

April 2, 2025

For immediate release

Mitsui Fudosan Co., Ltd.

A Lifestyle-based Commercial Facility that Inherits the Legacy of Kawaguchi
Mitsui Shopping Park LaLa Terrace KAWAGUCHI
Grand Opening on Saturday, May 31, 2025

**With 94 Shops and Restaurants a New Symbol of the City is Born;
New Urban Development that Aims to Revitalize the District**

Key Points of this Release

- Grand opening of Mitsui Shopping Park LaLa terrace KAWAGUCHI slated for Saturday, May 31, 2025.
- The building design utilizes existing building features, including marble and a large clock. The exterior walls feature the largest LED display in Saitama Prefecture. A new city landmark in front of JR Kawaguchi Station that inherits the legacy of Kawaguchi is born.
- Retail and service stores from daily-use shops to mixed-label boutiques, service outlets, a wide variety of restaurants, including a food court, cafés, and a beer garden, a total of 94 shops and restaurants are scheduled to open to accommodate various uses.
- It was a renovation project that used the existing building, so the environmental impact is reduced. After opening, initiatives will be conducted for realizing a sustainable society with the facility, shops, and customers working together.

Tokyo, Japan, April 2, 2025 - Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that the grand opening of Mitsui Shopping Park LaLa terrace KAWAGUCHI, a renovation project being carried out in Kawaguchi, Saitama Prefecture, is scheduled for Saturday, May 31, 2025.

The facility is based on the concept of making an existing thing new to create a new city landmark that inherits the legacy of Kawaguchi and is a symbolic presence in the station area. It is a lifestyle-based commercial facility based on renovations to the interior and part of the exterior while inheriting the legacy of Kawaguchi, namely building features of SOGO KAWAGUCHI, which closed in February 2021, and industry that represents the region.

The reborn facility contains a total of 94 shops and restaurants that meet the lifestyle needs of people in the region, including 8 stores opening in Saitama Prefecture for the first time. From apparel to household goods, home appliances, and amusement, a large number of retail and service stores will open that can be used for everything from daily use to special purchases. In addition, there's a food court, a wide variety of food stores and a beer garden that evokes the feeling of a rooftop plaza, so the dining function is also enhanced. A rich lineup of stores will welcome in customers.

For the project, which utilizes the existing building, efforts were made to build a facility that will help realize a sustainable society. A customer-participation-based sustainability awareness-raising area has been established and measures will be taken at individual shops as well to help solve global environmental problems, so even after the facility opens, opportunities will be created for helping to realize a sustainable society with the facility, shops, and customers working together. Going forward, the Company will continue promoting renovation projects that maximize the value of the existing building with the aim of contributing to society.



Rendering of the exterior of Mitsui Shopping Park LaLa terrace KAWAGUCHI

1. A reborn building design that incorporates the legacy of Kawaguchi

Based on the facility concept of making an existing thing new to create a new city landmark that inherits the legacy of Kawaguchi, by retaining, reviving, and creating, the interior and exterior were designed to give rise to a new city landmark in front of JR Kawaguchi Station.

■Retaining the former familiar form

Things with value were retained so as not to damage their appeal, including the high-quality marble and large clock that community residents were familiar with as a part of SOGO KAWAGUCHI for around 30 years. Even detailed features like the trumpet lily handrails and interior signs that greeted so many customers were repainted and restored to retain their previous form.



Rendering of the building escalator halls and elevators halls that were finished by retaining the marble pillars and walls

■Reviving by changing the form

The walls of damaged marble have been remade into customer benches, and the mechanism of the big clock next to the main entrance, readily familiar to many people, has been reformed and now moves again. In addition, the existing design tile has been cut into pieces and embedded in pillars in common areas, as the interior decoration here and there has incorporated shadows of the past.



Rendering of the benches remade from existing marble



Rendering of the mechanical clock and the exterior entrance on the third floor in the direction of Kawaguchi Station

■Creating a new expression while protecting the context of the building and community

Not only retaining and reviving, new design on the motif of local industry (casting, and Angyo garden plants) has been combined in with the aim of making the facility loved by customers who know its former form of course but also by customers visiting for the first time. With the cooperation of the Kawaguchi Foundry Co-operative, the facility had original signs made that give one the feel of casting design and installed them in the elevator halls on each floor. At the main entrance, a green wall reminiscent of Angyo garden plants greets customers coming for a visit.



Rendering of floor number signs made by casting



Rendering of inside the entrance on the third floor in the direction of Kawaguchi Station

■Large LED display installed, the largest in Saitama Prefecture

A large LED display has been installed that is approximately 31.5 ft by 55 ft (9.6 m x 16.8 m) (762-inch), the largest display in Saitama Prefecture*¹, on the western exterior wall facing the East Exit of JR Kawaguchi Station. There is excellent visibility from the pedestrian deck in the area around JR Kawaguchi Station where many people come and go. A new spot for conveying information to the community is born right in front of the one of the prefecture's main terminal stations.



Rendering of large LED display facing the East Exit of JR Kawaguchi Station

*1: Based on market research in a designated area in fiscal 3/2025. Research organization: Japan Marketing Research Organization, Inc.

2. Development of enhanced restaurants, including a food court, supermarket, cafés, and a beer garden

■Kawaguchi FOOD MARKET supporting everyday food with a food court and food stores gathered in front of the station

A food court for when visitors get a little hungry or to stop by when they want to take a break from shopping, a supermarket to brighten up daily meals, fresh food, groceries, prepared foods, shops selling Japanese and Western confections—a total of 30 stores are gathered on the first belowground floor.

* Note: November 10 is Kawaguchi Day

111 FOOD MARKET



Food zone

Prepared foods, Japanese and Western confections, bakeries, and groceries—there will be a highly varied selection of shops



Food court

From fast food to rice dishes and sweets, for eating in and taking out !



Supermarket, fresh foods

Along with a supermarket, seafood, produce, and meat



<Food court>

<p>Tsurumaru Udon Honpo</p> <p>Domestically grown wheat is used for the noodles, which are made every day in-house. The noodles have a persistent chewy texture and also go down smooth. The broth is made in the Kansai style from ingredients like kombu and bonito. The broth has no off-flavors; it has a crisp taste that goes well with the noodles.</p> <p>自家製 大阪讃岐 鶴丸うどん本舗</p> <p>First in Saitama</p>	<p>Sapporo Misono</p> <p>Enjoy authentic Sapporo miso ramen from this famous ramen shop with its flagship shop in Sapporo. The ramen uses aged wavy noodles sent directly from Hokkaido and specially made miso. The special soup is made with care with artisanal technique for a bowl of ramen that is hot and rich.</p> <p>札幌 一期一会 みその</p> <p>First in Kawaguchi</p>
<p>Gong cha</p> <p>Originating in Taiwan, this global tea café has over 2,200 shops around the world. The menu has numerous high-quality teas committed to the original flavor and aroma of tea leaves, including the popular milk tea. The teas can be customized depending on your mood and enjoyed casually.</p> <p>貢茶 Gong cha</p> <p>First in Kawaguchi</p>	<p>Baskin-Robbins Ice Cream</p> <p>With 31 flavors from ingredients carefully selected from all over the world, customers can enjoy a different ice cream flavor for an entire month (31 days).</p> <p>baskin BR robbins サーティワン</p>
<p>FRESHNESS BURGER</p> <p>A burger café that adults can relax in. Delicious and healthy items are made carefully by hand, providing delicious flavor that is satisfying not just to your tastebuds but to your heart as well.</p> <p>FRESHNESS BURGER</p>	

<Supermarket, fresh foods>

<p>SEIJO ISHII (supermarket)</p> <p>Based on a motto of having what's delicious, SEIJO ISHII has an extensive lineup of delicious, special foods that have been rigorously selected by buyers from throughout Japan and the world and made available at attractive prices.</p> <p>SUPERMARKET 成城石井</p> 	<p>Fish Hokushin/Hokushin Sushi/ Restaurant Hokushin Sushi (fresh fish, sushi)</p> <p>A fresh fish specialty restaurant with locations primarily in department stores and station buildings in the Tokyo metro area. It sells fish selected by experts at daily markets at discount prices. Eat-in space available for menu items like seafood scattered sushi that uses highly fresh ingredients unique to a fishmonger and nigiri sushi with seasonal fish.</p> <p>魚の北辰</p> 
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New-Quick (meat, prepared foods)

This meat specialty store handles high-quality, safe, and reassuring products centering on beef, pork, and chicken. It values communication with customers and delivers smiles to dining tables.



FRESH DAITO (produce)

From north to south, the flavors of Japan, the blessings of nature, are delivered to dining tables with confidence. It offers delicious seasonal fruits and fresh vegetables at great value prices.



<Food sales, prepared foods, bakeries>

AOYAMA BAKERY

First in
Saitama

New store
format

A first for a
shopping center

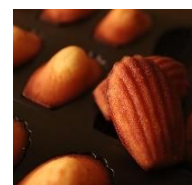
FOUR SEEDS, which develops brands in over 50 formats, including PIZZA-LA and Joel Robuchon, is opening a new bakery format. Bread that brightens customers' daily dining tables and seasonable offerings loaded with local vegetables and seasonal fruit, the bakery makes available products that can be enjoyed throughout the year.



Chant d'Oiseau BAKE

New store
format

This Chant d'Oiseau bake shop is committed to fresh baked and freshly made. Centering on fresh-baked madeleines and apple pie, the shop aims to provide baked goods that are absolutely delicious.



Fruit Seller Nishikawa

First in
Saitama

A first for a
shopping center

The fruit omelet with seasonal fruit, delivered by a long-established fruit and vegetable wholesaler from Toyosu Market and professional pastry chefs, is the shop's signature dish. The shop has been featured on various television programs. Customers will enjoy sweets made with ample use of fresh, premium fruit.



Japan Umaimono Kan

First in
Saitama

New store
format

Delicious items are gathered from throughout Japan. This and that items that are hard to obtain unless you go to where they are available locally. Delivering new encounters and excitement.



AWAJIYA

First in
Saitama

Founded in 1903, a long-standing proprietor of boxed lunches from Kobe. Starting with the famous Hippari Dakohan, the shop offers a large selection of unique products, including collaboration products with various characters.



SEIBU SOGO Shop

A selection of recommended gift items, including Japanese confections and popular sweets from famous stores representing a department store. A department store basement condensed into one shop.



Washokuya no Sozai En

First in
Saitama

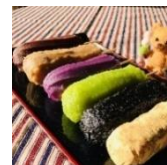
Standard dishes with extra effort—prepared foods overflowing with originality, ingenuity and a feel for the seasons. The shop supplies everything from cold dishes to main dishes and bento boxed lunches. All the products are made in the in-store kitchen and delivered fresh.



Anko no Yamaka

First in
Kawaguchi

A delicious anko (sweet bean paste) shop that prepares anko with special adzuki beans, sugar and cooking methods. Anko contains polyphenol, dietary fiber, iron, potassium, and protein, so health effects can be expected.



Ginza Aster

First in
Kawaguchi

A prepared foods specialty shop providing traditional flavors almost 100 years old operated by Ginza Aster, a Chinese restaurant founded in 1926. Use for everyday meals, special meals and for gifts as well.



TOMIZAWA SHOUTEN

First in
Kawaguchi

TOMIZAWA SHOUTEN handles a wide variety of products committed to quality, centering on ingredients for sweets and bread-making and including Japanese food ingredients and spices. A specialty store for food ingredients for fun and delicious meals.



Bairindo

First in
Kawaguchi

A Japanese and Western confections shop founded in Saitama in 1864. Its lineup centers on its famous soft sable cookies and includes delicious confections from everyday gifts to just a little something. The store eagerly awaits your visit.



RF1 / KOBE CROQUETTE

Centering on salads, RF1 provides customers with prepared foods committed to health, safety, peace of mind, and freshness. KOBE CROQUETTE has a lineup of croquettes that bring out the deliciousness of their ingredients. A colorful selection to support customer meals.



Okashi no Machioka

A sweets shop that is fun and exciting. From left to right, as far as you can see, bunches of sweets. From currently popular sweets to nostalgic penny candy, this sweets specialty shop has an extensive selection.



KALDI COFFEE FARM

Starting with 30 original varieties of coffee beans, specially selected, the store is crammed with rare foods, sweets, wine, cheese, and spices that are fun to just look at.



Kiyoken

Beginning with shumai dumplings with the rich flavor of pork and dried scallops and shumai bento boxed lunches, delicious even when cold, the store offers the flavors of Yokohama, including Yokohama Moon Cakes and Chukaman made to match Japanese tastes.



Kurasei

Provides Saikyo miso marinade using fresh fish, as well as dried fish and handmade prepared dishes. With carefully selected ingredients and expert skill, enjoy authentic flavors even at home.



Krispy Kreme Doughnuts

A doughnut shop founded in America in 1937. The shop provides high-quality doughnuts, including its signature Original Glazed® created with a secret recipe unchanged since the shop's founding.



Kodawariya

This specialty shop mainly provides domestic food ingredients made without chemical pesticides, fertilizers or synthetic additives as well as organic food products made in Japan and overseas.



Nihonichi

This shop offers a rich variety that includes grilled chicken skewers, prepared foods, grilled eel, and boxed lunches. The grilled chicken skewers use fresh chicken meat and the skewers are grilled one by one directly over the flame. The shop also makes prepared dishes with fried food, brightening up the customer's dining table.



Beard Papa's Tsukuritate Kobo

This cream puff specialist makes cream puffs by hand in the store so they are always fresh-made. The pastry dough is always cooked in the oven and the cream is made fresh each day at the shop to preserve its freshness.



FUJIYA

From short cake to sweets for daily snacks to anniversary sweets to help celebrate that important day, this shop is loaded with sweets. Peko-chan's smile at the shop is eager to greet visitors.



<Cafés>

Starbucks Coffee

A specialty coffee store born in Seattle, USA. Enjoy drinks and food rich in variety. Through cups of coffee, the shop provides connections between people and heart-warming moments.



Lull&Sip Coffee

First in
Saitama

New store
format

A first for a
shopping center

Lull&Sip Coffee is a full-service café in a new format run by the company that operates the Jiichiro brand. Why not take a short break from shopping to enjoy delicious coffee, a light meal or a sweet reward?



■WILDBEACH KAWAGUCHI, the former rooftop beer garden renovated and revived as resort space

First in
Saitama

The famous beer garden in Shinjuku, WILDBEACH, is opening for the first time in Saitama. It has been renovated on the theme of a station front resort to escape the ordinary while retaining the spirit of the rooftop beer garden loved by locals in the days of SOGO KAWAGUCHI. There's also a café and an approximately 1614.5 ft² (150 m²) beach as the garden is reborn with an LA taste. Families, friends, and groups—a wide variety of people can enjoy this relaxing resort.



Beer garden rendering (photos from WILDBEACH Shinjuku)



Provided menu rendering


3. A large lineup of retail and service stores to nourish everyday life in the Kawaguchi area

Apparel, household goods, home appliances, amusement facilities—from daily use to mixed-label boutiques, the shopping center has a wide variety of merchandise and service shops. As a facility directly connected to the train station, it is convenient for purchases when going out and coming home.

■Retail stores with a large selection of items convenient for everyday living



■High-sensitivity fashion shops to brighten up everyday life

<p>UNITED ARROWS green label relaxing</p> <p>Based on the concept of “Be happy—A stylish day every day is good for the heart,” the store provides business and casual wear with the just the right amount of trendiness, kids wear, and household goods.</p> 	<p>URBAN RESEARCH Store</p> <p>As a lifestyle store that symbolizes the URBAN RESEARCH Group, the store edits all the Group’s content and broadly proposes an attractive wardrobe, shoes, food products, and miscellaneous goods.</p> 
<p>WWS</p> <p>Work clothes that look like suits born from waterworks sites. Because the clothes originate in work clothes, they are tough, can be washed every day in a washing machine, don’t need to be ironed, and fit comfortably like a sweatshirt. The shop was born after it developed its own new materials from the latest technology and research.</p> 	<p>Afternoon Tea LIVING</p> <p>Based on the “spice of a day” message, this store incorporates trends into the everyday and produces colorful lifestyles. It’s a lifestyle brand that enables encounters with such happiness and delivers a little spice to living. It has a wide variety of clothing, food, and household items.</p> 
<p>ONWARD CROSSET SELECT</p> <p>This shop provides a suite of ladies apparel, kumikyoku, anySiS, UNFILO, and the popular steppi knit pumps. From apparel for daily use to looks for going out for use on special days and work, the shop offers a broad selection.</p> 	<p>+moonbat</p> <p>Enjoy and cherish the season. +moonbat is an accent fashion specialty shop offering rain umbrellas, sun umbrellas, stoles, hats, and more based on a concept of “positive comfort and beauty for living.”</p> 
<p>ReFa</p> <p>ReFa does away with existing boundaries and produces products with casual ideas that sometimes even change people’s lifestyle habits. Beauty not as duty but as entertainment.</p> 	<p>WA ORiental TRAffic</p> <p>This ladies shoe shop handles WA ORiental TRAffic items good for daily use and whimsical ORiental TRAffic items as well. Sizes range from 22.0 cm to 26.0 cm (S–LL).</p> 

■From everyday items to gymnastic classes, stores that nurture children’s growth and smiles

<p>NISHIMATSUYA</p> <p>A convenient location right next to Kawaguchi Station, NISHIMATSUYA offers a wide variety of convenient, low-price, reassuring products from maternity to child-raising. The sizes run from newborn to school size (up to 160 cm).</p> 	<p>mitulle Photo Studio</p> <p>At the LaLa terrace KAWAGUCHI location, the multiple photo booths are finished with a natural, gentle atmosphere. The studio is packed with details that allow for stylish photos, including maternity, baby, and Shichi-go-san. Smash cake photoshoots are also highly popular.</p> 
<p>NEiS Gymnastics Classes</p> <p>NEiS Gymnastics Classes are classes to nurture healthy bodies and supple minds. Along with gymnastics classes, there are kids classes for ages 2 and 3 and back handspring classes for second-year grade school children and older.</p> 	<p>K-POP Choreo</p> <p>This studio uses a curriculum supervised by a Korean producer. Master one song each month, from among popular K-POP and famous, catchy boys and girls group songs.</p> 

Abacus Classes 88 Kun

There are limits on class size, so instruction takes place in small groups. The child's concerns and stumbling points are addressed individually, and instructors strive to reach out at the pace of each individual.



KANDA GAIGO KIDS' CLUB

"We take you around the world." This club strives to foster small internationals who can connect people and countries.



GiGO

Centering on crane games, this establishment has a colorful selection of game machines, including interactive music games and kids card machines. It provides daily-use entertainment drawing on its favorable station-front location for customers on shopping trips or commuting to work or school.



LEMONADE by Lemonica / fanfancy+ with GiGO

LEMONADE by Lemonica is a lemonade specialty shop with an original recipe and fanfancy+ with GiGO is a fan support shop that proposes items that express a "Like."



GORON!

GORON! is a newly planned shop-in-shop to deliver the joy of searching for something that you're interested in along with the exciting capsule toy experience of not knowing what you're going to get.



■WORKSTYLING shared office opens on rooftop floor

WORKSTYLING, the shared office developed by Mitsui Fudosan, will open on the rooftop floor. Since the service began in April 2017, Mitsui Fudosan has developed it to meet the rapid diversification of working styles. As of April 2, 2025, the company had opened around 550 sites, when including partner STATION WORK, and they are used by around 1,200 member companies and some 320,000 contracted members. Based on a Purpose of "Providing a 'happy' working environment for all workers," the company not only provides shared office space but services that lead to happy work arrangements for each and every user.

Official site: <https://mf.workstyling.jp>



WORKSTYLING Kawaguchi entrance rendering



WORKSTYLING Kawaguchi interior rendering

4. Conducting initiatives with the facility, shops, and customers working together to realize a sustainable society

In a project aimed at reducing environmental impact, the plan is to carry out initiatives for realizing a sustainable society even after the facility has opened. The KAWAGUCHI CIRCULATION BASE, an area for raising awareness of sustainability with the participation of customers, has been established in the common area and individual stores will also implement various environmentally friendly practices. It is aiming to be an area for continuing initiatives with not only the facility but also shops and customers working together.

■Establishment of KAWAGUCHI CIRCULATION BASE, an area for sustainability awareness-raising with customer participation

The KAWAGUCHI CIRCULATION BASE has been established as a sustainability awareness-raising area that not only provides information on sustainability but also allows customers to participate.

By establishing a display that shows the inherited legacy, a waste sorting box for plastic bottles, and event space for social contribution activities, the area demonstrates the three functions of display, participate, and communicate with the goals of promoting increased awareness of sustainability and having visitors develop an affection for the facility.

With the waste sorting box for plastic bottles, the area name signs are constructed with materials made from recycled plastic bottle waste that is sorted to create a mechanism that allows participation in an initiative that contributes to sustainability.



KAWAGUCHI CIRCULATION BASE rendering

■Measures that contribute to realizing a sustainable society also conducted at individual shops within the facility

Even at shops scheduled to open in the facility, diverse measures are being developed to help solve global environmental problems.

Krispy Kreme Doughnuts

The reusable bag can fit up to four Krispy Kreme half-boxes (six doughnuts). It is made from sturdy polypropylene and its large capacity allows it be repeatedly used for shopping or other daily tasks.



LUNA EARTH

This shop conducts donation activities by collecting unused accessories from customers. The collected accessories are exported to developing countries and sold locally. A portion of the proceeds are used for vaccines delivered to children throughout the world.



KICHIJOJI KIKUYA

Fixtures and interior materials not used at other stores are remade and used. The traditional handicrafts the store handles, centering on ceramics and lacquerware, are carefully made by craftspeople using natural materials. Assuming they are used with care for a long period of time, the environmental impact is small when they are thrown away and this also reduces waste volume.



Kutsushitaya

The fixtures at renovated stores, etc. are touched up and reused. The scraps given off in the manufacturing process are not thrown out; a workshop has been opened that makes dolls and coasters so the scraps can be reused.



JINS

As a company that is the No.1 seller of eyewear in Japan, JINS is involved in eyewear recycling. Through the BRING PLA-PLUS recycling program for product plastic run by JEPLAN, INC., since 2012 activities have been conducted to collect unneeded plastic glasses and recycle them into fuel.



RF1 / KOBE CROQUETTE

The plastic checkout bags used by the store are made with biomass plastic, which contains 30% plant-based material. By charging for the checkout bags, the decline rate is approximately 80%, which, thanks in part to the cooperation of customers, is reducing plastic by approximately 81 tons per year.



SHOO・LA・RUE

In a closed loop recycling program that uses waste cardboard given off by the company, paper shopping bags are created using the base paper produced by the program, and hangers are made using rice husks. The sustainable material CIRCRIC is utilized in some products.



GLOBAL WORK

Through the REBAG PROJECT that encourages customers to use their own bags, the store is working to reduce environmental impact. When customers decline use of a shopping bag, they receive 10 points that can be used in common at GLOBAL WORK stores and the Group's online store "and ST."



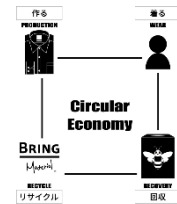
PASEOS

Through the MUDAZERO project that broadly collects clothing regardless of the material, activities are conducted that recycle clothes into clothes.



TOKYO SHIRTS

Using BRING Material, in which new shirts are created from materials produced from unneeded clothes that are collected, a circular economy is established.



KEYUCA

The store develops the Land series of tableware, which is made with around 20% recycled ceramics from collected tableware that is pulverized and mixed in, and promotes other product development using sustainable materials.



Afternoon Tea LIVING

Valuing the environment and society, under the CHERISH PALE BLUE DOT project, which conveys the store's desire for a happy, sustainable future through products and various activities, reusable bags are sold that are made with recycled plastic material.



UNIQLO / GU

At UNIQLO and GU, clothing collected at the stores is reused, and, collaborating with the Office of the United Nations High Commissioner for Refugees (UNHCR) and NGOs and NPOs around the world, it is sent to people around the world in need of clothing, including people in refugee camps and in need of emergency disaster support in regions stricken by disaster. In addition, clothing that can't be reused is utilized in soundproofing material in cars, etc.



■DBJ Green Building Certification

The facility earned a three-star rating from the DBJ Green Building certification program, which evaluates environmental and social considerations from a perspective based on ESG. DBJ Green Building certification is a system for certifying real estate that gives consideration to the environment and society. Evaluation items include overall environmental performance as well as diversity and considerations for the surrounding environment and collaboration with stakeholders.

Official site: <https://igb.jp/en/index.html>



5. Initiatives for creating a pleasant work environment and enriched community

■Employee space updated from existing facilities

With the goals of creating a pleasant work environment for employees and raising employee satisfaction, employee space for workers to relax in (employee break room, dedicated smoking room) have been established in the facility. Space is provided for all employees to use casually and comfortably.

- Established spacious table seating
- Equipped with outlets for recharging cell phones
- Provide free Wi-Fi
- Established sinks for teeth-brushing
- Established a powder area
- Warm interior design
- Established soft lighting; etc.



Employee break room rendering

<Attached Materials 1> List of Stores Opening in Mitsui Shopping Park LaLa terrace KAWAGUCHI

◆Fashion / Household Goods / Other 42 stores

Name	Sector
URBAN RESEARCH Store	Fashion, fashion accessories
Afternoon Tea LIVING	Household goods
&choa!	Korean cosmetics
WEGO	Ladies, men's, general merchandise
ABC-MART	Shoes
OPAQUE.CLIP	Ladies, fashion accessories
ORIHICA	Ladies, men's
ONWARD CROSSET SELECT	Ladies, fashion accessories
KICHIJOJI KIKUYA	Japanese merchandise
Kutsushitaya	Socks
Green Parks topic	Ladies
GLOBAL WORK	Ladies, men's, kids
grove	Ladies, fashion accessories
KEYUCA	Interior, household goods, apparel
coca	Ladies, men's, kids
SAC'S BAR —	Bags, fashion accessories
GU	Ladies, men's, kids
SHOO·LA·RUE	Ladies, kids, general merchandise
shop in	Cosmetics, general merchandise
JINS	eyewear, sunglasses
3COINS+plus	Household goods, fashion accessories
Ceremony Concept	Party dresses, ceremony suits, accessories (ceremony concept shop)
Daiso·Standard Products	¥100 shop, household goods
WWS	Ladies, men's
WA ORiental TRaffic	Ladies shoes, bags
TOKYO SHIRTS	Ladies, men's
TOKEI CLUB	Wristwatch sales
NISHIMATSUYA	Kids, babies, maternity wear, child-raising/fashion accessories, other related products
Nojiima	Home appliances
House of Rose	Cosmetics, general merchandise
PASEOS	Ladies, men's, kids, babies, fashion accessories, household goods
Hitsuji no Iranai Makura	Pillows, bedding
PARIS MIKI	Eyewear, sunglasses, contact lenses, hearing aids, etc.
PLAZA	Household goods, fashion accessories
+moonbat	Fashion accessories
VÉRITÉ	Jewelry
MURASAKI SPORTS	Sporting goods
UNITED ARROWS green label relaxing	Ladies, men's, kids, fashion accessories
UNIQLO	Ladies, men's, kids
ReFa	Cosmetics
LUNA EARTH	Accessories
one'sterrace	Household goods

◆Services 18 stores

Name	Sector
Ichiru	Kimono dressing classes, sales of kimono, long-sleeved kimono, and related accessories
ABC Nail	Nail salon
KAITORI DAIKICHI	Buyback store
KANDA GAIGO KIDS' CLUB	English classes
GiGO/fanfancy+ with GiGO / Lemonde by Lemonica (*Scheduled to open in spring)	Amusement, merchandise sales, food and beverage
K-POP Choreo	Dance classes
GORON!	Capule toy machines, variety merchandise
SUUMO Counter	Real estate
Seven Bank ATM	ATM
Abacus Classes 88 Kun	Abacus classes
NEiS Gymnastics Classes	Gymnastic classes
Citizen Computer Classes / Star Programming School	Computer classes, programming classes
Insurance Hotline	Insurance agency
Magic Machine	Clothing and bag repair
MISTER MINIT	Shoe repair, duplicate keys, etc.
mitulle Photo Studio	Photo studio
Royal Kaigo Occupancy Consultation Office	Service
WORKSTYLING Kawaguchi	Shared office

◆Supermarkets, food sales 25 stores

Name	Sector
RF1/KOBE CROQUETTE	Western prepared dishes
AOYAMA BAKERY	Bakery
AWAJIYA	Boxed lunches
Anko no Yamaka	Japanese confections
Okashi no Machioka	Confections
Fruit Seller Nishikawa	Fruitcake, fruit tarts
KALDI COFFEE FARM	Coffee beans, imported foods
Kiyoken	Shumai dumplings, boxed lunches, Chinese prepared foods
Ginza Aster	Chinese prepared foods
Kurasei	Fish prepared foods
Krispy Kreme Doughnuts	Doughnuts
Kodawariya	Groceries
Fish Hokushin/Hokushin Sushi/ Restaurant Hokushin Sushi	Seafood and sushi
Chant d'Oiseau BAKE	Western confections, fresh sweets
SEIJO ISHII	Supermarket
SEIBU SOGO Shop	Japanese/Western confections, local specialties, catalog gifts
TOMIZAWA SHOUTEN	Confections and breadmaking ingredients, groceries
Japan Umaimono Kan	Local products
Nihonichi	Grilled chicken skewers, chicken dishes
New-Quick	Meats, prepared foods
Bairindo	Japanese and Western confections
Beard Papa's Tsukuritate Kobo	Creampuffs
FUJIYA	Western confections, fresh sweets
Fresh Daito	Produce
Washokuya no Sozai En	Japanese prepared foods

◆Food court / restaurants 6 stores

Name	Sector
Gong cha	Tea café
Baskin-Robbins Ice Cream	Ice cream
Sapporo Misono	Ramen
Tsurumaru Udon Honpo	Udon
FRESHNESS BURGER	Fast food
WILDBEACH KAWAGUCHI	BBQ, beer garden

◆Cafés 2 stores

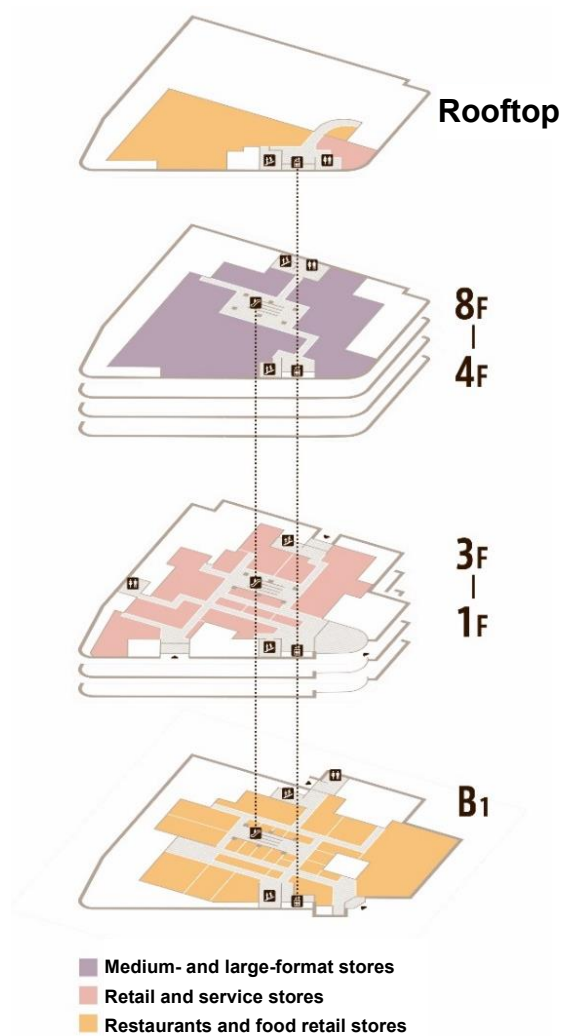
Name	Sector
Lull&Sip Coffee	Full-service café
Starbucks Coffee	Specialty coffee

* The above list is information as of April 2, 2025. There may be changes, so your understanding is appreciated.

<Attached Materials 2> Overview of Mitsui Shopping Park LaLa terrace KAWAGUCHI

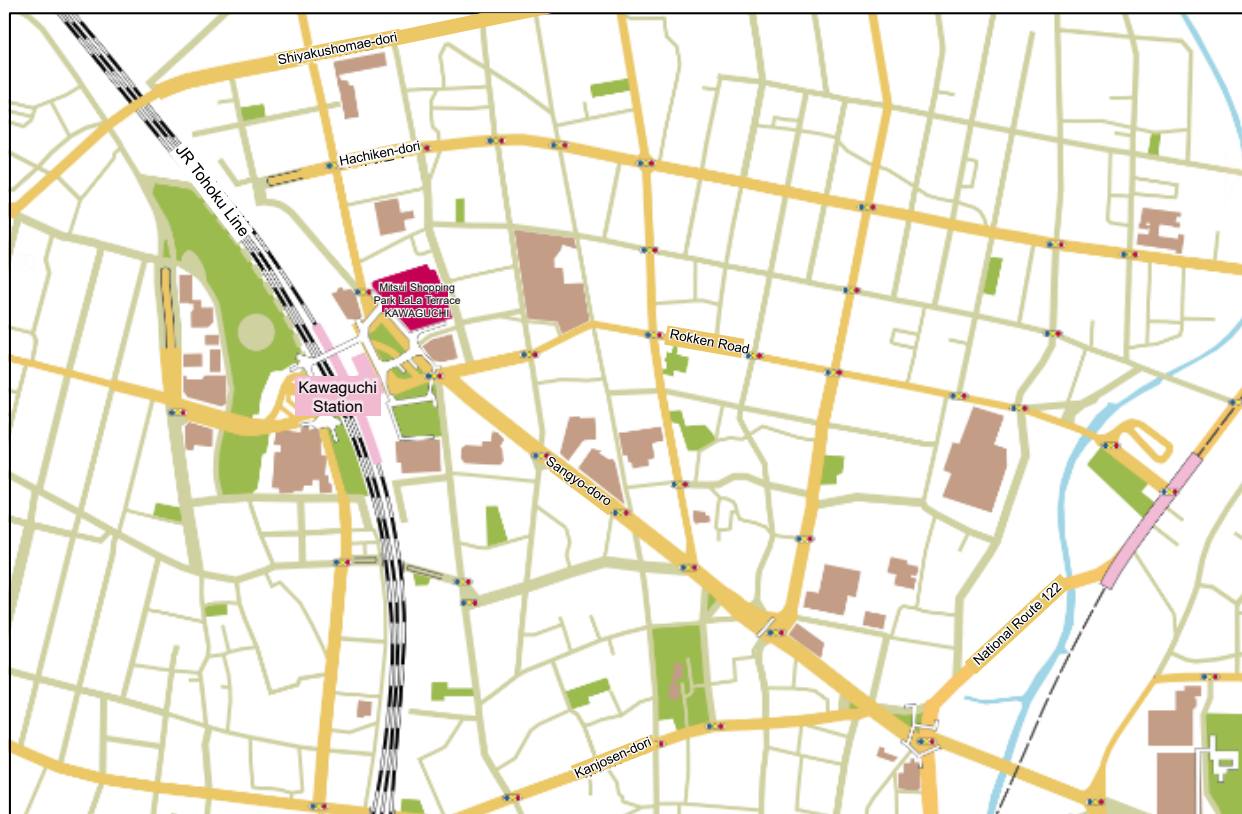
Location	3-5-1 Sakaecho, Kawaguchi City, Saitama Prefecture
Site area	Approx. 95,799 ft ² (approx. 8,900 m ²)
Structure/Scale	Steel-reinforced concrete / reinforced concrete construction; 11 aboveground floors, 2 belowground floors
Total floor area	Approx. 740,557 ft ² (approx. 68,800 m ²)
Store area	Approx. 231,424 ft ² (approx. 21,500 m ²)
Number of stores	94
Access	Directly connected via pedestrian deck from Kawaguchi Station on the JR Keihin Tohoku Line
Operating hours	Merchandise sales 10:00–21:00 Food court 10:30–21:00 * Some stores have different operating hours. * Operating hours may change, so please check the website for the latest information.
Schedule	Construction start: August 2024 Opening: May 31, 2025
Project operator	Mitsui Fudosan Co., Ltd.
Architect	TAISEI CORPORATION
Contractor	TAISEI CORPORATION
Environment design	SPACE CO., LTD.
Operation and management	Mitsui Fudosan Retail Management Co., Ltd.
Facility teaser site	https://mitsui-shopping-park.com/lsp/lalat/special/lalat-kawaguchi/teaser/ (in Japanese)

<Attached Materials 3> Floor layout

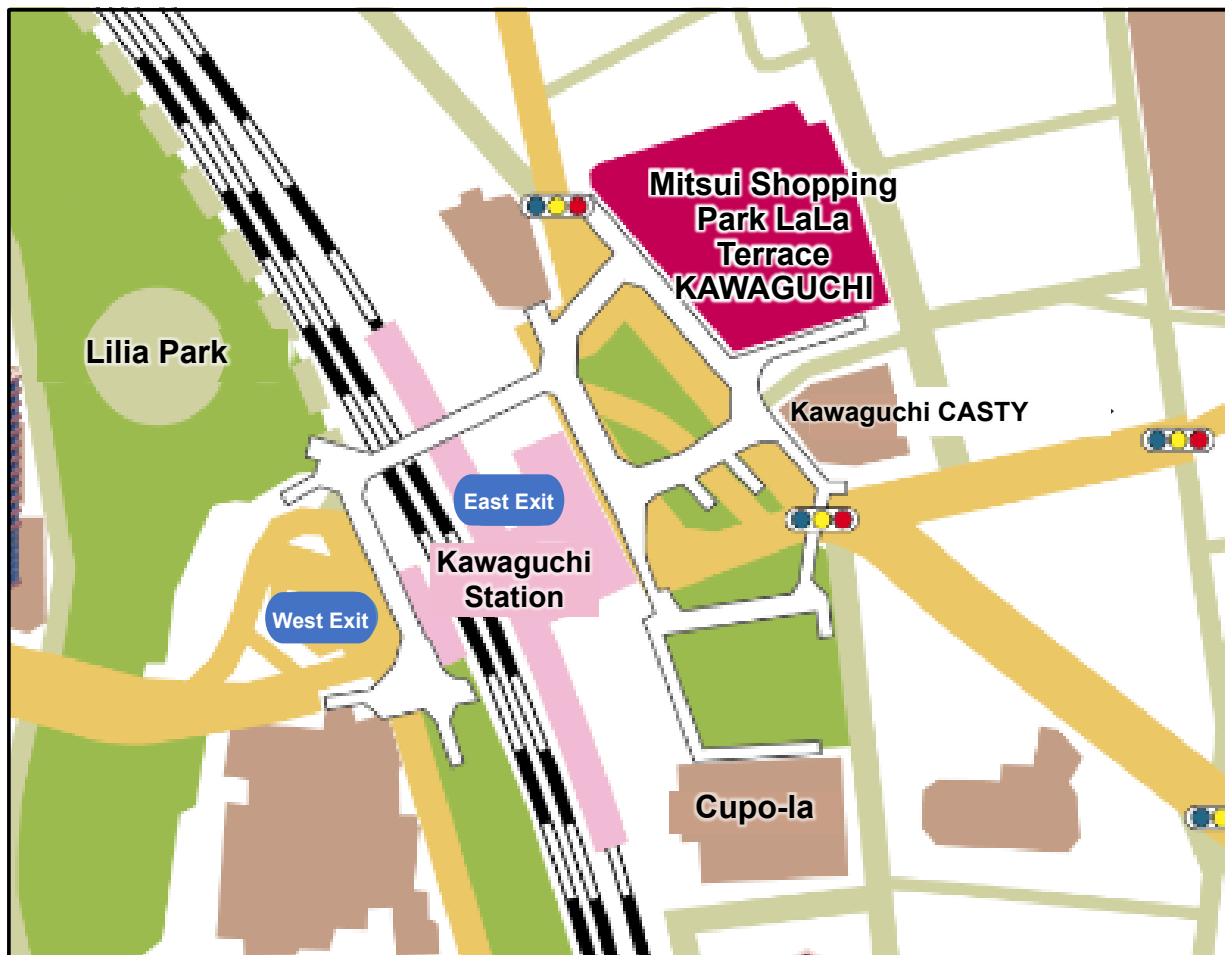


<Attached Materials 4> Map

■ Wide-area map



■ Small area map



<Attached Materials 5> Mitsui Fudosan's Lifestyle Park-type Commercial Facilities (as of April 2025)

Based on the concepts of city vibrancy and brightening up daily life, the facilities have a core of a supermarket and household goods stores and gather together fashion, restaurants, and medical and service functions needed by the community with the aim of providing refined lifestyles to urban and suburban dwellers as a highly convenient commercial facility.

Mitsui Shopping Park LaLa Terrace MINAMISENJU (opened in 2004 in Arakawa-ku, Tokyo), Mitsui Shopping Park LaLa terrace MUSASHIKOSUGI (opened in 2014 in Kawasaki City, Kanagawa Prefecture), Mitsui Shopping Park LaLa terrace TOKYO-BAY (opened in 2023 in Funabashi City, Chiba Prefecture), and Mitsui Shopping Park LaLa terrace HARUMI FLAG (opened in 2024 in Chuo-ku, Tokyo) are currently in operation, and Mitsui Shopping Park LaLa terrace KITAYASE (scheduled to open in June 2025 in Adachi-ku, Tokyo) is currently under development.



Miyagi

- Mitsui Shopping Park LaLa Garden NAGAMACHI

Saitama

- Mitsui Shopping Park LaLa Garden KAWAGUCHII



- Mitsui Shopping Park LaLa Garden KASUKABE
- Stellar Town
- Mitsui Shopping Park LaLa Terrace KAWAGUCHI
Scheduled to open on May 31, 2025

Chiba

- Mitsui Shopping Park LaLa Terrace TOKYO-BAY



Osaka

- Bellfa Miyakojima Shopping Center

Kanagawa

- Mitsui Shopping Park LaLa Terrace MUSASHIKOSUGI



- Shin-Kawasaki Square
- Treage Shirahata

Tokyo

- Mitsui Shopping Park LaLa Terrace MINAMISENJU
- Mitsui Shopping Park LaLa Terrace HARUMI FLAG



- Mitsui Shopping Park LaLa Terrace KITA-AYASE
Scheduled to open in June 2025

<Attached Materials 6> About the Mitsui Shopping Park Points Service

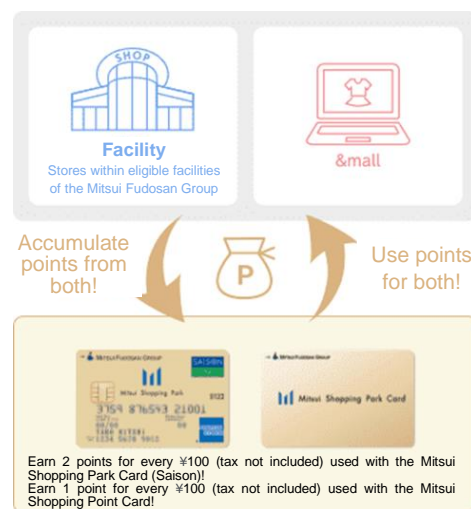
Mitsui Shopping Park Points can be accrued and used for convenient discounts. The point service can be used at nationwide commercial facilities operated by the Mitsui Fudosan Group and at Mitsui Shopping Park's official online retailing site Mitsui Shopping Park &mall.

Based on how the points are used, the Company has made available the Mitsui Shopping Park Card Saison (point card with credit card functions), which has no annual fees and which offers many benefits when it is used, and the Mitsui Shopping Park Point Card (no credit card functions).

* Cannot be used at some sotres.

For details, refer to the following website.

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



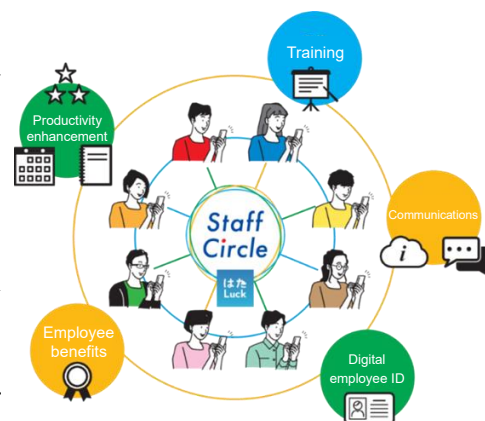
<Attached Materials 7> Mitsui Shopping Park Staff Circle

As part of the Mitsui Shopping Park Staff Circle initiative to create a comfortable work environment and a plentiful community, the “Hata Luck” app, which brings together functions to achieve ease of work, will be introduced to this facility following its adoption in other facilities, including LaLaport shopping malls, nationwide.

Through the use of this app, communication or information passed through the facility that was conventionally transmitted through posters in the facility or messages from shop owners can be coordinated and shared in real time. Mitsui Fudosan will offer various kinds of support to shop staff in both soft and hard aspects and aims to improve the ease of work as well as job enthusiasm.

For details, please view the conceptual video below. (in Japanese)

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



<Attached Materials 8> Sustainability in the Mitsui Fudosan Group

Based on the meaning of its “& mark,” “to generate new value with society through cooperation, coexistence and cocreation, 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/

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

