

May 22, 2024

For immediate release

Mitsui Fudosan Co., Ltd.

**Outlet Mall with Views of Akashi-Kaikyo Bridge**

## **Mitsui Outlet Park MARINE PIA KOBE to Open in November 2024**

### **Complete Rebuild Will Add Lagoon Area with Restaurant, Cake Shop, Café and BBQs**

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

- Mitsui Outlet Park MARINE PIA KOBE to open in November 2024 after complete rebuild that maximizes views of the Akashi-Kaikyo Bridge. Out of roughly 150 stores in the mall, 127 tenants to be announced in advance.
- Indoor mall improves convenience for shoppers with protection from the weather. Food market to be located on 1F and new food court with terrace seating on 2F.
- POTOMAK Co., Ltd., Kobe's leading creative food company, to open restaurant, cake shop, café and BBQ area next to lagoon.
- Each facility will also be well-equipped with employee amenities that include staff break rooms. In an effort to facilitate recruitment initiatives of individual stores, the Mitsui Outlet Park MARINE PIA KOBE recruitment center has been launched and will provide successive job opportunity briefing sessions beginning on Friday, August 9.

Tokyo, Japan, May 22, 2024 — Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, will reopen Mitsui Outlet Park MARINE PIA KOBE, currently being rebuilt in Tarumi Ward, Kobe, Hyogo Prefecture, in November 2024.

The outlet mall has served many customers for more than 20 years since opening in October 1999. It closed temporarily in January 2023, but will reopen this autumn after a complete rebuild. The rebuilt mall will sit on an expanded site incorporating a lagoon that draws water from the sea, transforming the mall into a facility that takes full advantage of its seaside environment.

The indoor mall will feature around 150 stores covering all retail categories, from luxury and highly selective retailers to sports, outdoor and lifestyle goods shops, in an environment fully protected from the weather. The mall will also offer rich dining experiences for all occasions, with a food market on 1F and a new food court with terrace seating on 2F, as well as a restaurant, cake shop, café and BBQ area next to the new lagoon area designed by POTOMAK, Kobe's leading creative food company.

Details for other stores aside from those released in advance will be announced in September 2024.



A CG rendition of the lagoon area at Mitsui Outlet Park MARINE PIA KOBE

## ■ Wider choice of stores and more convenience

The mall will have a wide choice of roughly 150 stores offering an enjoyable outlet shopping experience. Each store will be significantly updated in terms of both scale and content, creating an appealing lineup of products across the mall. 'Being an indoor mall, MARINE PIA KOBE provides protection from the weather and making shopping easier than ever.



A CG rendition of the Mitsui Outlet Park MARINE PIA KOBE interior



On 1F, a feature is a food market offering flexible eat-in and take-out options, while 2F will have a new open-air food court with a view of the Akashi-Kaikyo Bridge, allowing shoppers to enjoy their meals in a relaxing resort-like environment.



A CG rendition of the 1F food market at Mitsui Outlet Park MARINE PIA KOBE



A CG rendition of the terrace seating area on the 2F food court at Mitsui Outlet Park MARINE PIA KOBE

## ■ Leading local food creative company POTOMAK CO., LTD. involved in the project

POTOMAK CO., LTD. will oversee the design of the newly added lagoon area, aiming to create a new and appealing resort area for MARINE PIA KOBE. The lagoon area will feature a patisserie and restaurant by POTOMAK's TOOTH TOOTH brand, a favorite in the Kobe area for many years, a large urban-style resort area with BBQs, and a new retro-modern café imbued with Kobe style. These facilities will combine to create an extraordinary landmark location by the sea with views of the Akashi-Kaikyo Bridge.

### < LAGOON TOOTH TOOTH >

As a new flagship store, the TOOTH TOOTH patisserie and restaurant will have everything the leading Kobe brand has to offer.

Under the brand concept of “Hare-no-Nichijo” —a lifestyle where every day feels sunny and bright—the store will feature a restaurant offering baked goods freshly made in-store and homemade fresh pasta, as well as a shop selling products perfect for Kobe souvenirs, such as cakes and baked goods from PATISSERIE TOOTH TOOTH, a popular local bakery for many years.





A CG rendition of 「LAGOON TOOTH TOOTH」

# LAGOON TOOTH TOOTH

Patisserie & Restaurant

## < LAGOON BBQ CLUB >

A new BBQ area with roughly 200 seats will have spectacular views overlooking the lagoon beach. With TOOTH TOOTH offering a variety of different BBQ menus that make the most of Kobe's delicious local produce, visitors will be able to enjoy luxurious BBQs or bring their own food and drink for a casual BBQ experience. The area is set to be a high-quality urban resort BBQ park that can be used for all types of occasions.



A CG rendition of LAGOON BBQ CLUB

# LAGOON BBQ CLUB



## < Taiyo Compass Coffee >

Taiyo Compass Coffee is a new café format that adds a modern slant to Kobe's nostalgic coffee shop culture from its exotic past. The café will mainly serve drinks such as siphon coffee and tea made from original blends, as well as Kobe western-style dishes and signature desserts such as the famous Castella cakes. Taiyo Compass Coffee will be open all day for customers of all ages.



A CG rendition of Taiyo Compass Coffee

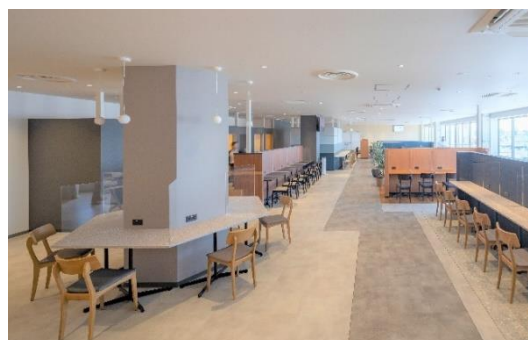


## ■ Initiatives Aimed at a Comfortable Work Environment

The complex will have two employee lounges 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). Focus will be placed on both functionality and design of such facilities, with layouts that make them easily usable for employees

- Sofa area for short rests
- Electrical outlets for charging mobile phones
- Free WiFi
- Wash basin area for brushing teeth
- Powder room corner
- Employees-only convenience store-type vending machines
- Employees-only smoking room
- Discounts and services for all staff
- Commuting by bicycle is possible, with dedicated bicycle parking for the use of employees

\*Staff should check rules on commuting methods with their respective employer



Example of an employee lounge  
(Mitsui Shopping Park LaLaport KADOMA and Mitsui Outlet Park OSAKA KADOMA)

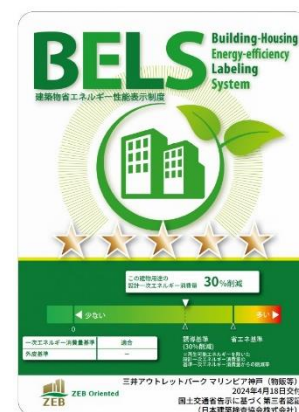
## ■ Obtained Building House Energy-efficiency Labeling System (BELS), ZEB-Oriented certification.

At this facility, as part of a plan to promote carbon neutral design, Mitsui Fudosan reduced the amount of its design primary energy consumption by 30% or more, enabling it to obtain ZEB Certification (retail, other) through an evaluation based on BELS.

The facility is also designed to help realize a sustainable society through the following initiatives.

### <Key Initiatives>

- Lighting and HVAC control systems for efficient energy use and management
- Highly insulated building materials and LED lighting to save energy
- Use of onsite power generated by solar panels



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

Location	12-2 Kaigan Dori, Tarumi-ku, Kobe, Hyogo, Japan
Facility Name	MITSUI OUTLET PARK MARINE PIA KOBE
Access	<p>&lt;By car&gt; 2.0 km from Takamaru Interchange and 3.0 km from Myodani Interchange on Daini Shinmei Road</p> <p>&lt;By public transportation&gt; 9-minute walk from Tarumi Station on the JR Kobe Line 9-minute walk from Sanyo-Tarumi Station on the Sanyo Electric Railway</p>
Site Area	<p>Approx. 1,069,933 ft<sup>2</sup> (approx. 99,400 m<sup>2</sup>)</p> <p>*Including expanded area of roughly 226,042 ft<sup>2</sup> (21,000 m<sup>2</sup>)</p>
Total Floor Area	Approx. 857,884 ft <sup>2</sup> (approx. 79,700 m <sup>2</sup> )
Store Area	Approx. 322,917 ft <sup>2</sup> (approx. 30,000 m <sup>2</sup> )
Structure	Steel frame, 2 floors above ground, etc.
Number of Stores	Approx. 150 stores
Parking	Approx. 2,800 spaces
Environmental Design	Nonscale co.
Design and Construction	Sumitomo Mitsui Construction Co., Ltd., Tokyu Architects & Engineers Inc.
Schedule	<p>Construction start: August 2023</p> <p>Opening: November 2024 (planned)</p>
Operation and Management	Mitsui Fudosan Retail Management Co., Ltd.

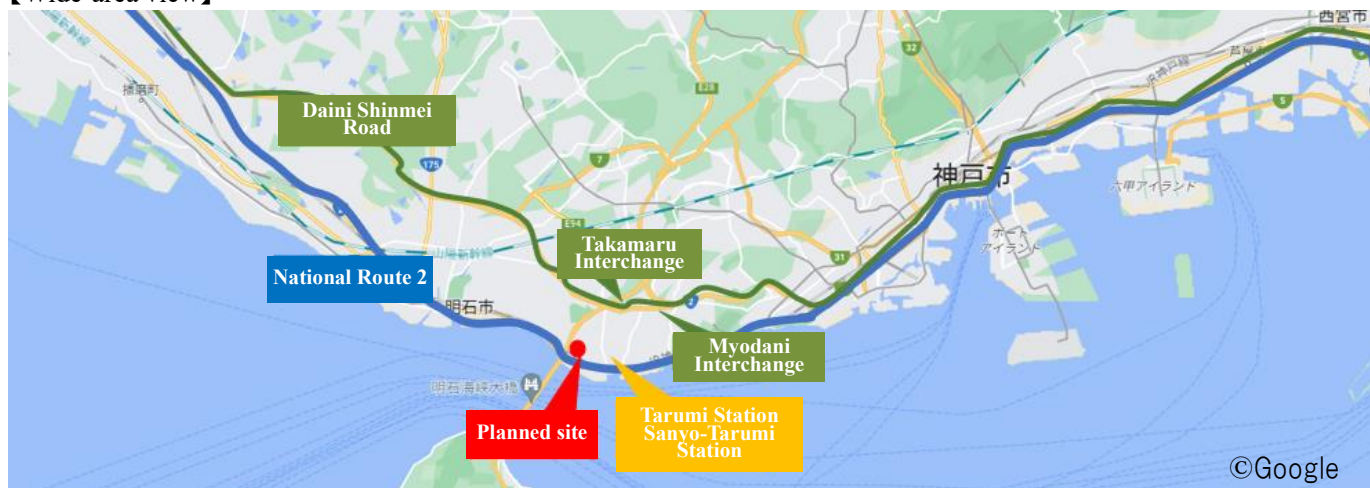
【Building Layout】



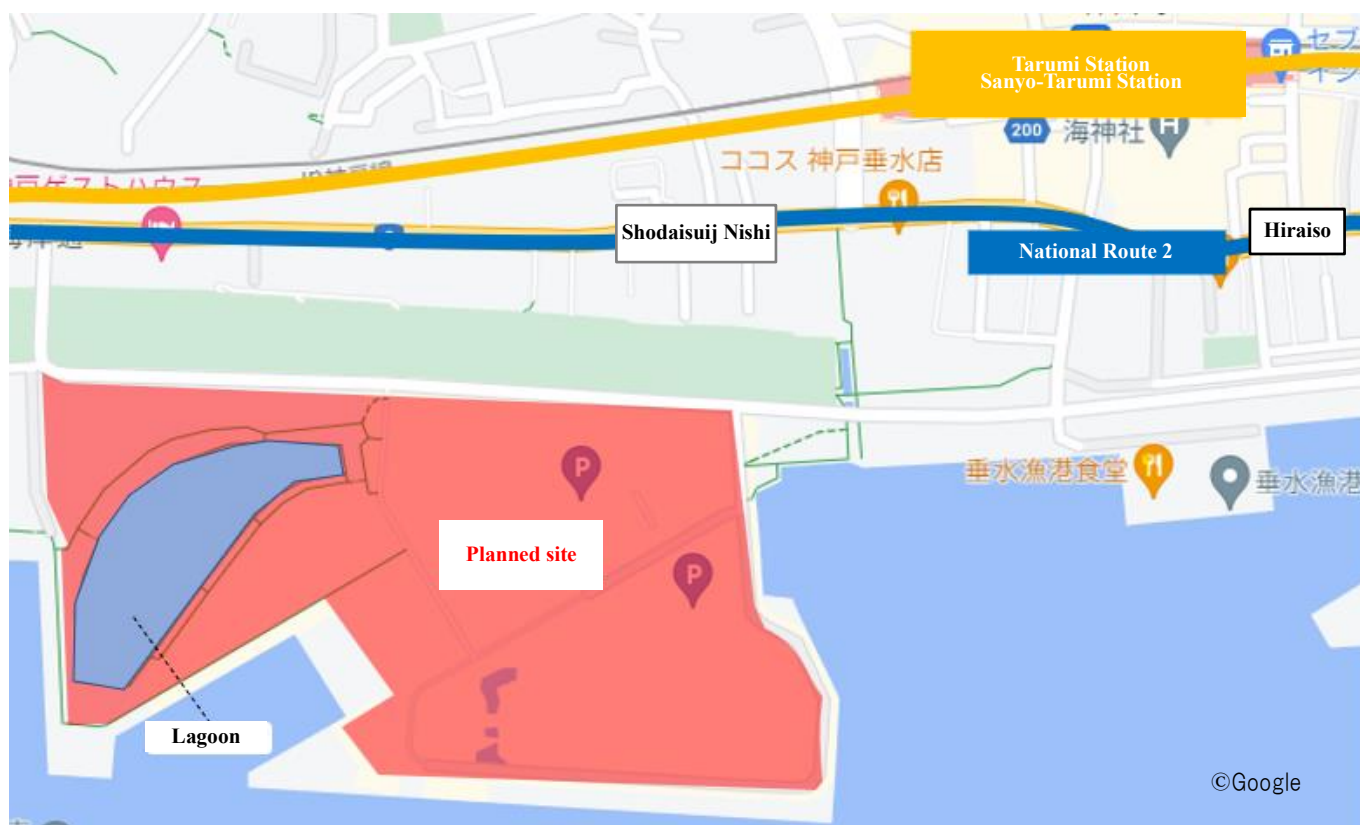


## <Attachment 2> Map

### 【Wide-area view】



### 【Close-up view】



### <Attachment 3> Mitsui Shopping Park Point service

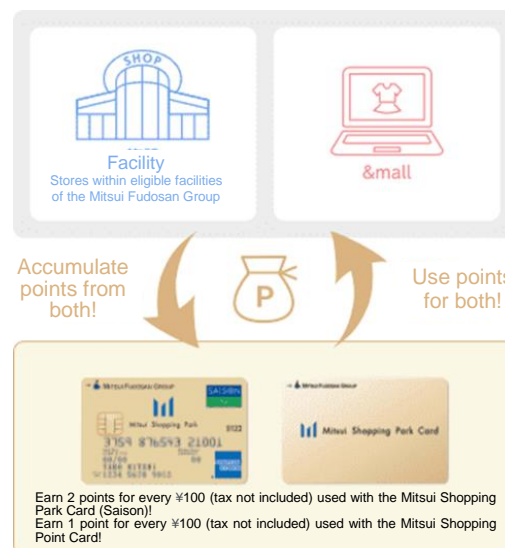
A convenient point service that offers great value for shoppers, allowing them to earn and redeem Mitsui Shopping Park Points at retail facilities operated by the Mitsui Fudosan Group nationwide and on “& Mall,” the official online retail site of Mitsui Shopping Park.

There are two types of point cards based on different styles of use: Mitsui Shopping Park Card (Saison; a point card with credit card functionality), which will never charge an annual fee and provides numerous benefits, and Mitsui Shopping Park Point Card (no credit card function).

\* Excludes some facilities and stores

For details, please refer to the website (in Japanese)

<https://mitsui-shopping-park.com/msppoint/>



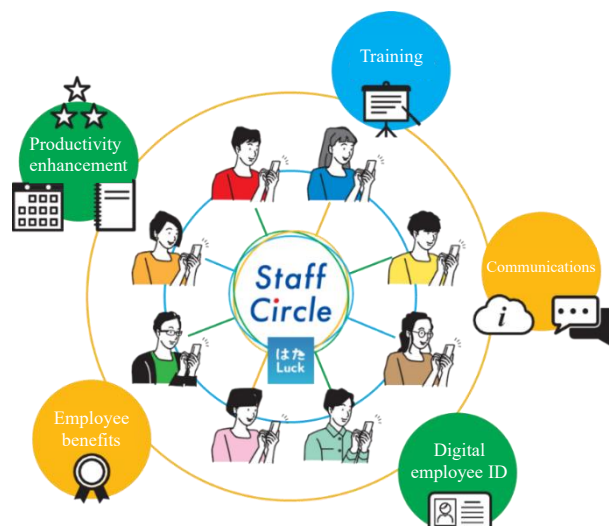
### <Attachment 4> Mitsui Shopping Park Staff Circle

The Mitsui Shopping Park Staff Circle initiative entails making use of the HataLuck® smartphone application to provide support for ensuring to a pleasant and rewarding workplace for all employees serving at retail facilities of the Mitsui Fudosan Group. Introduced in more than 40 facilities since 2021, the initiative has been well received by countless employees.

The smartphone application enables employees to use their own smartphones as a pass to access facilities, thereby eliminating the need for lengthy procedures normally required for issuance of such passes. Moreover, the application is equipped with convenient and useful functions when it comes to everyday operations, such that enable real-time communications between facilities and employees as well as shift scheduling. The application also offers various forms of content, which includes employee perk and benefit services offering special discount coupons as well as gift and event campaigns, and also includes guidance pertaining to online video-based courses and seminars offered for the purpose of strengthening store operations and enhancing skills.

For details, please refer to the concept video (in Japanese).

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



## <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 two Sustainable Development Goals (SDGs).

