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For immediate release

Mitsui Fudosan Co., Ltd.

**Mitsui Shopping Park LaLa Terrace HARUMI FLAG to open in March 2024
Announcement of a total of 40 stores that support daily life in the Harumi area
Store job recruiting site scheduled to open from the end of October**

Key Points of This Press Release

- The grand opening of Mitsui Shopping Park LaLa Terrace HARUMI FLAG has been decided for March 2024.
- Mitsui Fudosan announced a total of 40 stores that support daily life in the Harumi area, including 4 stores opening for the first time in Tokyo and one of the largest Summit Stores in Tokyo.
- Mitsui Fudosan plans begin aiding employee hiring efforts by opening the LaLa Terrace HARUMI FLAG Recruitment Center and opening a job recruiting site from the end of October.

Tokyo, Japan, October 4, 2023—Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that it will hold a grand opening of Mitsui Shopping Park LaLa Terrace HARUMI FLAG, the lifestyle-oriented retail facility in the HARUMI FLAG area of the Type 1 Urban Redevelopment Project in the West Harumi 5-Chome District (“the project”) in March 2024.

Located in the heart of the HARUMI FLAG area, which is attracting considerable interest as the site previously used as the Olympic Village of the 2020 Tokyo Olympic and Paralympic Games, this commercial facility will support the daily lives of nearby Harumi area residents based on the lifestyle-oriented retail facility concept that creates and delivers “a new everyday” starting in “a new neighborhood.”

With a sales floor area of approximately 10,000 m², the facility will include 40 stores meeting a wide variety of needs, including one of the largest stores Summit Stores in Tokyo. As a lifestyle-oriented facility that will also serve as a base for community interaction, it will contribute to the creation of comfortable lifestyles in the Harumi area.

In addition, to aid each store in their employee hiring efforts in preparation for the grand opening, Mitsui Fudosan plans to launch the LaLa Terrace HARUMI FLAG Recruitment Center and a store job recruiting site. It aims to make the facility a comfortable work environment by providing well-equipped employee spaces and exclusive apps.

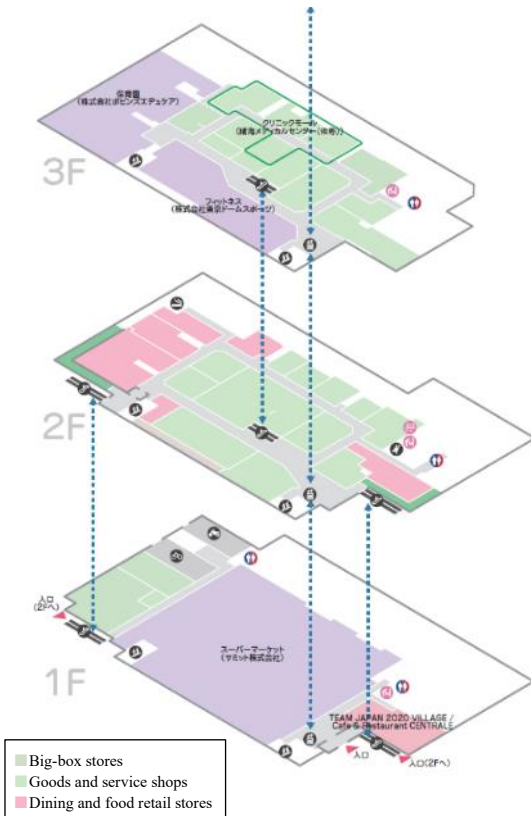
※Mitsui Fudosan is a TEAM JAPAN Gold Partner.



Conceptual image of the exterior of LaLa Terrace HARUMI FLAG

The same lifestyle-oriented retail facility, Mitsui Shopping Park LaLa Terrace TOKYO-BAY (Funabashi, Chiba Prefecture), will have its grand opening on November 29, 2023 (Wednesday). Please refer to the press release issued today.

Announcement of a total of 40 stores that support daily life in the Harumi area



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 foodservice 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



Conceptual image of LaLa Terrace HARUMI FLAG interior

■ Cafes, restaurants, and food retail stores that add color to everyday life

About TEAM JAPAN 2020 VILLAGE

The establishment of this facility was made possible through Mitsui Fudosan Residential Co., Ltd.'s full cooperation with the Japanese Olympic Committee ("JOC"), whose goal is to build a society filled with Olympism. As a satellite facility of the Japan Olympic Museum, which serves as the communication center of the JOC's Olympic Movement, TEAM JAPAN 2020 VILLAGE will carry on the legacy of the Tokyo 2020 Games on the former site of the Tokyo 2020 Olympic Village. The facility will provide an exhibition symbolizing the Games, a restaurant with food also served at the Olympic Village, and various programs.

New business type



CG illustration of main entrance (exhibition area side)

■ Cafe & Restaurant CENTRALE

Café & Restaurant CENTRALE, is the restaurant area of TEAM JAPAN 2020 VILLAGE. It is a space where visitors can enjoy the same delicious meals as Olympic athletes, offering authentic meals made from GAP-certified food^(*) and sustainably sourced ingredients also served at the Tokyo 2020 Olympic Village.

* 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.

TEAM JAPAN 2020 VILLAGE



CG illustration of exterior (Café & Restaurant CENTRALE side)



CG illustration of interior of Café & Restaurant CENTRALE



Image of the salad buffet

* This is a project of Mitsui Fudosan Residential Co., Ltd., which is a Group company of Mitsui Fudosan Co., Ltd., a TEAM JAPAN Gold Partner for neighborhood creation.

■ Baskin-Robbins



A selection of 31 flavors are available in stores to suit the tastes of a wide range of age groups and the seasons.

■ The family Maradaigaku

New business type



Using the finest spices and ingredients, the menu includes traditional Sichuan dishes that faithfully reproduce the authentic flavors of the region, as well as a variety of dishes that even children can enjoy.

■ chawan



A Japanese food café that focuses on the seasons and health through its use of fresh ingredients and Japanese cultural elements.

■ Hakuraku

Tokyo debut

New business type

Kuriyama Seimen

白楽 栗山製麺



Kuriyama, a famous tsukemen noodle restaurant from Hakuraku, Yokohama, will open its first branch in Tokyo, following the opening of food court branches in MITSUI OUTLET PARK YOKOHAMA BAYSIDE and Mitsui Shopping Park LAZONA Kawasaki Plaza. Craft beer and other beverages will also be served.

■ Royal Host



A reliable and delicious restaurant with a strong emphasis on hospitality, providing friendly service to all. Alongside authentic Western-style dishes prepared with extra care by chefs, you can also enjoy special limited-time menus and seasonal parfaits.

■ Rock's HAMBURG

Tokyo debut



Enjoy a casual, hearty, authentic hamburger steak made of 100% beef, where you can savor the rich meaty flavor with every bite.

■ Food and retail stores offering necessary items for daily life

■ SOUND SLEEP

Tokyo debut



nishikawa chain

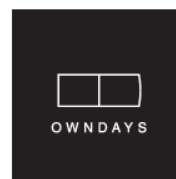
A bedding specialty store established in Fukushima Prefecture in 1949

■ SKADI PLUS

Tokyo debut



A Korean specialty store dealing in Korean foods, cosmetics, and sundries



Services to support wellbeing/self-improvement/enrichment

<p>■ Clinics, pharmacies</p>  <p>Medical services are provided to support the health of the local community, equipped with obstetrics and gynecology, otolaryngology, pediatrics, internal medicine, ophthalmology, and dentistry, along with a pharmacy.</p>	<p>■ coin space</p>  <p>A convenient working space (self-study room) that is open to all and ideal for work or study.</p>	<p>■ STUDIO ARC</p>  <p>The first STUDIO ARC premium store in the Kanto area. It offers a wide range of services from children's photography, such as Shichi-Go-San and Omiya Mairi, to on-location bridal photoshoots.</p>
<p>■ Harumi Indoor Country Club</p> <p>SC debut</p>  <p>A safe indoor driving range and golf school for members only.</p>	<p>■ FitLAnd TOKYO DOME</p> <p>SC debut</p>  <p>A gym and studio type fitness club version of Fitness Club Tokyo Dome in Tokyo Dome City will open in Harumi. This is its first-ever opening in a shopping center.</p>	<p>■ FEERIE AVEDA HARUMI</p>  <p>A salon that enhances individuality, health, and beauty to suit each customer through a holistic approach and the natural power of flowers and plants.</p>
<p>■ FlyNexia Global Academy HARUMI FLAG</p> <p>SC debut</p>  <p>An after-school international school for kids' English and programming.</p>	<p>■ Poppins Nursery School Lala Terrace HARUMI FLAG (tentative name)</p>  <p>A daycare center licensed by Chuo-ku 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.</p>	<p>■ ReCORE Acupuncture and Moxibustion Orthopedic Clinic Harumi (tentative name)</p>  <p>State-certified professionals will propose treatment plans tailored to your physical concerns, such as stiff shoulders, lower back pain, and poor posture.</p>

LaLa Terrace HARUMI FLAG Employee Recruitment

In addition to launching the "LaLa Terrace HARUMI FLAG 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/lalathf/> (Scheduled to open October 27, 2023)
- Job listings: Part 1 scheduled for November-December 2023, Part 2 scheduled for January-February 2024

Initiatives to create comfortable workplace environments and abundant communities

Well-equipped employee spaces

The facility will have employee spaces (employee lounge, rooftop rest area, and dedicated smoking room) within the building so that every employee will be able to take breaks with the aims of ensuring a comfortable workplace environment for all employees and heightening employee satisfaction (ES). The employee lounge will provide a comfortable space with enhanced functionality and a relaxing interior design that incorporates greenery and wood tones.

- ◆ Enhanced functionality
 - Table seating
 - Electrical outlets for charging mobile phones
 - Free Wi-Fi
 - Wash basin area for brushing teeth
 - Powder room corner
- ◆ Interior design
 - Soft lighting
 - Space incorporating greenery and wood tones, etc.



■ 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 (in Japanese).

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

Reference: About the lifestyle park retail facility Mitsui Shopping Park LaLa Terrace

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 TOKYO-BAY (Funabashi, Chiba, scheduled to open on November 29, 2023), and Mitsui Shopping Park LaLa Terrace Kita-Ayase (tentative name) (Adachi-ku, Tokyo, scheduled to open in summer 2025).



Simultaneous announcement! Mitsui Shopping Park LaLaport TOKYO-BAY grand opening on November 29, 2023 (Wednesday)

The grand opening of Mitsui Shopping Park LaLa Terrace TOKYO-BAY is scheduled for Wednesday, November 29, 2023.

This facility, which has been developed in front of JR Minami-Funabashi Station, is 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 m², 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.



Conceptual image of the exterior of LaLa Terrace TOKYO-BAY

In addition to the LaLa arena TOKYO-BAY (tentative name), a large-scale multipurpose arena scheduled to open in spring 2024, and the development of condominiums around the Minami-Funabashi Station, the facility will contribute to the energize the overall area, including collaboration with surrounding facilities operated by the Mitsui Fudosan Group, such as Mitsui Shopping Park LaLaport TOKYO-BAY, one of the largest commercial facilities in Japan with a history of over 40 years since its opening, Vivit Minami-Funabashi, and MFLP Funabashi, a logistics facility.

Please refer to the news release below for details.

https://www.mitsuifudosan.co.jp/corporate/news/2023/1004_01/

【Attachment 1】 List of Mitsui Shopping Park LaLa Terrace HARUMI FLAG Tenant Stores

* The list is current as of October 2, 2023, and is subject to change.

◆ Supermarkets, food retail sales 3 stores

Store name	Type of Business/Product	Store opening information
Baskin-Robbins	Ice cream	
Summit Store	Supermarket	
SKADI PLUS	Korean food, cosmetics, sundries	Tokyo debut

◆ Restaurants, cafes 6 stores

Store name	Type of Business/Product	Store opening information
The family Maradaigaku	Sichuan cuisine	New business type
TEAM JAPAN2020 VILLAGE Café & Restaurant CENTRALE	Café/restaurant	
chawan	Japanese cuisine/café	
Hakuraku Kuriyama Seimen	Tsukemen/ramen/craft beer	Tokyo debut, New business type
Royal Host	Family restaurant/Western cuisine/desserts/drinks	
Rock's HAMBURG	Hamburg steaks	Tokyo debut

◆ Retail 7 stores

Store name	Type of Business/Product	Store opening information
AENA	Health food/outlet cosmetics/hygiene products	
Ace Contact	Contact lenses	
OWNDAYS	Eyeglasses/sunglasses	
SOUND SLEEP	Bedding	Tokyo debut
Daiso	100-yen shop	
Matsumotokiyoshi	Pharmaceuticals/cosmetics/daily necessities	
Yurindo	Books/stationary/sundries	

◆ Services 24 stores

Store name	Type of Business/Product	Store opening information
BestLife	Resale shop	
coin space	Working space	
STUDIO ARC	Photo studio	First premium store in Kanto area
Smartcool	Cell phone repair, etc.	
SEIHA ENGLISH ACADEMY	English conversation classes	
Abacus 88-Kun	Abacus classes	
NIHON CHOUZAI	Pharmaceuticals	
Harumi Indoor Country Club	Indoor golf practice/golf school	SC debut
Harumi Women's Clinic	Obstetrics and gynecology	
Harumi Otolaryngology	Otolaryngology	
Harumi Pediatric clinic	Pediatrics	
Harumi Flag Stomach and Colon Gastroenterology Endoscopy Clinic Tokyo Chuo Ward Clinic	Internal medicine/endoscopy clinic	
Harumi Bayside Ophthalmology	Ophthalmology	
FitLAnd TOKYO DOME	Membership fitness club	SC debut
FEERIE AVEDA HARUMI	Hair salon/hair care products	
FlyNexia Global Academy HARUMI FLAG	Kids' English/programming school	SC debut
P's-first/Pets-first Animal Hospital	Pets/pet products/veterinary clinic	
Pony Cleaning	Cleaning	
Poppins Nursery School Lala Terrace HARUMI FLAG (tentative name)	Daycare center	
Makihara Dentistry	Dentistry	
MONEY DOCTOR PREMIER	Consultation and planning regarding money, such as life insurance, non-life insurance, investment trusts, bonds, mortgage loans, etc.	
Mitsui Rehouse HARUMI FLAG Center	Real estate brokerage services	
Clothes repair Specialty Shop Applause	Clothing and bag repairs	
ReCORE Acupuncture and Moxibustion Orthopedic Clinic Harumi (tentative name)	Judo therapy, acupuncture and moxibustion covered by insurance and self-funded treatment (skeletal correction, stretching to correct posture, etc.)	

【Attachment 2】 Mitsui Shopping Park LaLa Terrace HARUMI FLAG Project Overview

Location	5-2-31 Harumi, Chuo-ku, Tokyo
Facility name	Mitsui Shopping Park LaLa Terrace HARUMI FLAG
Site area	Approx. 121,632 ft ² (11,300 m ²)
Structure/scale	Steel structure (reinforced concrete for part of the structure), 3 floors above ground, 1 floor below ground, 1 penthouse floor
Total floor area	Approx. 213,126 ft ² (19,800 m ²)
Store area	Approx. 108,716 ft ² (10,100 m ²)
Number of stores	40 stores
Number of parking spaces	104
Access	16 minutes on foot from Kachidoki Station, Toei Oedo Line
Schedule	Construction: Building construction started July 2018, began interior work October 2022 Completion: August 2023 Opening: March 2024 (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
Contractor	Tokyo Building Construction Branch, SMCC
Environmental design	Land Art Labo Inc.
Execution/management	Mitsui Fudosan Retail Management Co., Ltd.

【Attachment 3】 HARUMI FLAG Project Overview

<A new neighborhood of residential and retail properties developed on the site of the Olympic Village of the 2020 Tokyo Olympic and Paralympic Games>

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 builders engaged in construction. On a large development area of approximately 13 hectares (1,399,309 ft²). HARUMI FLAG will have a total of 24 buildings, including 5,632 residential units (built-for-sale and rental housing) and retail properties. With childcare facilities, assisted living, and shared housing, etc., it is a neighborhood creation plan offering diverse lifestyles with a population of around 12,000.



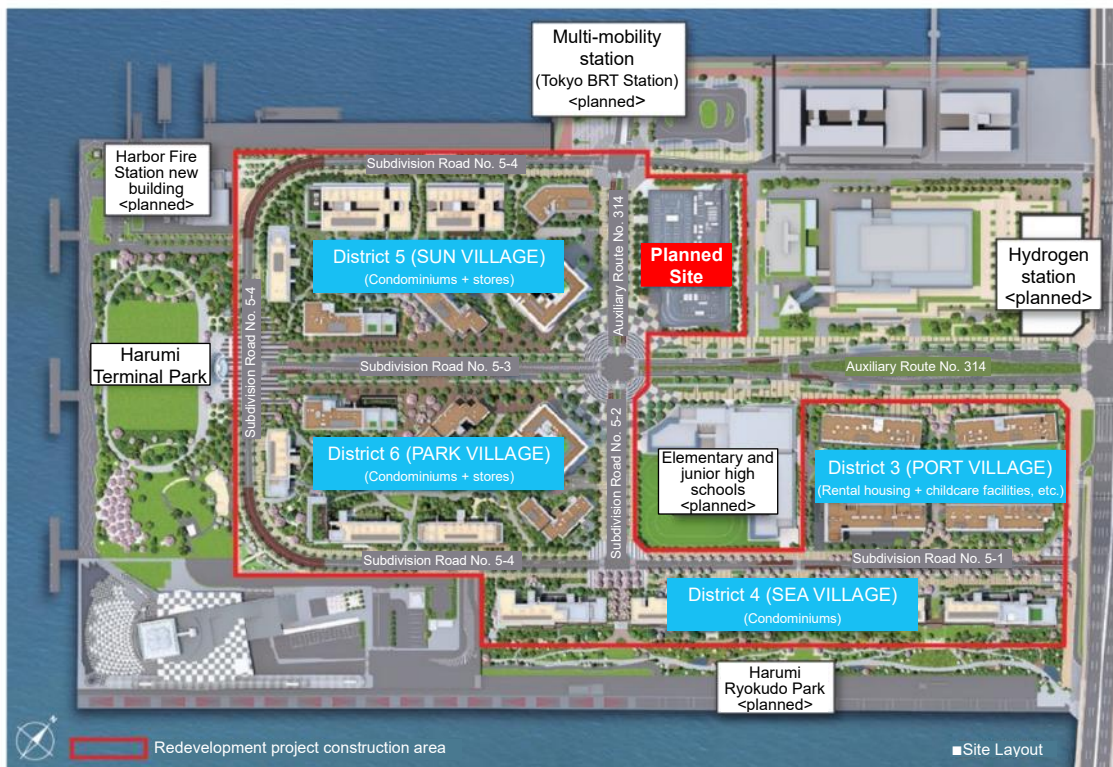
CG illustration of completed exterior

	PORT VILLAGE	SEA VILLAGE	SUN VILLAGE	PARK VILLAGE	Retail property
Main purpose	Rental housing (including senior housing and shared housing), assisted living, and childcare facilities	Condominiums	Condominiums, stores	Condominiums, stores	Retail property
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	—
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

[Attachment 4] Map



[Attachment 5] Site layout



【Attachment 6】 Mitsui Fudosan Lifestyle Park-type Retail Facilities (as of October 2023)



【Attachment 7】

■ Mitsui Fudosan Group's Initiatives for SDGs

https://www.mitsufudosan.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.mitsufudosan.co.jp/english/corporate/news/2021/1124/>
- Formulated Diversity and Inclusion Promotion Declaration and Initiatives Policy
https://www.mitsufudosan.co.jp/english/corporate/news/2021/1129_02/
- Mitsui Fudosan Group Biodiversity Policy
<https://www.mitsufudosan.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

