

July 18, 2024

For immediate release

Mitsui Fudosan Co., Ltd.

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**Mitsui Fudosan Taiwan's First Dual-format Multi-use retail property**  
**Building II of MITSUI OUTLET PARK LINKOU**  
**Grand opening scheduled for November 14, 2024****Scaling Up to Approximately 300 Stores, with Around 100 New Stores to Fulfill Everyday and Special-Occasion needs**

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Tokyo, Japan, July 18, 2024—Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that the grand opening of Phase 2 of MITSUI OUTLET PARK LINKOU (MOP LINKOU) will take place on Thursday, November 14, 2024. Mitsui Fudosan has been progressing the Phase 2 expansion plan of MOP LINKOU, which opened in January 2016, through Sanxin 2 Outlet Co., Ltd. <sup>\*1</sup>.

Following the opening of Phase 2, the two buildings will be named MITSUI OUTLET PARK LINKOU I (“Building I”) and MITSUI OUTLET PARK LINKOU II (“Building II”).

With the addition of Building II, approximately 100 new stores will open. Combined with about 200 stores in Building I, the total number of stores will be approximately 300, significantly expanding the scale of the facility. Building II will not only add new outlet stores, but also many brand specialty stores and even more restaurants, making MOP LINKOU evolve into Mitsui Fudosan Taiwan's first dual-format, multi-use retail property, which is both an outlet mall and everyday shopping mall.

<sup>\*1</sup> Project company 100% owned by Mitsui Fudosan Taiwan Co., Ltd. established to promote the MOP LINKOU project.



Perspective image of MOP LINKOU Building II

### Key Points of this Release

- MITSUI OUTLET PARK LINKOU to expand; grand opening of MOP Building II will be held on November 14, 2024. Scaling up to total of approximately 300 stores for Building I and II
- Building II will not only add new outlet stores, but also many brand specialty stores and restaurants, making MOP LINKOU evolve into Mitsui Fudosan Taiwan's first dual-format, multi-use retail property that fulfills everyday and special-occasion needs
- Equipped with arched atrium capable of holding sports and entertainment events and plaza where visitors can relax, the facility creates vibrance and exciting real-world experience

## 1. Location and trade area

The facility is conveniently located approximately 30 minutes' drive from central Taipei, approximately 20 minutes' drive from Taoyuan International Airport, and 5 minutes' walk from MRT Linkou Station. With a local population of approximately 6.7 million people living within 30 minutes' drive from the facility and 10.2 million people within 60 minutes' drive, MOP LINKOU has a large trade area population.

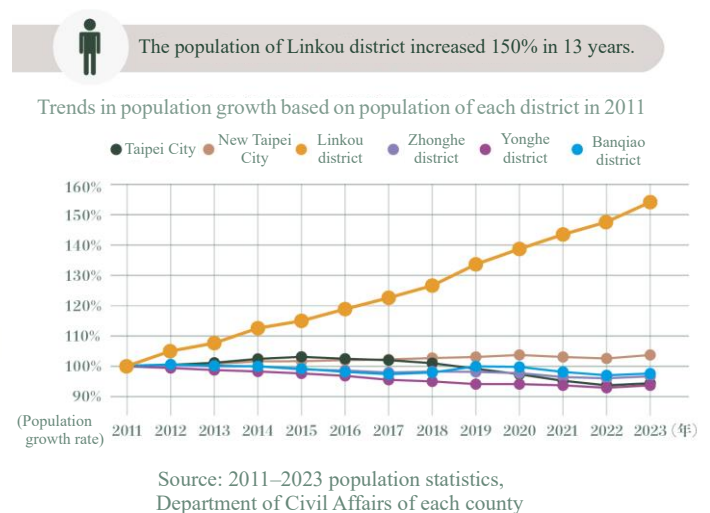
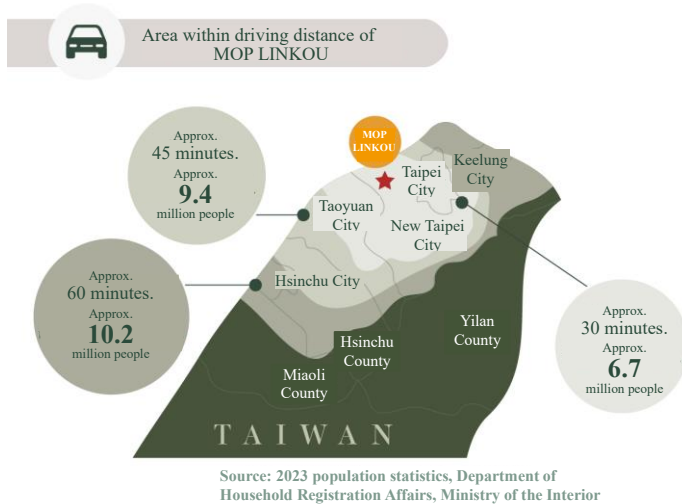
The Linkou district in New Taipei City, where the facility is located, is known for its high rate of population growth<sup>\*2</sup>. The number of customers visiting Building I of MOP LINKOU has increased every year, helped by the steady growth of the local district, and reached around 10 million in 2023.

Amid growth of the local area, Mitsui Fudosan decided to open Building II to respond to expectations that MOP LINKOU becomes a local everyday shopping mall for customers living nearby as well as serving as a leisure facility for visitors from a wider area.

<sup>\*2</sup> Reference: Population of LINKOU District, New Taipei (published by Department of Civil Affairs, New Taipei City Government)

100,350 as of December 31, 2015

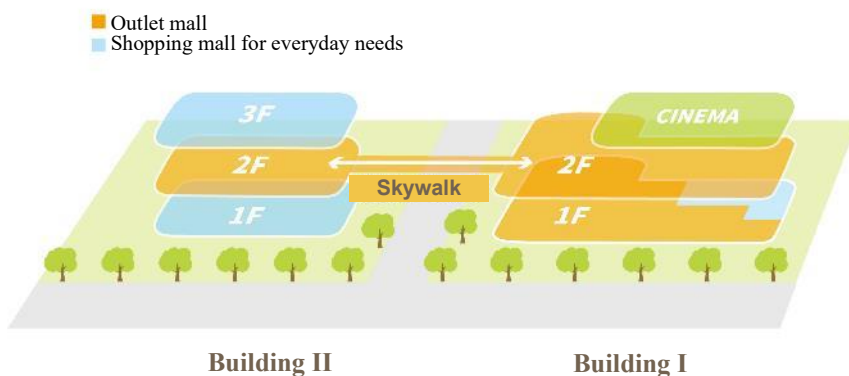
134,221 as of April 30, 2024



## 2. Evolving into a multi-use facility that fulfills everyday and special-occasion needs

Four themes were set for Building II to respond to the everyday needs of local customers for shopping and spending time as well as for customers visiting from further afield to enjoy special-occasion outlet shopping. This makes MOP LINKOU evolve into Mitsui Fudosan Taiwan's first dual-format, multi-use retail property, which combines the pleasure of MITSUI OUTLET PARK with the attractions of an everyday shopping mall.

In the process of developing Building II, a skywalk connecting buildings I and II will be built for a pleasant, barrier-free experience moving between them.



Perspective image of skywalk connecting buildings I and II

### 【Theme 1】 Many popular brand specialty stores that fulfill everyday needs of local customers

Building II is full of brand specialty stores that fulfill local customers' everyday shopping needs and enrich their lives. It will make everyday shopping in the Linkou area more convenient.

#### Popular Japanese fashion brands and Japanese lifestyle stores

Relocated from Building I and expanded



### 【Theme 2】 Even more merchandise sales and entertainment facilities for families with children

Comprehensive maternity and baby products store Akachan Honpo will open its first store in the Linkou area, offering one-stop support for people raising children. Building II will also feature entertainment facilities that families can enjoy all day long, including digital theme park Little Planet, opening for the first time in northern Taiwan, and Taiwan's leading amusement arcade Tom's World.

#### Lineup of brands that the whole family can enjoy



### 【Theme 3】 Expand range of outlet stores, relocate and expand popular brands in Building I

The number of outlet stores, the core offering of the facility, will increase by about 40, bringing the total for both buildings to approximately 200.

Brands that are popular in Japan such as the Japanese kids' fashion store MARKEY'S, opening for the first time in Taiwan, U.S. street fashion brand HUF, its first store opening in a retail property in Taiwan, and Japanese multi-brand apparel store NANO universe, opening outlet store in Taiwan for the first time, will debut at MOP LINKOU. Popular brands in Building I such as adidas and Skechers will relocate and open in fresh premises in Building II, as well as Korean fashion brand NATIONAL GEOGRAPHIC, making the outlet zone more appealing than ever.

#### Building II: Expanded outlet zone (approximately 40 new stores)





#### 【Theme 4】 New food court and restaurant zone added, with many popular stores in Taiwan offering a diverse lineup of restaurants

In addition to the restaurant zone in Building I, which is popular on all days of the week, a new food court and restaurant zone will open in Building II to welcome customers with a more diverse lineup.

##### Third floor restaurant zone

There are many Japanese flavors on offer in the restaurant zone, which consists of 12 restaurants, includes well-known Shizuoka Prefecture yakiniku (grilled meat) restaurant Keishoen and Hokkaido “soup curry” restaurant Suage opening their first restaurants in a retail property in Taiwan and in the LINKOU area.

##### Third floor food court

The food court with more than 800 seats features aburasoba (ramen without soup) restaurant Tokyo Aburagumi Sohonten, opening its first restaurant in the LINKOU area, plus an assortment of restaurants with a stable following in Taiwan, including Hsinchu City specialty Miao Kou Duck Rice, which is opening its first restaurant in a retail property. They will create a food court where visitors can enjoy a variety of popular Japanese and Taiwanese gourmet foods.



Third floor food court

#### Diverse lineup of restaurants in Building II



### 3. Creating spaces where local residents and visitors can relax

The facility is a retail property in the heart of the Linkou area, which is under development. It offers many spaces indoors and outdoors where local residents and visitors can relax and enjoy the experience. The distinctive arched atrium in the central part of Building II will be used as a venue for sports, entertainment, and other events that can be enjoyed by families. Outside the facility, a plaza for relaxing before or after visiting the shops will provide experiential value beyond shopping.



Central arched atrium



Perspective image of South entrance

## 4. Initiatives for a sustainable society

### 1. Energy-saving initiatives implemented at MOP LINKOU

The facility is carrying out various initiatives to further reduce its energy consumption and CO<sub>2</sub> emissions. Building II adopts an environment-friendly design, and is expected to obtain a silver grade Green Building Label (under Taiwan's environmental impact assessment system<sup>\*3</sup>).



<sup>\*3</sup> The green building label program ranks buildings on nine measures of environmental performance, including tree planting, water conservation, energy saving, waste disposal, CO<sub>2</sub> emissions reduction, interior environment, water resources, wastewater, and biodiversity.

#### **【Examples of initiatives】**

- Adopt energy-saving LED interior lighting in the facility
- Use permeable interlocking blocks to pave outdoor areas
- Provide customer parking equipped with EV chargers
- Save water in toilets with sensor-operated wash handbasins and urinals
- Reusing rainwater for washing outdoor areas, etc.

### 2. Creating a family-friendly facility

The food court has an approx. 430.5 ft<sup>2</sup> (approx. 40 m<sup>2</sup>) Kids' Space where children can take their shoes off to play, making it a space that is more family-friendly. Tables adjacent to the Kids' Space have fixed seats for children so that customers can enjoy their meals with assurance that their children are safe.

The facility is also equipped with a kids' toilet on the second floor, designed with smaller dimensions for ease of use by children, as well as diaper changing facilities on each floor and a breastfeeding room on the third floor so that all families can spend the day in comfort.



Perspective image of the Kids' Space

### **3. Other initiatives to achieve a sustainable society (continuing initiatives implemented in Building I)**

The facility has promoted coexistence in harmony with the local environment and residents through various initiatives since Building I opened in 2016. Mitsui Fudosan aims to contribute toward positive and sustainable development of the Linkou area of New Taipei City and grow the facility into one that is loved and used by everyone by continuing these activities beyond the opening of Building II.

#### **Local cleanup activities**

Staff members of the operation center that manages and operates the facility conducts local cleanup activities.



Local cleanup activities in May 2024

#### **Facility vegetable garden**

A vegetable garden has been established on the roof of Building I. Harvested vegetables are supplied to Linkou residents free of charge.



Facility vegetable garden

#### **Space for selling locally grown vegetables**

A space is provided in the facility for local farmers to sell their vegetables under the theme “let’s consume fresh, locally-grown vegetables.”



Sales space within the facility

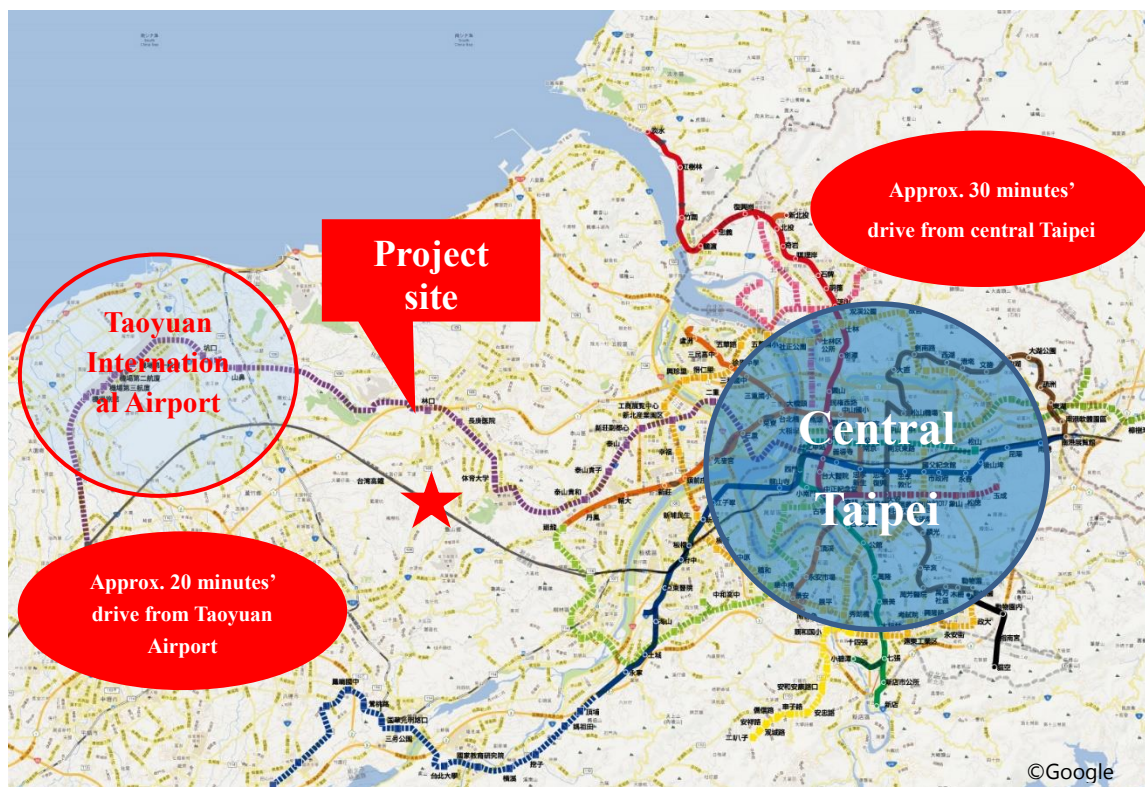
【Attached materials 1】 Building II Overview

Location	No.123, Section 1, Wenhua 2nd Road, Linkou District, New Taipei City, Taiwan		
Access	Approx. 30 minutes' drive from central Taipei Approx. 20 minutes' drive from Taoyuan International Airport Five minutes' walk from MRT Linkou Station		
Project developer	Building I Sanxin Outlets Co., Ltd. (Ownership: Mitsui Fudosan Taiwan Co., Ltd. 70%, Farglory Land Development Co., Ltd. 30%)		
	Building II Sanxin 2 Outlet Co., Ltd. 100% (Ownership: Mitsui Fudosan Taiwan Co., Ltd. 100%)		
Architect	HCCH & ASSOCIATES ARCHITECTS PLANNERS & ENGINEERS		
Environmental design	Nonscale Corporation		
Contractor	TAISEI CORPORATION (Taiwan Office)		
Business format	Multi-use properties including factory outlet malls		
	Building I	Building II	Total for buildings I and II
Site area	Approx. 724,800 ft <sup>2</sup> (approx. 67,300 m <sup>2</sup> )	Approx. 300,500 ft <sup>2</sup> (approx. 27,900 m <sup>2</sup> )	Approx. 1,025,400 ft <sup>2</sup> (approx. 95,300 m <sup>2</sup> )
Total floor area	Approx. 1,513,200 ft <sup>2</sup> (approx. 140,600 m <sup>2</sup> )	Approx. 869,300 ft <sup>2</sup> (approx. 80,800 m <sup>2</sup> )	Approx. 2,382,500 ft <sup>2</sup> (approx. 221,300 m <sup>2</sup> )
Store floor space	Approx. 484,400 ft <sup>2</sup> (approx. 45,000 m <sup>2</sup> )	Approx. 290,600 ft <sup>2</sup> (approx. 27,000 m <sup>2</sup> )	Approx. 775,000 ft <sup>2</sup> (approx. 72,000 m <sup>2</sup> )
Number of stores	Approx. 200 stores	Approx. 100 stores	Approx. 300 stores
Schedule	January 27, 2016      Phase 1 opening July 2, 2021              Phase 2 construction start November 14, 2024    Phase 2 grand opening scheduled		

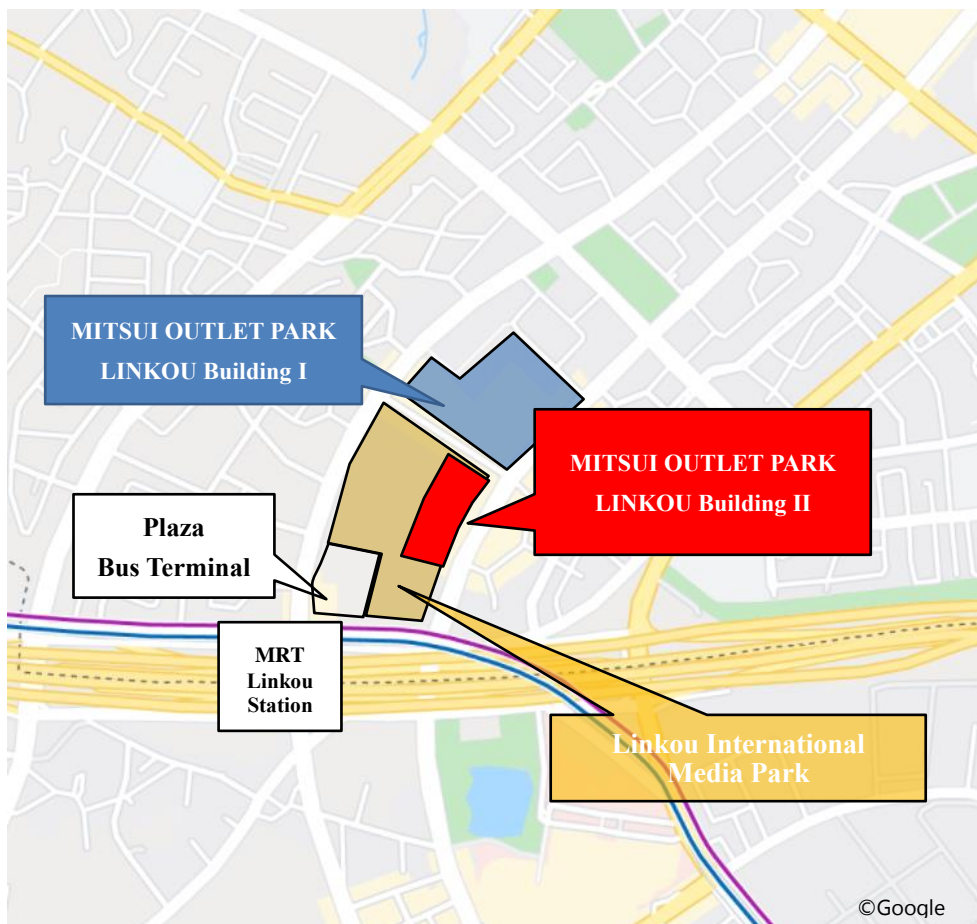


【Attached materials 2】 Location map

Regional map



Close-up view



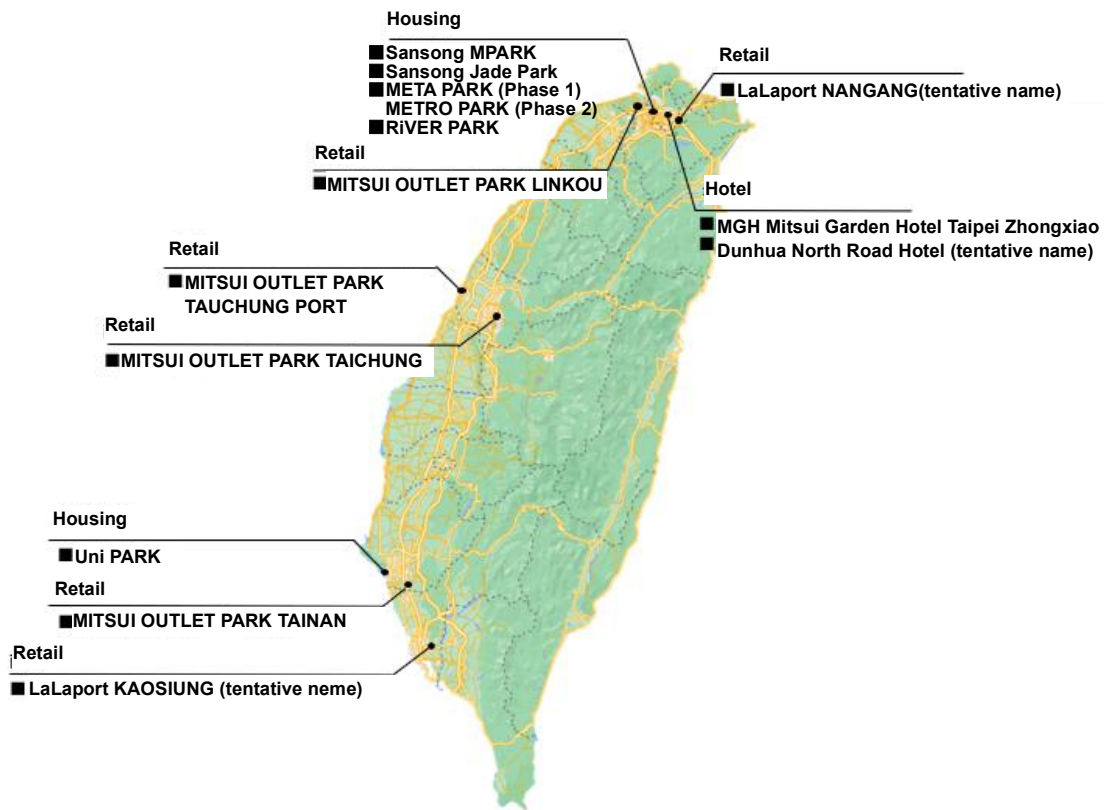


【Attached materials 3】 Mitsui Fudosan’s Overseas Strategy (including Taiwan)

Mitsui Fudosan has been conducting business in cities in China, Taiwan, Southeast Asia, India, and Australia as well as Western countries such as the US and UK. Its Group long-term vision “& INNOVATION 30” formulated in April 2024 aspires to “further develop and evolve overseas business,” targeting dramatic growth of the Group’s business overseas.

In 2016, the Group established Mitsui Fudosan Taiwan Co., Ltd., a subsidiary in Taiwan, as an investment base. The Group is undertaking 13 projects in Taiwan, including retail properties, hotels, and housing, and plans to continue expanding the business into logistics facilities and mixed-use businesses going forward.

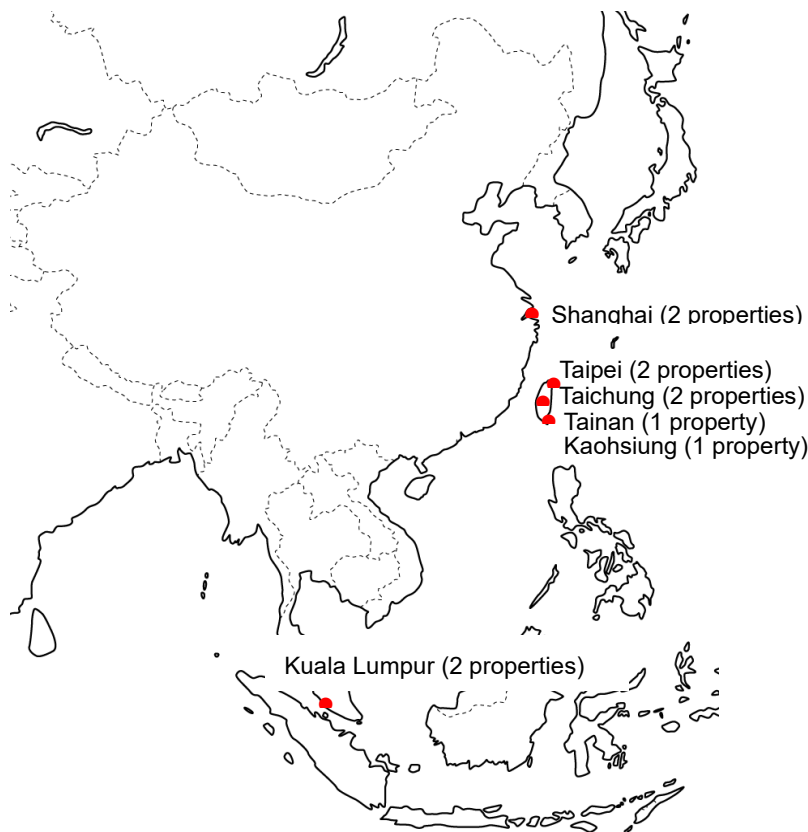
Main purposes	Location/Area	Property name	Opening/Completion
Outlet park	Linkou District, New Taipei City	MITSUI OUTLET PARK LINKOU Phase 1(Building I) Phase 2(Building II)	January 2016 2024 (planned)
	Wuqi district, Taichung City	MITSUI OUTLET PARK TAICHUNG PORT Phase 1 Phase 2	December 2018 December 2021
	Gueiren District, Tainan City	MITSUI OUTLET PARK TAINAN Phase 1 Phase 2	February 2022 2025 (planned)
Regional shopping center	Nangang District, Taipei City	Mitsui Shopping Park LaLaport NANGANG (tentative name)	2024 (planned)
	East District, Taichung City	Mitsui Shopping Park LaLaport TAICHUNG	May 2023
	Fengshan District, Kaohsiung City	Mitsui Shopping Park LaLaport KAOHSIUNG (tentative name)	2026 (planned)
Hotel	Da’an District, Taipei City	MGH Mitsui Garden Hotel Taipei Zhongxiao	August 2020
	Songshan District, Taipei	Dunhua North Road Hotel (tentative name)	2026 (planned)
Housing	Sanchong District, New Taipei City	Sansong MPARK	November 2021
	Anping District, Tainan City	UNi Park	2025 (planned)
	Zhonghe District, New Taipei City	Sansong Jade Park	2026 (planned)
	Zhonghe district, New Taipei City	META PARK (Phase 1) METRO PARK (Phase 2)	2029 (planned)
	Sanchong district, New Taipei City	RiVER PARK	2027 (planned)



【Attachment 4】 Mitsui Fudosan's Retail Properties Overseas (As of July 2024)

Country/ Region	Property name	Opening year	Number of stores (approx.)	Store floor space (approx.)
China	Mitsui Shopping Park LaLaport SHANGHAI JINQIAO	2021	180 stores	592,000 ft <sup>2</sup> (55,000 m <sup>2</sup> )
	Mitsui Shopping Park LaLa station SHANGHAI LIANHUA ROAD	2021	90 stores	178,000 ft <sup>2</sup> (16,500 m <sup>2</sup> )
Taiwan	MITSUI OUTLET PARK LINKOU	Phase 1: 2016	200 stores	484,000 ft <sup>2</sup> (45,000 m <sup>2</sup> )
		Phase 2: 2024 (planned)	100 stores	290,520ft <sup>2</sup> (27,000m <sup>2</sup> )
	MITSUI OUTLET PARK TAICHUNG PORT	Phase 1: 2018	170 stores	377,000 ft <sup>2</sup> (35,000 m <sup>2</sup> )
		Phase 2: 2021	50 stores	86,000 ft <sup>2</sup> (8,000 m <sup>2</sup> )
	MITSUI OUTLET PARK TAINAN	Phase 1: 2022	190 stores	366,000 ft <sup>2</sup> (34,000 m <sup>2</sup> )
		Phase 2: 2025 (planned)	50 stores	107,000 ft <sup>2</sup> (10,000 m <sup>2</sup> )
	Mitsui Shopping Park LaLaport TAICHUNG	2023	300 stores	732,000 ft <sup>2</sup> (68,000 m <sup>2</sup> )
	Mitsui Shopping Park LaLaport NANGANG (tentative name)	2024 (planned)	250 stores	753,000 ft <sup>2</sup> (70,000 m <sup>2</sup> )
Malaysia	Mitsui Outlet Park KLIA Sepang	Phase 1: 2015	130 stores	258,000 ft <sup>2</sup> (24,000 m <sup>2</sup> )
		Phase 2: 2018	70 stores	106,000 ft <sup>2</sup> (9,800 m <sup>2</sup> )
		Phase 3: 2022	5 stores	75,350 ft <sup>2</sup> (7,000 m <sup>2</sup> )
	Mitsui Shopping Park LaLaport BUKIT BINTANG CITY CENTRE	2022	400 stores	889,000 ft <sup>2</sup> (82,600 m <sup>2</sup> )
Total		10 properties	2,465 stores	6,047,000ft <sup>2</sup> (561,900 m <sup>2</sup> )





#### 【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 seven Sustainable Development Goals (SDGs).

