

January 23, 2025

For immediate release

Mitsui Fudosan Co., Ltd.

Taipei's First LaLaport Grand Opening of Mitsui Shopping Park LaLaport TAIPEI NANGANG Scheduled for Thursday, March 20, 2025

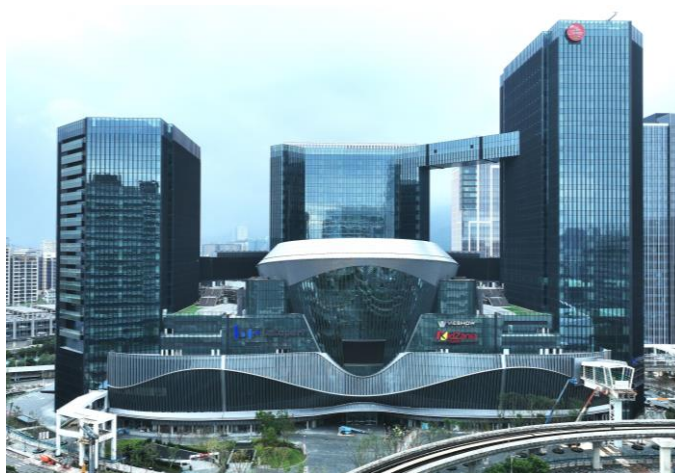
Approx. 300 Shops to Open Including Brands with Their First Stores in Taiwan

Tokyo, Japan, January 15, 2025 - Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that it has promoted the project of Mitsui Shopping Park LaLaport TAIPEI NANGANG (hereafter, the "Facility"), the first LaLaport in Taipei, in CTBC Financial Park* being developed by Taiwan Life Insurance Co., Ltd. (hereafter "Taiwan Life"), a subsidiary of CTBC Financial Holding Co., Ltd. It has been recently decided the Facility will have its grand opening on March 20, 2025.

The stores opening in the Facility include LOPIA, a supermarket making its debut in Taipei, Japanese and international brands, plus two food courts for a total of around 280 shops that will open on Thursday, March 20, 2025. Starting in April 2025, a cinema, around 20 restaurants, and the large-scale entertainment facility KidZania will open in the first half of 2026, so when all the shops are open, the Facility will have around 300. It will provide content that can be enjoyed for the full day by people of all ages.

The Company has developed commercial facility projects in Taiwan's three major metropolitan areas (Taipei metropolitan area, Taichung metropolitan area, and Tainan metropolitan area). This Facility follows on from Mitsui Shopping Park LaLaport TAICHUNG and will be the second LaLaport in Taiwan. Combined with Mitsui Outlet Park, it will be the fifth commercial facility. Going forward, the Company will develop additional attractive projects in Taiwan.

* CTBC Financial Park: The name for two districts, the district where the Facility will be located, and the district with the existing headquarters of CTBC Financial Holding.



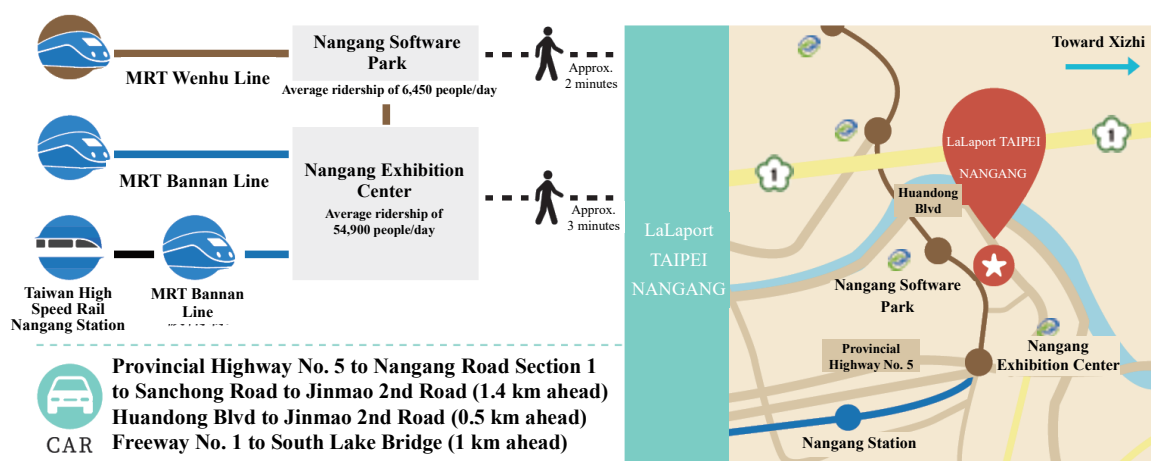
Exterior of CTBC Financial Park, where Mitsui Shopping Park LaLaport TAIPEI NANGANG is being developed on the first belowground floor to the sixth floor

Key Points of this Press Release

- Establishment of Mitsui Shopping Park LaLaport TAIPEI NANGANG, Taipei's first LaLaport. Grand opening on Thursday, March 20, 2025.
- Approximately 280 stores to open, primarily retailers and restaurants. Starting in April 2025, a cinema, a restaurant zone and KidZania will open in the first half of 2026, for a total of around 300 establishments.
- There will be a distinctive atrium space and a plaza where entertainment and other events can be held, providing experience value only possible in non-virtual space and lending vitality to the area.

1. Location

The location of the Facility is approximately 20 minutes by car from Taipei Station and 15 minutes from Taipei Songshan Airport, so transportation is convenient. On the Taipei subway (hereafter, "MRT") it is one-minute walk from Nangang Software Park Station and three-minute walk from Nangang Exhibition Center Station. In addition, Taiwan High Speed Rail runs to Nangang Station, so the location is also highly convenient when coming from south-central Taiwan. The population in the metro area with a radius of five kilometers is approximately 700,000 people, so the market area boasts a robust population. In the neighboring Nangang Jingmao Park, a mixed-use district is being developed as a new city center for Taipei with offices, commercial facilities, housing, a convention center and more, and further development is expected. The office building in CTBC Financial Park where the Facility is located is expected to have a working population of approximately 15,000 people.



2. Overall Development Overview

The Facility is located in CTBC Financial Park, which is being developed primarily by Taiwan Life, (hereafter, the “Development”), and other than LaLaport, which the Company will manage, it is a large-scale mixed-use development made up of offices, a multipurpose hall, banquet space and more.

1. Development characteristics

(1) Multi-purpose hall (not managed by the Company)

A multi-purpose hall with a capacity of around 4,000 people will host concerts, basketball games, and other events. By combining this sports and entertainment function with the Company’s strength in commercial facilities, the Company will provide higher experience value.

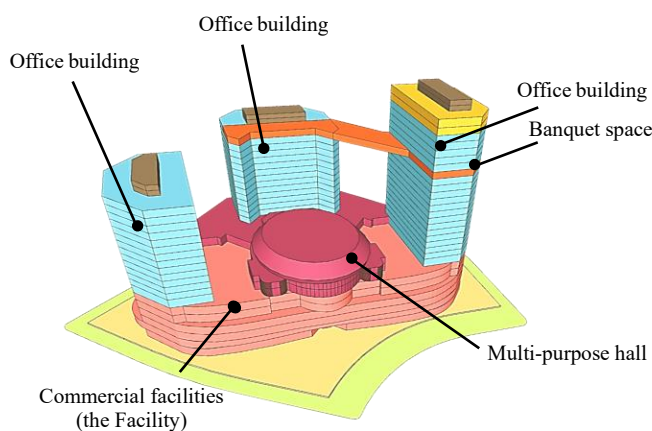
(2) Environmentally conscious building

The Development plans to obtain a Gold grade in Taiwan’s Green Building Label* (under Taiwan’s environmental impact assessment system) for evaluating and certifying building environmental performance. By entering an environmentally conscious building as a tenant, the Company will indirectly fulfil its responsibility toward a sustainable society.

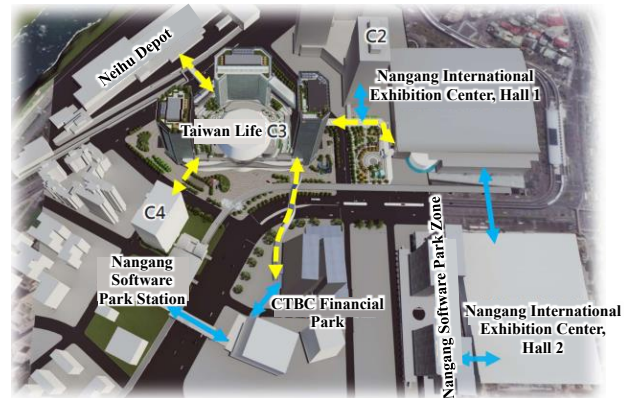
(3) Collaboration with neighboring buildings via bridges

The Development in the future will be connected by bridge to nearby buildings, the Nangang Exhibition Center, Neihu Depot, and CTBC Financial Park, and neighboring C4 redevelopment zone to further increase the convenience of mutual use of the facilities.

* Green Building is an indicator that ranks buildings based on an evaluation of tree planting, water conservation, energy saving, waste disposal, CO₂ emissions reduction, interior environment, water resources, wastewater, and biodiversity.



Development Applications

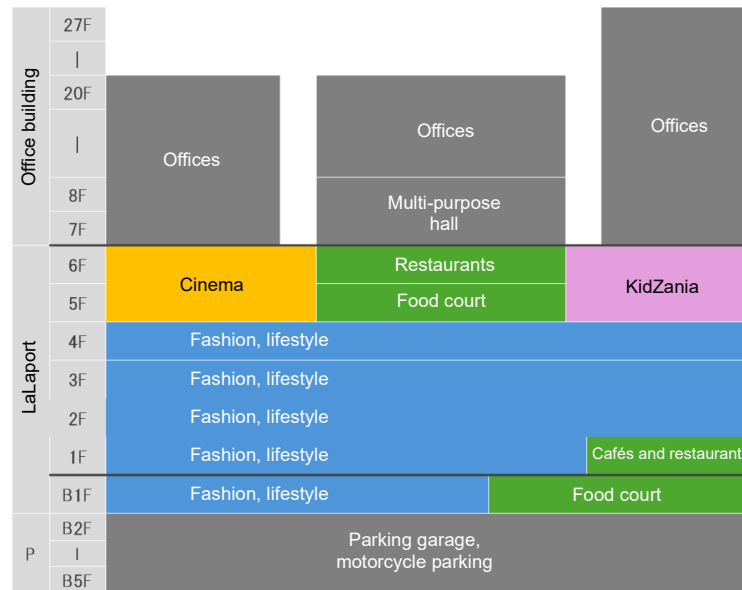


Bridge Connection Overview

3. Characteristics of the Facility

Based on the concept of “The Gate to Discovery,” the Facility provides a place where lots of people with diverse value can interact. The interior design links together those diverse values, the past and the future, nature and the city, Taiwan and Japan—various elements are linked; that is to say, the design represents diverse values on the theme of “Musubi,” or linkage.

■ The Facility’s Vertical Plan



(1) An urban oasis: a rejuvenation space with nature and water

Though in the bustling city of Taipei, you can enjoy a few moments as if in the midst of nature in an atrium space named Memory Court. The Facility also has adopted a refined vegetation design by Monceau Fleurs, which plans to have a shop in the Facility. Moreover, inside, waterfalls and other water features are established, creating a comfortable environment the fuses water and greenery. Even though it is in the city, the Facility provides relaxation to visitors as a rejuvenation spot where one can feel the breath of nature.

(2) Progressive space at the intersection of fashion and the future

At Future Court, an atrium space that imagines the future, there is a cylindrical LED display that goes from the first belowground floor to the fourth floor. A large, dynamic video production not only impresses visitors, it creates a modern, fashionable atmosphere as well. The futuristic, refined design provides a space that truly can only be experienced at the Facility and will surprise and delight visitors.

(3) Musubi Terrance combines the elements of memory and the future.

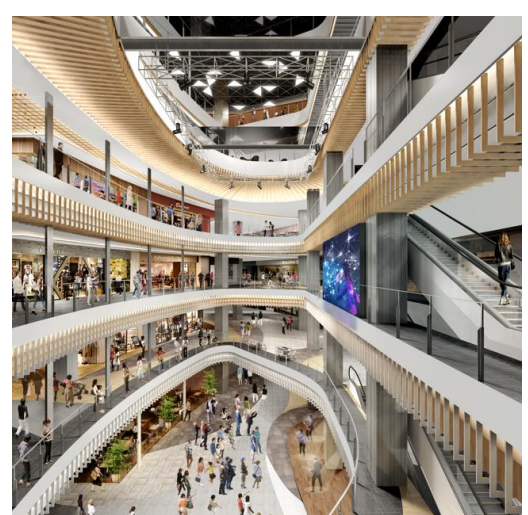
Musubi Terrace is an open atrium space that continues from the first floor to the sixth. The design combines wood and metal louvers to express memory and the future. There is a plaza on the first floor where entertainment and other events can be held. The third floor features a large LED display for various productions. The Facility aims to be a place not only for shopping but for enjoying a variety of experiences.



Memory Court rendering



Future Court rendering



Musubi Terrace rendering

(4) Plaza in front of the Facility capable of holding public viewings and other events

The plaza in front of the Facility is a relaxation space with benches and other seating. It is designed to be an open space for relaxation. The atmosphere is inviting to families and friends and there is a “pop jet” water feature where children can play. It is a place to spend enjoyable moments. In addition, the upper part of the front entrance is equipped with a large LED display measuring 16m wide and 8m high. Public viewings of sports events, seasonal events, local community events—a major appeal is that the space can be used for a whole range of applications.



Plaza in front of facility rendering

(5) Creating customer- and employee-friendly facilities

· Using expertise developed through the “Mama with LaLaport” initiative implemented at each LaLaport facility in Japan, Mitsui Fudosan is also rolling out measures to make facilities that are friendly to child-raising. In addition, initiatives will also be conducted that help to raise convenience for customers and employees.



“Even though I have a small child, I want to feel free to enjoy shopping.” This project makes tangible this desire of mothers and fathers, and it began with an internal proposal from a female employee of Mitsui Fudosan raising a child.

Based on a motto of making Lalaport facilities friendlier to mothers, the Mama with LaLaport initiative not only seeks to enhance the functions of facilities by adding nursing rooms and kids’ spaces based on advice from within and outside of Mitsui Fudosan and from customers, but also to hold events for parents and children to enjoy, and aims to be a facility friendly to parents of young children.

Also, in Taiwan, “LaLaport” reflects both the meaning of “La” from LaLaport and the Chinese word “La,” which means “pull.” Together, this slogan means that parents and their children will grow together hand in hand.

- Kids space in the food courts
- Restrooms with parenting-friendly design features, including kids’ restrooms
- Diaper changing rooms (with diaper changing tables made by the company COMBI)
- Rest areas throughout the facility
- Well-appointed employee lounges



Diaper changing space rendering



Kids restroom rendering

4. Future plans

The Facility is made up of approximately 300 establishments, and around 280 of them, mainly in the main building, including retailers, a supermarket, first belowground floor food hall and fifth floor food court, will open on Thursday, March 20, 2025.

Going forward, starting in April 2025, a cinema, around 20 restaurants, and the large, highly popular entertainment facility KidZania will open in the first half of 2026, for the first time in Taiwan. In addition, a multi-purpose hall and offices are scheduled to open in the Development by the end of 2025.

5. Brand lineup

(1) Popular Japanese fashion and international casual fashion, including five brands opening shops for the first time in Taiwan

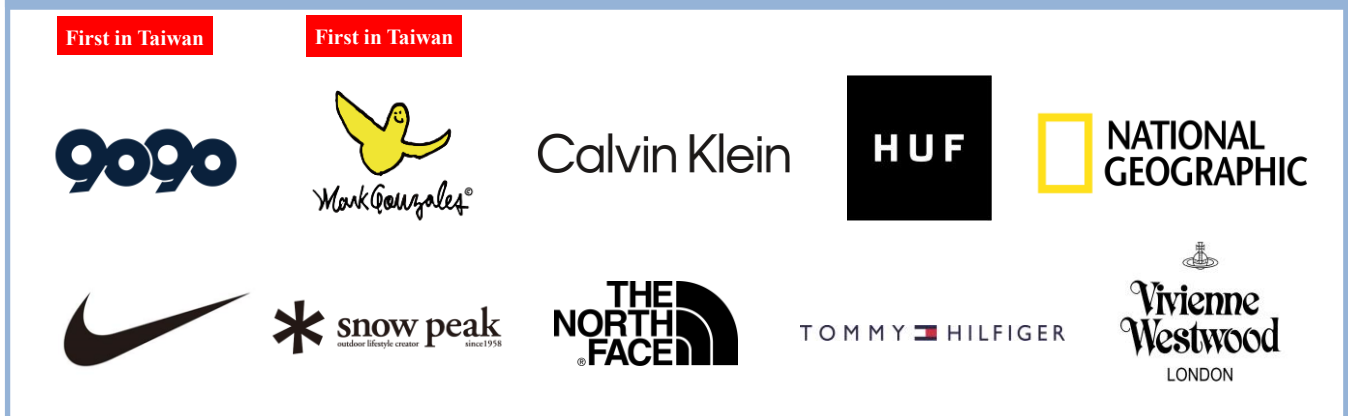
Regarding Japanese fashion, Graniph, a much-discussed retailer of products made in collaboration with many popular characters and of fashion and merchandise with original characters, will be launching its first shop in Taiwan. Moreover, there will also be Japanese select fashion, which enjoys stable popularity even in Taiwan. The Facility aims to have among the largest collections of Japanese fashion brands in Taiwan.

Among Taiwan's largest collections of Japanese fashion brands



In addition, in international fashion, the street casual category, there will be the Japanese street fashion brand 9090, which has made waves in Taiwan with pop-up stores, the Korean casual brand Mark Gonzales, making its debut in Taiwan, the Nike Rise flagship store for the Nike sports brand, and the American skateboard fashion brand Huf—there will be a large collection of highly awaited brands among fashion-sensitive young people in Taiwan.

Line up of popular international fashion and street casual fashion



(2) Also a plethora of lifestyle merchandise brands to add color to life

Lakole, which is popular at Japanese shopping malls as well, will open its first shop in Taiwan, and there will be a lineup of popular Japanese lifestyle merchandise brands to lend color to life every day.

Also a plethora of lifestyle merchandise brands to add color to life



(3) KidZania makes its Taiwan debut, and in addition there will be a large shopping zone that families can enjoy

KidZania, which started in Mexico and is a large edutainment facility that is highly popular in Japan as well, will make its Taiwan debut. Furthermore, Petit Main, a popular Japanese kids fashion brand, and comcoca, family apparel which is rapidly becoming popular in Japan and overseas, will make their Taiwan debuts, and Markey's will make its Taipei debut. This brand lineup, found at no other commercial facility in Taiwan, will welcome in family customers.

KidZania's Taiwan debut

KidZania targets kids ages 2 to 14. It's an indoor theme facility where kids can have a simulated experience of working in the actual adult world.

The facility is a re-creation of a child-size city with many companies and industries. Different industries and their buildings are lined up in a row, and kids can experience dozens of occupations in the small city.

The concept is edutainment, combining education and entertainment, and it started in Mexico 25 years ago. Children experience jobs they like, and through the experience of occupations, they not only learn about how actual society functions, acting in a city where children run the show helps foster independence.

There are already three KidZanias in Japan, at Mitsui Shopping Park Urban Dock LaLaport TOYOSU (opened in 2006), Mitsui Shopping Park LaLaport KOSHSHIEN (opened in 2009), and Mitsui Shopping Park LaLaport FUKUOKA (opened in 2022), but the one opening in Taiwan will be the country's first.

First in Taiwan

KidZania



Shopping zone fun for families

First in Taiwan

First in Taiwan

First in Taipei

comcoca

petit main



GLOBAL WORK



(4) Lopia, a Japanese supermarket, makes it Taipei debut, anchoring an enhanced grocery zone

The Japanese supermarket Lopia, which entered Taiwan in 2023 and has been developing the market since then, is opening its first store in Taipei. With Kaldi Coffee Farm, Mister Donut, and Minamoto Kitchoan, a grocery zone has been planned to meet both daily use and special occasion needs.

Enhanced grocery zone to meet both daily use and special occasion needs

First in Taipei



京衣源吉物庵
K. MINAMOTO



(5) A variety of gourmet at two food courts

The Facility has two food courts, one on the first belowground floor and one on the fifth floor.

The Food Market on the first belowground floor features Japanese, Taiwanese and international gourmet food, snacks and sweets, a food hall with rich variety. There will be popular Japanese food like Ippudo Express and Shinsaihashi Ajiho, and highly popular local fine food restaurant from Chiayi County in the southern part of Taiwan, Smart Fish, is putting out its first restaurant in Taipei—there will be a host of gourmet Taiwanese food. Furthermore, there will be a popular local Taiwanese sandwich shop, Hung Rui Chen Sandwich, and a lineup of other restaurants to meet lunch demand from office workers at nearby facilities and accommodate the takeout needs of neighboring residents.

Food House on the fifth floor is a full-fledged food court where Japanese fine food new to Taiwan can be enjoyed. Karubi Yakiniku Ju Mitsuboshi, popular at LaLaport Fukuoka, will be opening its first restaurant in Taiwan. This along with Hanbije, Korean food with restaurants in Japan, and Sapporo Bone, where one can heartily enjoy bone-in meat cuisine will be opening. Further, Kaneko Hannosuke and Marugame Udon, which have enjoyed stable popularity in Taiwan, will help make this one of Taiwan's largest Japanese gourmet food courts.

Enjoy a variety of fine food at two food courts

First in Taiwan



First in Taiwan



First in Taiwan



First in Taipei



林聰明沙鍋魚頭
SMART FISH · SINCE 1953



AJI HO

天井専門店



(6) Cafés and restaurants with diverse menus featuring food from Japan, Taiwan, and around the world

La Ohana, Hawaiian dining that is popular in Japan, and rice omelet specialist Pomme-no-ki will be making their Taiwan debuts, Gatten Sushi, a gourmet conveyor belt sushi place will provide a new format, Shochi no Suke by Gatten Sushi, also opening in Taiwan for the first time. Like the Company's other facilities, there will be a collection of the latest Japanese food. Moreover, Taiwan, Asia and international fine food from Tim Ho Wan and others as well as Café Kitsune and Snow Peak Café, concept cafés run by fashion brands, are included in the diverse lineup of cafés and restaurants that will allow for all-day fun whatever the circumstance.

Diverse restaurant lineup typical of a Company facility

First in Taiwan



First in Taiwan

※



New format

※



※



*

snow peak
Cafe

※



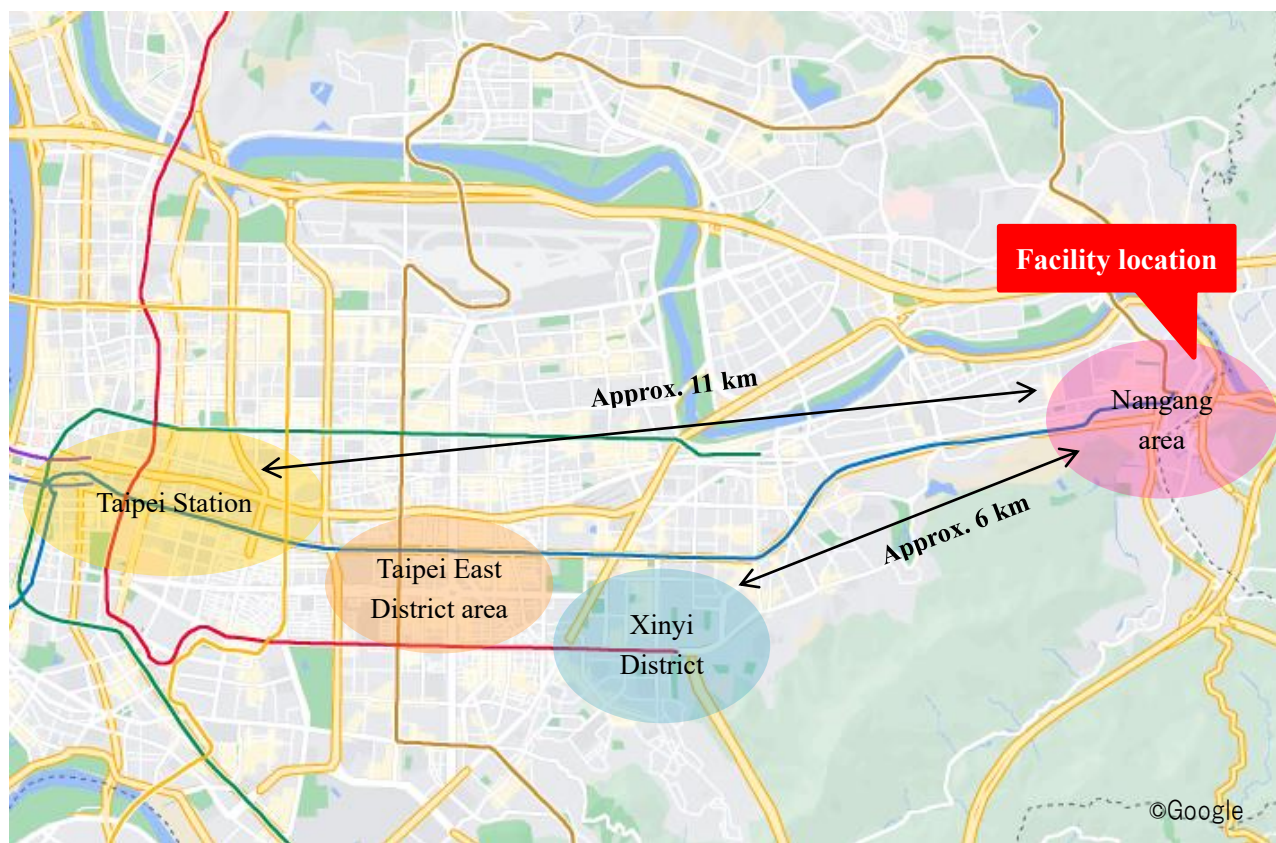
※Opening in April or later

【Attached materials 1】 Property Overview

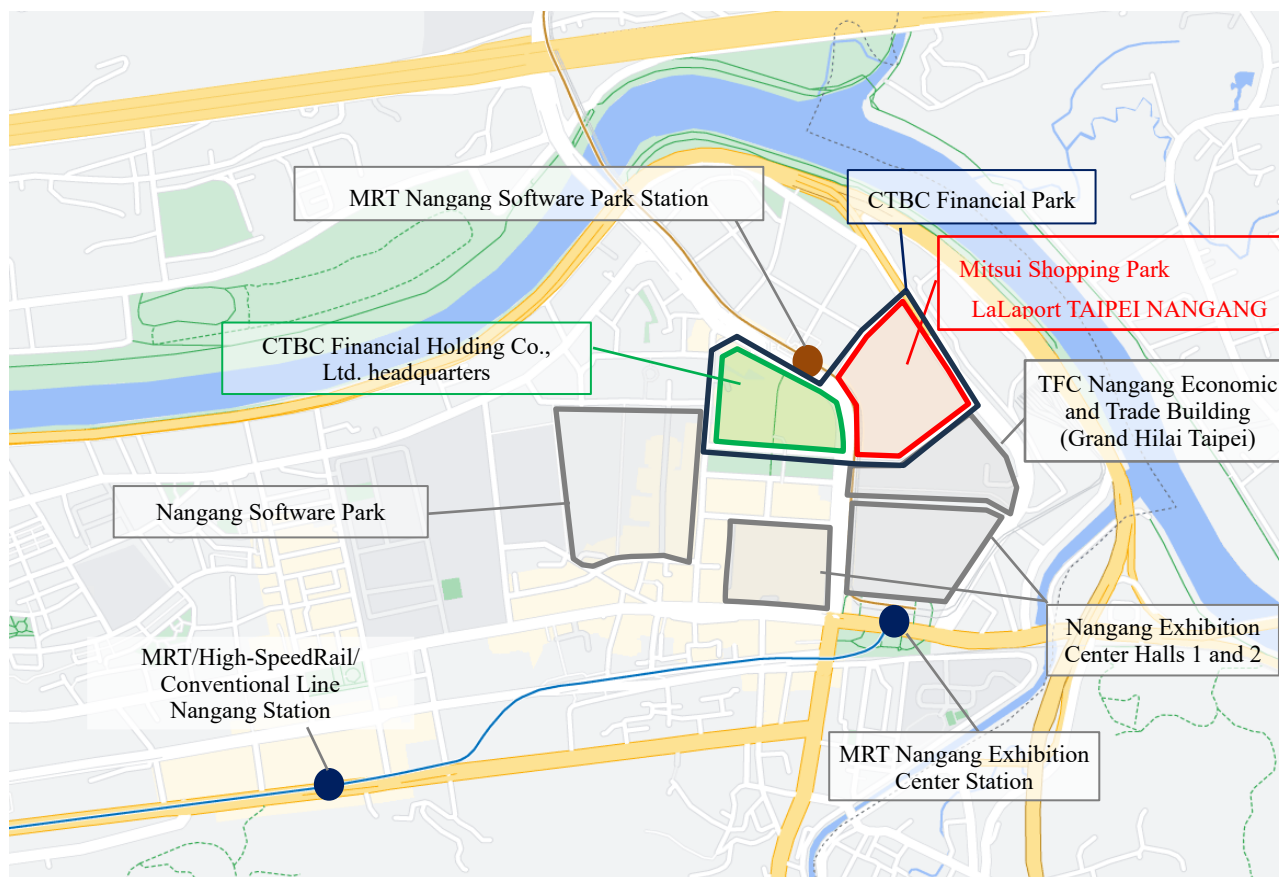
Location	No. 131, Jingmao 2nd Rd., Nangang District, Taipei, Taiwan
Facility name	Mitsui Shopping Park LaLaport TAIPEI NANGANG (local name: Mitsui Shopping Park LaLaport Nangang)
Access	One-minute walk from Nangang Software Park Station on the MRT Wenhua Line Three-minute walk from the Nangang Exhibition Center Station on the MRT Bannan Line and MRT Wenhua Line
Primary developer	Mitsui Fudosan Taiwan Co., Ltd., Nangang Branch
Business format	Regional shopping center
Site area	Approx. 446,702 ft ² (approx. 41,500 m ²)
Total floor area (Retail area)	Approx. 1,689,934 ft ² (approx. 157,000 m ²)
Store floor space	Approx. 753,474 ft ² (approx. 70,000 m ²)
Building size	Overall: RC/S structure 27 above ground floors, 5 belowground floors Commercial section: First belowground floor to sixth aboveground floor
Number of stores	Approx. 300 shops and restaurants
Architect	Main architect: C.Y. Lee & Partners Architects / Planners Commercial section interior design: Semba Corporation
Builder	Main builder: RSEA Engineering Corp. Commercial section interior builder: Taiwan Semba Co., Ltd.

【Attached materials 2】 Location Map

■Wide-area view



■Local-area view

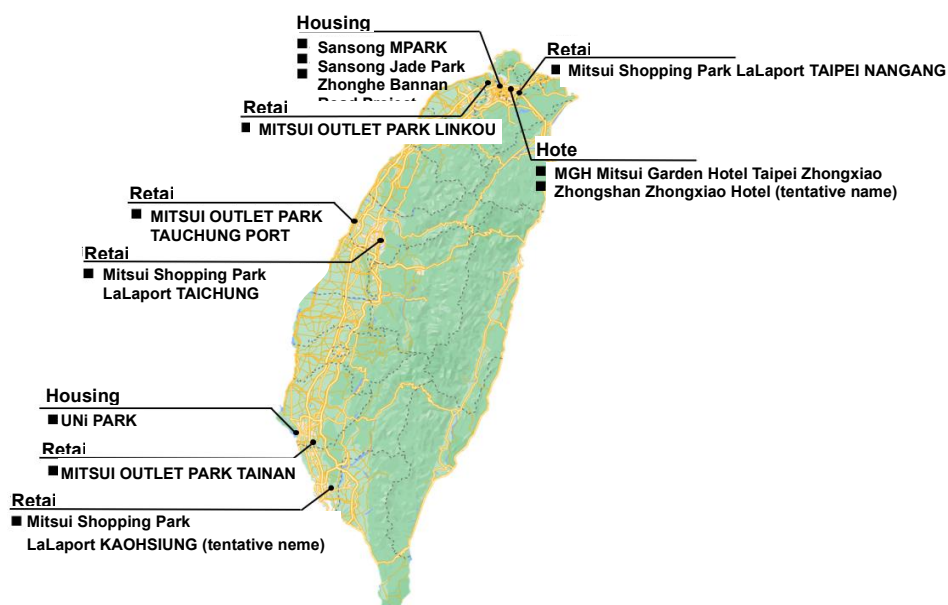


【Attached materials 3】 Mitsui Fudosan’s Overseas Strategy (including Taiwan)

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.

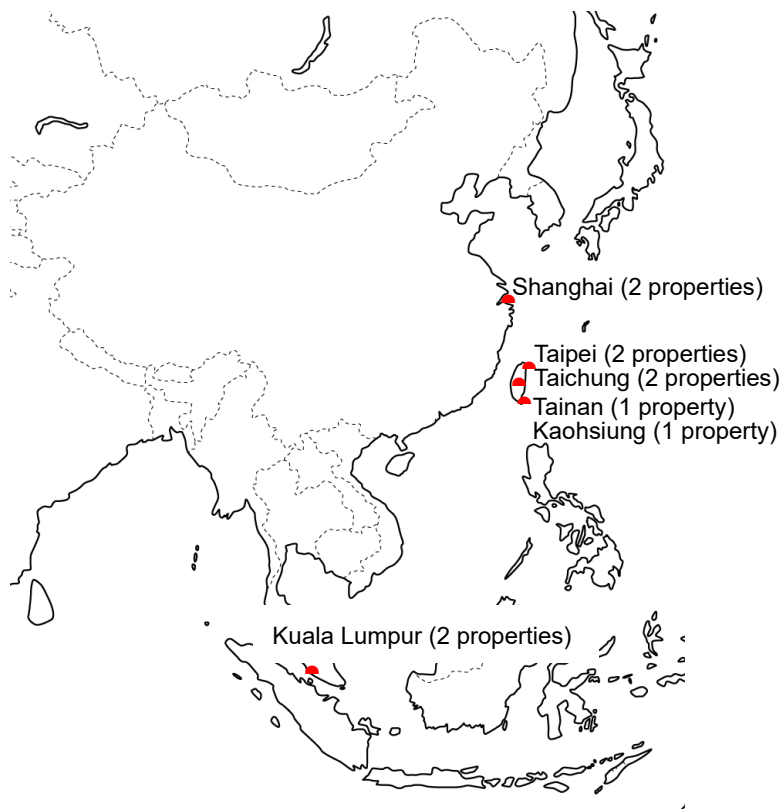
In 2016, the Group established Mitsui Fudosan Taiwan Co., Ltd., a subsidiary in Taiwan, as an investment base. The Group is undertaking 13 projects in Taiwan, including retail properties, hotels, and housing, and plans to continue expanding the business into logistics facilities and mixed-use businesses 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 November 2024
	Wuqi district, Taichung	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 TAIPEI NANGANG	March 2025 (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 City	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)



【Attached materials 4】Mitsui Fudosan's Retail Properties Overseas (As of January 2025)

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 ² (55,000 m ²)
	Mitsui Shopping Park LaLa station SHANGHAI LIANHUA ROAD	2021	90 stores	178,000 ft ² (16,500 m ²)
Taiwan	MITSUI OUTLET PARK LINKOU	Phase 1: 2016	200 stores	484,000 ft ² (45,000 m ²)
		Phase 2: 2024	100 stores	290,520ft ² (27,000m ²)
	MITSUI OUTLET PARK TAICHUNG PORT	Phase 1: 2018	170 stores	377,000 ft ² (35,000 m ²)
		Phase 2: 2021	50 stores	86,000 ft ² (8,000 m ²)
	MITSUI OUTLET PARK TAINAN	Phase 1: 2022	190 stores	366,000 ft ² (34,000 m ²)
		Phase 2: 2025 (planned)	50 stores	107,000 ft ² (10,000 m ²)
	Mitsui Shopping Park LaLaport TAICHUNG	2023	300 stores	732,000 ft ² (68,000 m ²)
	Mitsui Shopping Park LaLaport TAIPEI NANGANG	2025 (planned)	300 stores	753,000 ft ² (70,000 m ²)
	Mitsui Shopping Park LaLaport KAOHSIUNG (tentative name)	2026 (planned)	280 stores	753,000 ft ² (70,000 m ²)
Malaysia	Mitsui Outlet Park KLIA Sepang	Phase 1: 2015	130 stores	258,000 ft ² (24,000 m ²)
		Phase 2: 2018	70 stores	106,000 ft ² (9,800 m ²)
		Phase 3: 2022	5 stores	75,350 ft ² (7,000 m ²)
	Mitsui Shopping Park LaLaport BUKIT BINTANG CITY CENTRE	2022	400 stores	889,000 ft ² (82,600 m ²)
Total		10 properties	2,515 stores	6,047,000ft ² (561,900 m ²)



【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.

【Reference】

- 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/

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

