. On days when the weather is nice, customers will be able to enjoy meals in a large outdoor space of approx. 5,000 m<sup>2</sup>.



Conceptual image of the LaLa Terrace TOKYO-BAY food court

### ■Arabiki Gyubagu Yamatotei

Arabiki Gyubagu Yamatotei is a restaurant specializing in ground hamburger steaks, directly managed by a meat wholesaler. It offers supremely ground Japanese Black beef procured directly from contracted farms. Based on the concept of “hamburger steaks with a bold beefy bite. There are five varieties of sauces, all available for your choosing, which are also exquisite.

SC debut

New business type



### ■JOTO CURRY

Chiba Prefecture debut

What's #1 in Osaka is #1 in Japan. You will cherish this one dish for your whole life. Presenting Osaka soul food, a sweet-and-spicy addictive curry making its debut in Funabashi, Chiba!! A supreme dish that redefines the idea of curry.

JOTO CURRY



### ■Dotonbori Kamukura

A ramen shop founded in 1986. Its signature dish is “Oishii Ramen,” topped with a heaping mound of napa cabbage. Please sample the flavor and richness of the ingredients which are highly concentrated yet light. Fried rice—Kamukura’s secret recipe—will also be sold. Please be sure to try Kamukura’s special fried rice, which is prepared to enhance the flavor of the ramen!



### ■Hanbije

At Hanbije, customers can enjoy casual Korean cuisine. Hanbije offers a rich variety of meals including healthy Korean dishes loaded with meat and vegetables, items found at food stalls (cheese hot dogs), gimhap (Korean seaweed rolls), and yangnyeom chicken.

韓美膳  
ハンビジェ



### ■Mister Donut

Enjoy the pleasure of selecting donuts and the happiness of stuffing your cheeks full in a comfortable space that can be visited casually. Mister Donut is committed to adding surprise and joy to its customers’ everyday lives and creating a store where they are sure to encounter good things every time they visit.

Mister Donut





### 3. Features a large open plaza of approx. 5,000 m<sup>2</sup>, with a dog-walking area and space with playground equipment, where various events will be held

MIXI FUN PARK (LaLa terrace Green Park)\*, a large plaza of approximately 5,000 m<sup>2</sup> occupying nearly one-third of the total site area in development, is a space for relaxation complete with a wide, natural lawn and diverse trees of medium to large height. In addition to a dog-walking area and a space with playground equipment that can be enjoyed by families, various events are scheduled including food festivals and public viewings of sports games, providing enjoyment for a wide variety of people.

\* The naming rights to the plaza were obtained by MIXI, Inc. who bestowed the name “MIXI FUN PARK.” When the naming rights are not in use, the name of the plaza will be “LaLa terrace Green Park.”



Conceptual image of MIXI FUN PARK (LaLa terrace Green Park)

Mitsui Fudosan also plans to conclude an agreement with Funabashi City to offer the plaza as a temporary evacuation zone during disasters. In addition to accepting disaster victims as a temporary evacuation zone, manhole toilets will be installed in two locations within the plaza to function when the water-operating toilets are stopped if the water is cut off.

### 4. Initiatives to create a comfortable work environment and a plentiful community

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

Special recruiting site: <https://job-gear.net/lalattb/>

LaLa Terrace TOKYO-BAY Recruitment Center”

Outsourcing partner: AIDEM Inc.

Company overview

- Head Office      Aidem-Honsha Building, 1-4-10 Shinjuku, Shinjuku-ku, Tokyo, 160-0022
- President and Representative Director      Ryo Kabayama
- Establishment      February 1971

## ■ Promoting smooth communication among workers through the store management app “Hata Luck”

As part of the Mitsui Shopping Park Staff Circle initiative to create a comfortable work environment and a plentiful community, the “Hata Luck” app, which brings together functions to achieve ease of work, will be introduced to this facility following its adoption in other facilities, including LaLaport shopping malls, nationwide.



Through the use of this app, communication or information passed through the facility that was conventionally transmitted through posters in the facility or messages from shop owners can be coordinated and shared in real time. Mitsui Fudosan will offer various kinds of support to shop staff in both soft and hard aspects and aims to improve the ease of work as well as job enthusiasm.

For details, please view the conceptual video below.

<https://www.youtube.com/watch?v=khbsgxpS4Zw>

### **Comment from Toru Matsudo, Mayor of Funabashi City**



The grand opening of Mitsui Shopping Park LaLa Terrace TOKYO-BAY is almost here.

This facility will feature not only various stores but also a grassy plaza with a wide view of the sky, an information center, and area management facilities, as well as events such as food festivals held on the grassy plaza.

A place where many people can gather and relax will bring tremendous energy to the neighborhood. In the surrounding area, the Minami-Funabashi area is trending significantly toward the birth of a new design, as a home arena for the CHIBA JETS is scheduled to open in the spring of 2024.

I invite you all to visit this neighborhood, where you can experience the new wonders that Funabashi has to offer.

### **<Reference> About the “Mitsui Shopping Park 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).



## Simultaneous announcement! Mitsui Shopping Park LaLa Terrace HARUMI FLAG opening March 2024

Mitsui Shopping Park LaLa Terrace HARUMI FLAG set to open in March 2024.

This facility is located in the HARUMI FLAG area which is attracting attention as the former site of the Olympic Village for the Tokyo 2020 Olympic and Paralympic Games. 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.

The facility is scheduled to feature 40 stores addressing various needs, including the largest Summit Store supermarket in Tokyo, over a sales floor with an area of approx. 10,000 m<sup>2</sup>, and will help to realize comfortable lifestyles in the Harumi area as a facility closely linked to daily life that will also serve as a point of communal exchange.

For details, please see the press release on the website below.

URL : [https://www.mitsuifudosan.co.jp/corporate/news/2023/1004\\_02/](https://www.mitsuifudosan.co.jp/corporate/news/2023/1004_02/) (Japanese)



Conceptual image of LaLa Terrace HARUMI FLAG



Conceptual image of LaLa Terrace HARUMI FLAG

<Attachment 1> List of LaLa Terrace TOKYO-BAY Tenant Stores

◆Fashion merchandise, sundries, others 6 stores

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

※One other store planned

◆Services 19 stores

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

※Three other stores planned

◆Supermarket/Food retailers 2 stores

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

◆Restaurants, cafes, others 4 stores

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

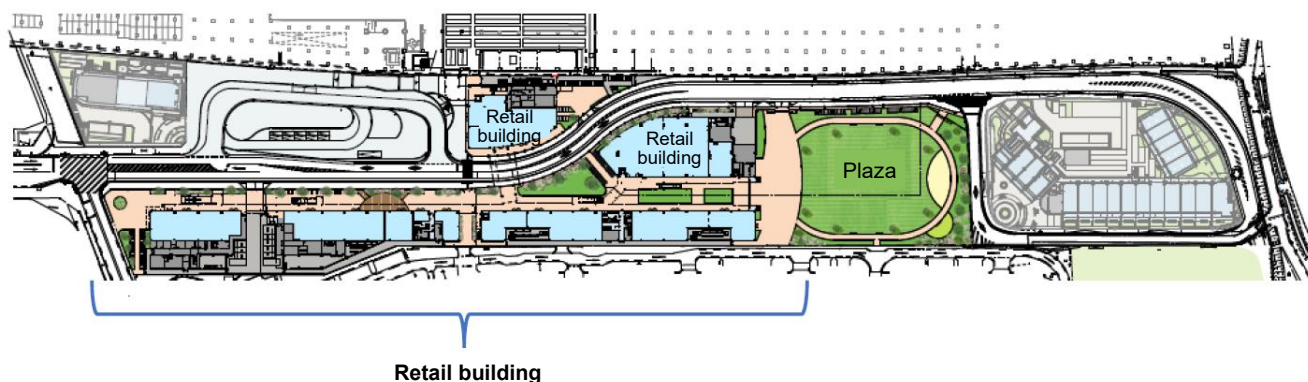
◆Food Court 5 stores

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

<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 <sup>2</sup> (approx. 16,740 m <sup>2</sup> )
Structure scale	Steel structure, two floors above ground
Total floor area	Approx. 120,550 ft <sup>2</sup> (approx. 11,200 m <sup>2</sup> )
Store area	Approx. 88,260 ft <sup>2</sup> (approx. 8,200 m <sup>2</sup> )
Number of stores	36
Number of parking spaces	Approx. 8
Traffic	Directly linked to JR Keiyo Line Minami-Funabashi Station
Schedule	Construction: November 2022 Completion: October 2023 (planned) Opening: November 29, 2023
Design company	Basic design: Tokyu Architects & Engineers INC. Actual design/Supervision: Sumitomo Mitsui Construction Co., Ltd.
Construction company	Sumitomo Mitsui Construction Co., Ltd.
Environmental design	Nonscale co. E-DESIGN Inc.
Operational management	Mitsui Fudosan Retail Management Co., Ltd.
Facility teaser website	<a href="https://mitsui-shopping-park.com/area/d/lalat-tokyobay">https://mitsui-shopping-park.com/area/d/lalat-tokyobay</a>

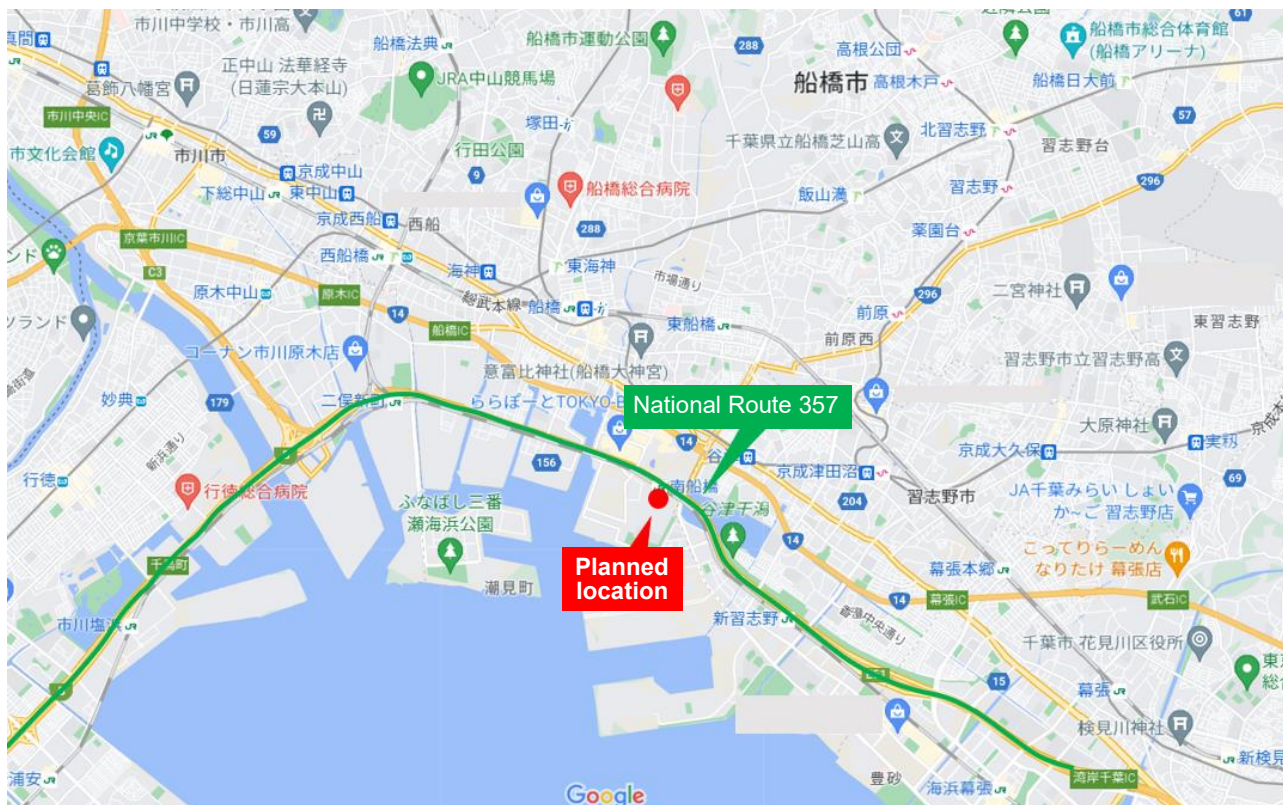
【Building locations】



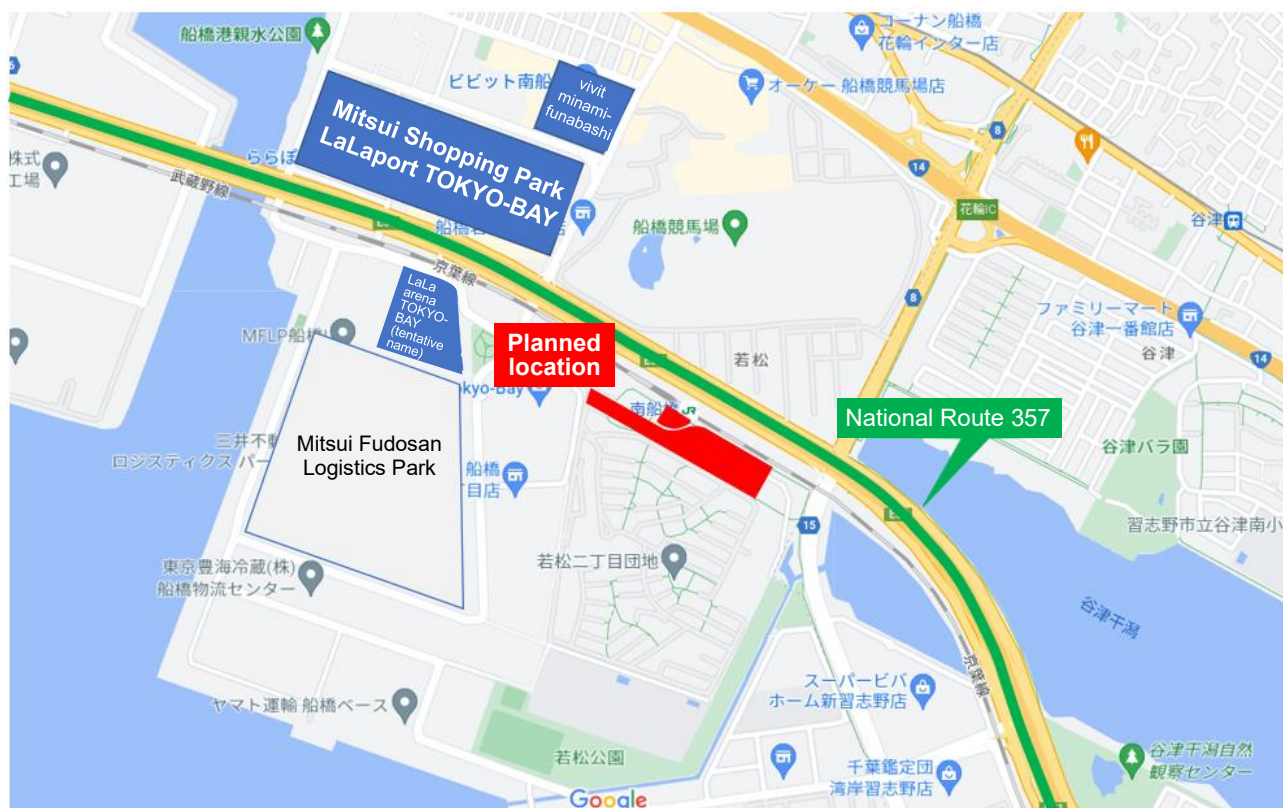


### <Attachment 3> Map

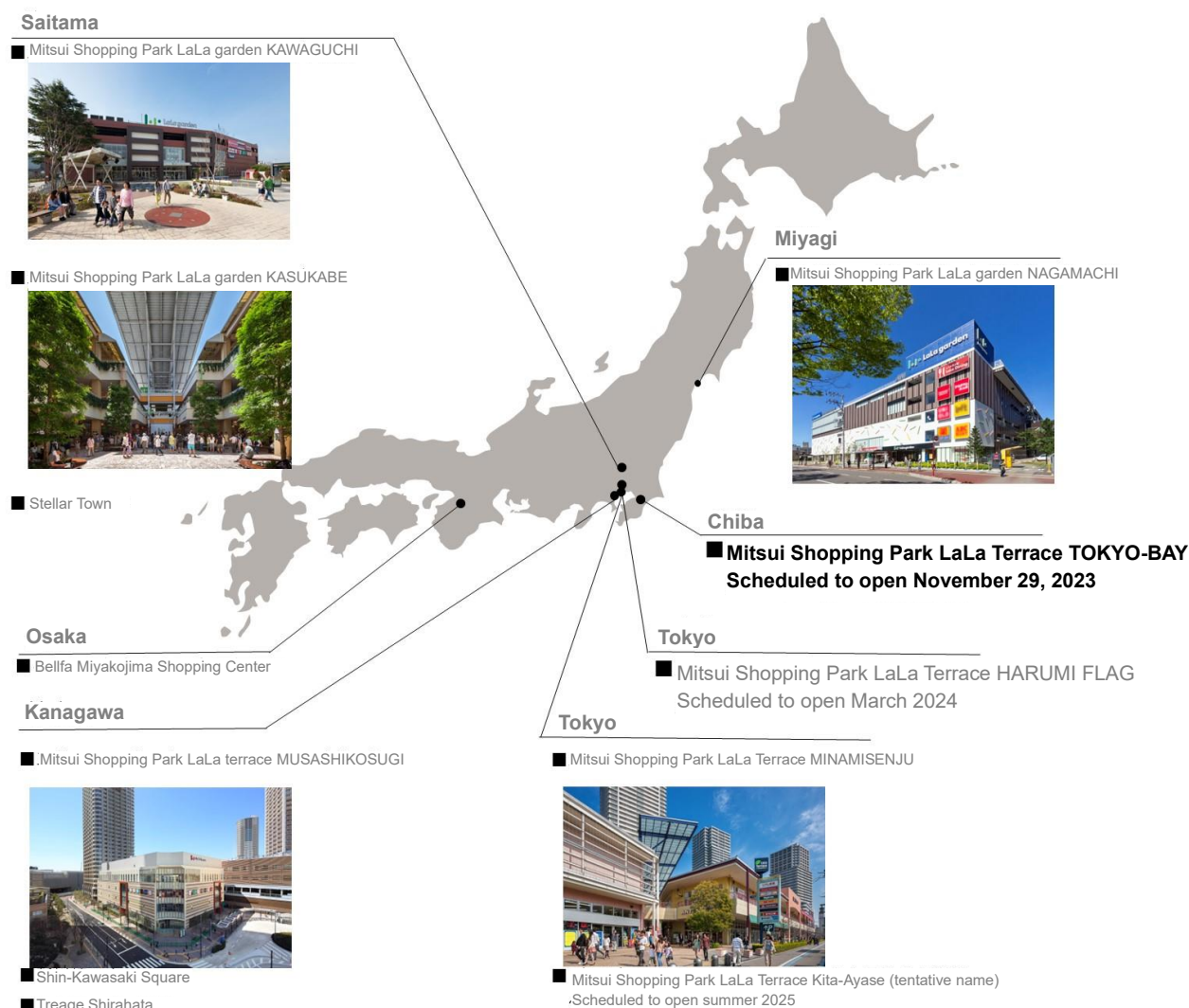
#### 【Regional map】



#### 【Close-up view】



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



## <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 two of the UN's SDGs.

Goal 8 Decent Work and Economic Growth  
Goal 11 Sustainable Cities and Communities

