

April 25, 2024

For immediate release

Mitsui Fudosan Co., Ltd.

## **Construction Begins on Mitsui Outlet Park OKAZAKI (Tentative Name)**

### **Aichi Prefecture's First Full-scale Outlet Mall Scheduled to Open in Fall 2025**

#### **Key Points of this Release**

- Construction begins on Mitsui Outlet Park OKAZAKI (tentative name) in Okazaki, Aichi Prefecture, the first full-scale outlet mall in the prefecture, scheduled to open in fall 2025.
- The Tomei and Shin-Tomei expressways and National Route 1 are all in proximity, offering excellent access, while the site also offers a variety of other access options, including being within walking distance from Motojuku Station on the Meitetsu Nagoya Line.
- In addition to approximately 170 stores offering a wide range of products, from international brands to sports, outdoor, and kids' stores, there is also a lushly planted outdoor plaza that can be used for events.

Tokyo, Japan, April 25, 2024 – Mitsui Fudosan Co., Ltd., a leading global real estate company located in Tokyo, announced today that construction on Mitsui Outlet Park OKAZAKI (tentative name), under development in Okazaki, Aichi Prefecture, will begin in May 2024. The Outlet Park is scheduled to open in fall 2025.

This will be the second Mitsui Outlet Park to open in the Tokai area, following Mitsui Outlet Park JAZZ DREAM NAGASHIMA (Kuwana, Mie Prefecture). Other Mitsui Fudosan commercial facilities in the Tokai area aside from the Mitsui Outlet Park include the Mitsui Shopping Park LaLaport IWATA, Mitsui Shopping Park LaLaport NAGOYA minato AQUUS, Mitsui Shopping Park LaLaport NUMAZU, Mitsui Shopping Park LaLaport AICHI-TOGO, and RAYARD Hisaya-odori Park. Note that Mitsui Shopping Park LaLaport ANJO (tentative name) is also scheduled to open in spring 2025, the same year as the opening of this facility.

The planned site is within walking distance of Motojuku Station on the Meitetsu Nagoya Line. It is also conveniently located near National Route 1, the Okazaki Higashi Interchange on the Shin-Tomei Expressway, and the Otowa-Gamagori Interchange on the Tomei Expressway.

The facility will bring together a wide variety of about 170 stores for visitors to enjoy outlet shopping, while also creating a relaxing environment, including a lushly planted outdoor plaza. It will also work to realize a sustainable society by reducing CO2 emissions and through other efforts.



CG illustration of the Mitsui Outlet Park OKAZAKI (tentative name) outdoor plaza

## Key Features of this Facility

### <Commercial Functions>

With approximately 170 stores offering a wide range of products, from international brands to sports, outdoor, and kids' stores, the goal is to create an outlet mall that customers of all ages can enjoy.

### <Common Area Environment>

A grand staircase and terrace that can also be used as a space for resting will be installed in the lushly planted outdoor plaza, creating an environment that visitors can enjoy in comfort. In addition, a kids' space, facilities for pets and other amenities will be located indoors with the aim of providing a facility that everyone can enjoy.

### <Contribution to Solving ESG Issues>

Mitsui Fudosan will work to solve ESG issues, including reduction of CO2 emissions and others, through the installation of solar panels, the use of high-efficiency equipment, and the deployment of energy-saving technology.



CG illustration of the interior of the Mitsui Outlet Park OKAZAKI (tentative name)

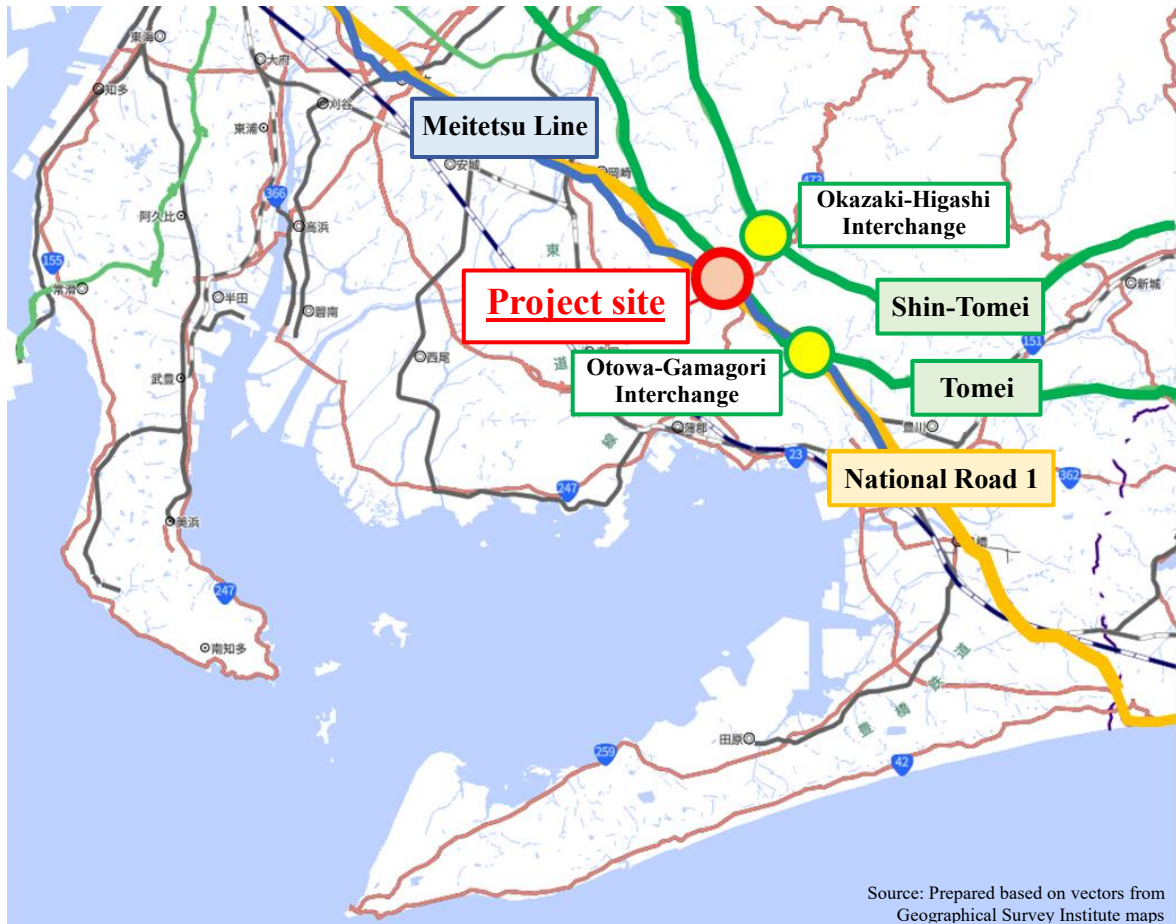
**<Attachment 1> Mitsui Outlet Park OKAZAKI (tentative name) Project Overview**

Location	Aichi Prefecture, Okazaki City, Ikegane-cho, Maigi-cho, Motojuku-cho
Access	<p>&lt;By car&gt;  Shin-Tomei Expressway Okazaki-Higashi Interchange 3 km, Tomei Expressway  Otowa-Gamagori Interchange 5 km</p> <p>&lt;By public transportation&gt;  13-minute walk from Motojuku Station, Meitetsu Nagoya Line</p>
Site area	Approx. 1,705,000 ft <sup>2</sup> (approx. 158,400 m <sup>2</sup> )
Total floor area	<p>Approx. 695,348 ft<sup>2</sup> (approx. 64,600 m<sup>2</sup>)  Store area: Approx. 536,042 ft<sup>2</sup> (approx. 49,800 m<sup>2</sup>)  Parking building area: Approx. 159,305 m<sup>2</sup> (approx. 14,800 m<sup>2</sup>)</p>
Structure/Scale	Steel structure, 2 floors above ground
Number of stores	Approx. 170 stores
Schedule	<p>Construction starting: May 2024  Construction completed/opening: Scheduled for fall 2025</p>
Architect	<p>Development design and basic design: Tokyu Architects &amp; Engineers INC  Final design: The Zenitaka Corporation</p>
Contractor	<p>Stores and exterior construction: The Zenitaka Corporation  Parking building construction: Daiwa Lease Co., Ltd.</p>
Environmental design	<p>Studio Taku Shimizu  Park Corporation</p>

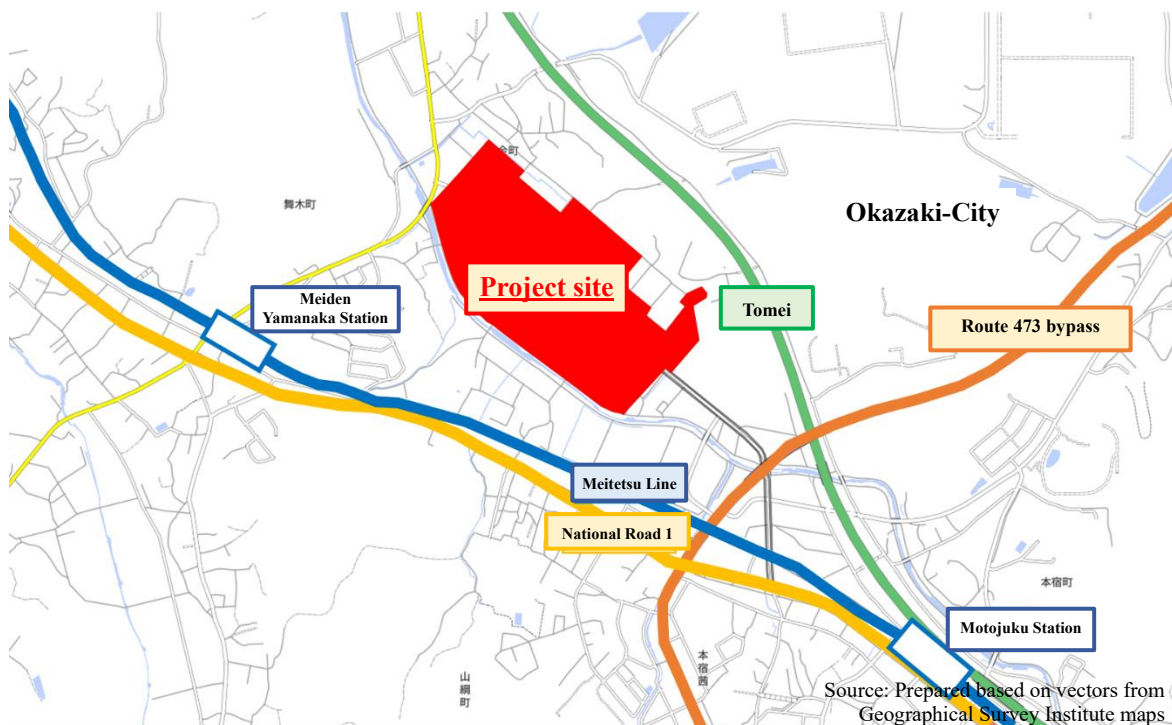


## <Attachment 2> Location Map

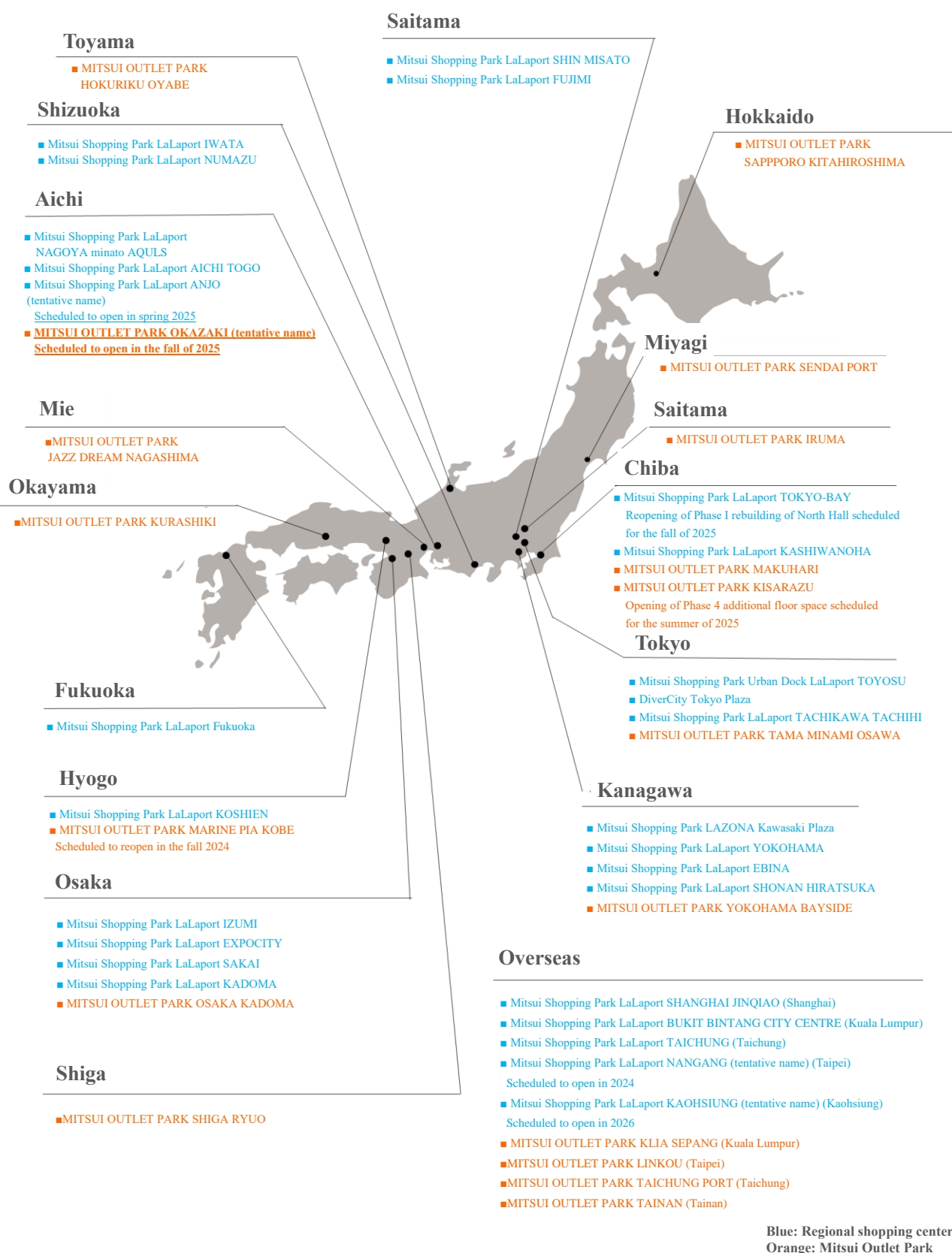
【Wide-area view】



【Close-up view】



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





#### <Attachment 4> Mitsui Fudosan commercial facilities in the Tokai area

A total of six facilities have opened in the Tokai area, starting with MITSUI OUTLET PARK JAZZ DREAM NAGASHIMA in March 2002; Mitsui Shopping Park LaLaport IWATA in June 2009; Mitsui Shopping Park LaLaport NAGOYA minato AQUUS in September 2018; Mitsui Shopping Park LaLaport Numazu in October 2019; and Mitsui Shopping Park LaLaport AICHI TOGO and RAYARD Hisaya-odori Park in September 2020.

Note that in the spring of 2025, the same year this facility will open, Mitsui Shopping Park LaLaport Anjo (tentative name) is also scheduled to open, and LaLaport NAGOYA minato AQUUS is scheduled to undergo renovations for the first time since its opening, thereby providing customers in the Tokai area with even more enjoyable facilities. Under the concept of “Growing Together” that lies behind all of Mitsui Fudosan’s commercial facilities, the Company will continue to promote a variety of efforts to realize a new form of commercial facility that is rooted in the community and nurtured together with its customers, while working to develop collaboration among its facilities.



MITSUI OUTLET PARK JAZZ DREAM NAGASHIMA  
(Kuwana, Mie Prefecture)



Mitsui Shopping Park LaLaport IWATA  
(Iwata, Shizuoka Prefecture)



Mitsui Shopping Park LaLaport NAGOYA minato AQUUS  
(Nagoya, Aichi Prefecture)



Mitsui Shopping Park LaLaport NUMAZU  
(Numazu, Shizuoka Prefecture)



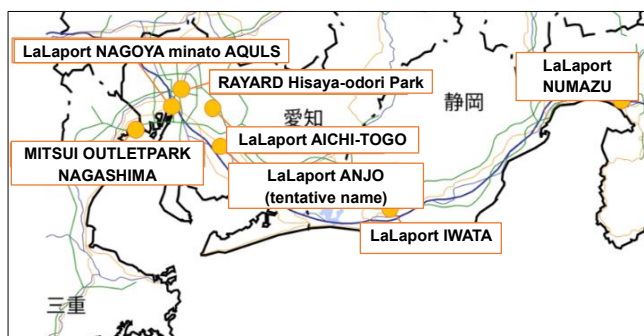
RAYARD Hisaya-odori Park  
(Nagoya, Aichi Prefecture)



Mitsui Shopping Park LaLaport AICHI-TOGO  
(Togo-cho, Aichi District, Aichi Prefecture)



Mitsui Shopping Park LaLaport ANJO (tentative name)  
CG illustration  
(Anjo, Aichi Prefecture)



Location of Mitsui Fudosan commercial facilities  
in the Tokai area

## <Attachment 5> Sustainability in the Mitsui Fudosan Group

Based on the meaning of its “& mark,” “to generate new value with society through cooperation, coexistence and co-creation, we forge ahead, innovating,” the Mitsui Fudosan Group views the “creation of social value” and the “creation of economic value” as two wheels of a cart. Accordingly, we believe that the creation of social value leads to the creation of economic value, and that this economic value then creates even greater social value.

Moreover, we identified six Group Materiality priority issues when formulating our new management philosophy in April 2024. These Group Materiality priority issues are (1) Contribute to industrial competitiveness, (2) Coexist with the environment, (3) Health and Vitality, (4) Safety and security, (5) Diversity and inclusion, and (6) Compliance and governance. The Mitsui Fudosan Group will work to address each of the materialities through its core business activities and contribute to the promotion of sustainability.

### (References)

- Group Management Philosophy and Long-Term Vision  
<https://www.mitsuifudosan.co.jp/english/corporate/innovation2030/>
- Group Materiality  
[https://www.mitsuifudosan.co.jp/english/esg\\_csr/approach/materiality/](https://www.mitsuifudosan.co.jp/english/esg_csr/approach/materiality/)

\* The initiatives outlined in this release are designed to help address the following three Sustainable Development Goals (SDGs).

