
Construction to Start on Fourth-Stage Expansion Plan for MITSUI OUTLET PARK KISARAZU

**Evolution into an Outlet Park of Overwhelming Scale with Japan's
Highest Store Number of Approx. 330 Stores**

Opening Planned for Summer 2025

Key Points of This Release

- Construction to start on the fourth-stage expansion plan for MITSUI OUTLET PARK KISARAZU in Kisarazu City, Chiba Prefecture, with the opening planned for summer 2025.
- Expansion to have Japan's largest number of outlet mall stores with approx. 330 stores with expansion of its luxury zone by attracting powerful domestic and overseas brands in addition to responding to moves for flagship stores by expanding floor space for popular brands.
- Creates comfortable spaces through expansion of rest areas like a roof-covered plaza and establishment of an environment rich in greenery.

Tokyo, Japan, March 14, 2024 – Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that it will start construction in April 2024 on the fourth-stage expansion plan of MITSUI OUTLET PARK KISARAZU in Kisarazu City, Chiba Prefecture. Opening is planned for summer 2025.

This facility has expanded twice since its first-stage opening in 2021 and has grown to become a flagship property that proudly boasts of being among Japan's largest MITSUI OUTLET PARKs. In this fourth-stage expansion plan, the number of stores will increase by a further approx. 30 stores, and with approx. 330 stores in the entire facility, it will expand to an overwhelming scale that proudly holds the greatest number of stores in an outlet mall in Japan.

The facility has a strength of being located in an ideal position with access to the adjacent Kisarazu Kaneda IC on the Tokyo Bay Aqua-Line and since opening has attracted many customers from a broad array of demographics from throughout the entire Kanto region, including Tokyo and Yokohama, and of course from within Chiba Prefecture. The facility also has outstanding access from Haneda Airport and there has been an increasing number of customers visiting from overseas. This fourth-stage expansion aims to make the facility even more attractive than it already is. Moreover, Mitsui Fudosan will also tackle issues to resolve ESG issues, including the reduction of CO² emissions.



Computer graphic image of the MITSUI OUTLET PARK KISARAZU fourth-stage expansion plan

<Retail functions>

Approx. 30 stores will open in the fourth-stage development area. The overall facilities will increase size to approx. 330 stores, proudly making it the largest domestic outlet mall in terms of store numbers. At the same time, existing areas will also be renovated and the facility will respond in an even wider manner to the diverse needs of customers from within and outside of Japan in such ways as expanding the entire mall's luxury zone by attracting powerful domestic and overseas brands in addition to addressing moves for flagship stores by expanding floor space for popular brands.

<Establishing common area environments>

The fourth-stage expansion plan will newly establish a roof-covered plaza of approx. 7,500 ft² (approx. 700 m²). Artificial turf will be laid down and furnishings arranged to expand the rest area that can be used even when it rains. Comfortable spaces will be created by establishing areas within the mall that are rich in greenery to deliver an even pleasanter shopping experience.

<Contributing to the solution of ESG issues>

Mitsui Fudosan is also working to help resolve ESG issues, including reducing CO₂ emissions, in such ways as the establishment of solar power generation equipment and installation of energy-saving items.



Computer graphic image of the roof-covered plaza in the MITSUI OUTLET PARK KISARAZU fourth-stage

<Attachment 1> Overview of MITSUI OUTLET PARK KISARAZU

Location	3-1-1 Kaneda Higashi, Kisarazu City, Chiba Prefecture				
Access	<By car:> 1km from Kisarazu-Kaneda IC on the Tokyo Bay Aqua Line <By public transport:> Approx. 2 km from Sodegaura Station and approx. 6 km from Kisarazu Station on the JR Uchibo Line				
	Existing buildings			Fourth-stage	Total
	First-stage	Second-stage	Third-stage		
Opening date	April 2012	July 2014	October 2018	Summer 2025 (planned)	—
Structure and scale	Steel structure, partial wood construction, one floor above ground			Steel structure, one floor above ground	—
Site area	Total Approx. 2,314,000 ft ² (approx. 215,000 m ²)				Approx. 2,314,000 ft ² (approx. 215,000 m ²)
Total floor area	Approx. 689,000 ft ² (approx. 64,300 m ²)*			Approx. 117,000 ft ² (approx. 10,900 m ²)	Approx. 809,000 ft ² (approx. 75,200 m ²)
Store area	Approx. 483,000 ft ² (approx. 44,900 m ²)*			Approx. 83,300 ft ² (approx. 8,200 m ²)	Approx. 571,600 ft ² (approx. 53,100 m ²)
Number of stores	Total Approx. 300 stores*			Approx. 30 stores	Approx. 330 stores
Number of parking spaces	Approx. 6,200 spaces (entire facility)				
Architect	First-stage to fourth stage: Sumitomo Mitsui Construction Co., Ltd.				
Contractor	First stage: Sumitomo Mitsui Construction Co., Ltd., Mirai Construction Co., Ltd. and Mitsui Home Co., Ltd. Second stage to fourth stage: Sumitomo Mitsui Construction Co., Ltd.				
Environmental design	NONSCALE CORPORATION STGK Inc.				
Schedule	April 2024 Fourth-stage expansion plan construction (planned) Summer 2025 Fourth-stage expansion plan opening (planned)				

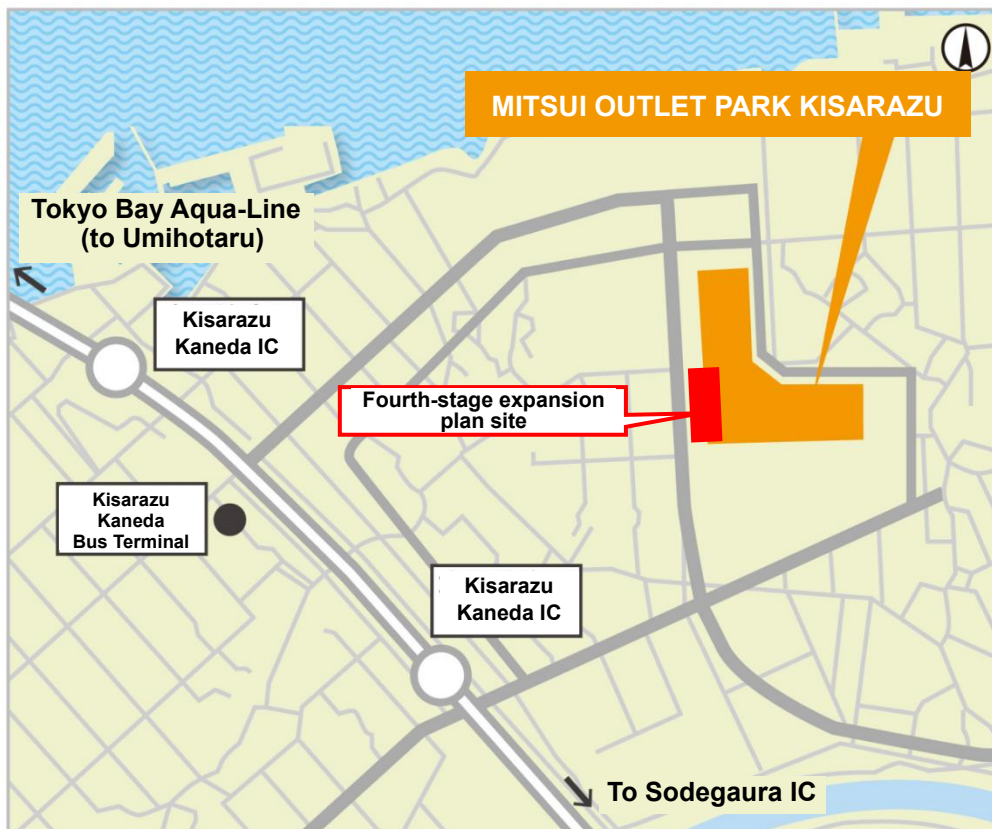
* Total floor space, store area and number of stores for existing buildings (first-stage, second-stage, third-stage) all reflect changes following each completion of construction, and as parts of existing buildings will be demolished as part of the fourth-stage expansion plan, figures may differ from those previously released.

<Attachment 2> Maps

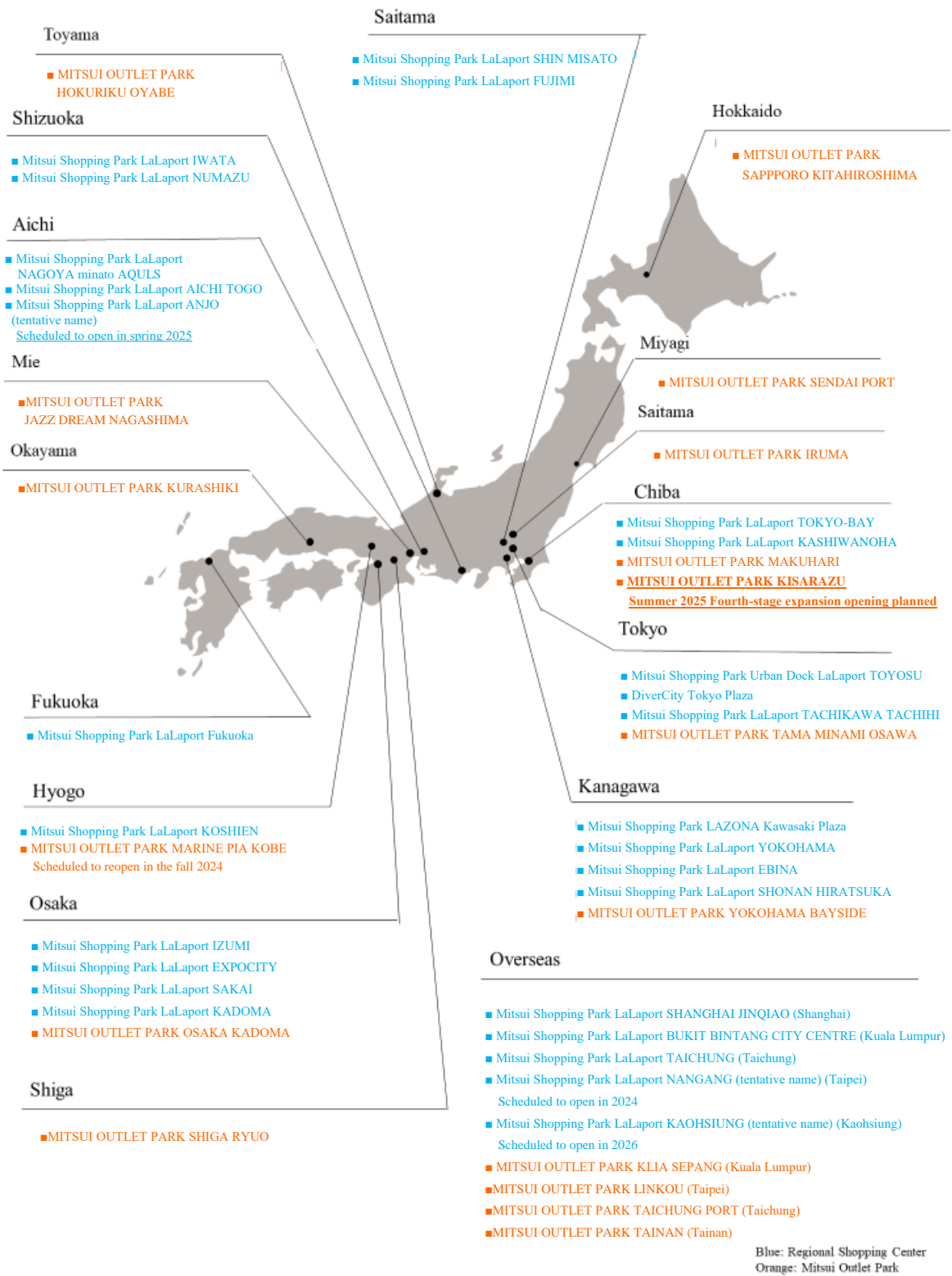
【Wide-area view】



【Close-up view】



<Attachment 3> Mitsui Fudosan's regional shopping center projects (as of March 2024)



【Attachment 4】

■ Mitsui Fudosan Group’s Initiatives for 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 two of the UN’s SDGs.

Goal 11 Sustainable Cities and Communities Goal 13 Climate action
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