

May 22, 2025

For immediate release

Mitsui Fudosan Co., Ltd.

Aichi Prefecture's First Full-Scale Outlet Mall with Approximately 180 Stores**MITSUMI OUTLET PARK OKAZAKI to Open
in November 2025****— Includes OKAZAKI MARKET, a Park-Based Facility Offering Plentiful Food
Options in Approximately 43,056 ft² (4,000 m²) of Abundant Greenery —**

Tokyo, Japan, May 22, 2025 - Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today the outlet facility it is developing in Okazaki City, Aichi Prefecture, will be named MITSUMI OUTLET PARK OKAZAKI. The facility is also scheduled to open in November 2025.

It will be the first full-scale* outlet mall to open in Aichi Prefecture. It is also conveniently located within walking distance of Motojuku Station on the Meitetsu Nagoya Line, as well as near National Route 1, the Okazaki Higashi Interchange on the Shin-Tomei Expressway, and the Otowa-Gamagori Interchange on the Tomei Expressway.

The facility will comprise an Outlet Zone which brings together a wide variety of about 160 stores for visitors to enjoy outlet shopping, and OKAZAKI MARKET, a park-based facility with about 20 stores offering plentiful food options amid abundant greenery. In OKAZAKI MARKET we will create a space that people can visit on a daily basis. In addition to shopping at a variety of restaurants and stores selling fresh produce and other foods, including prominent local stores, visitors can enjoy facilities such as a dog run and a kids' zone in the outdoor central plaza.

MITSUMI OUTLET PARK OKAZAKI presents a new concept for an outlet mall through the combination of the Outlet Zone, where visitors can receive an out-of-the-ordinary shopping experience, and the lush greenery of OKAZAKI MARKET, which can be used on a daily basis. It will aim to be a facility that is enjoyed by a large number of people, from members of the local community to customers traveling from far away.

*Th facility will be the first full-scale outlet mall that offers brand shopping functions throughout the entire facility.

Key Points of this Press Release

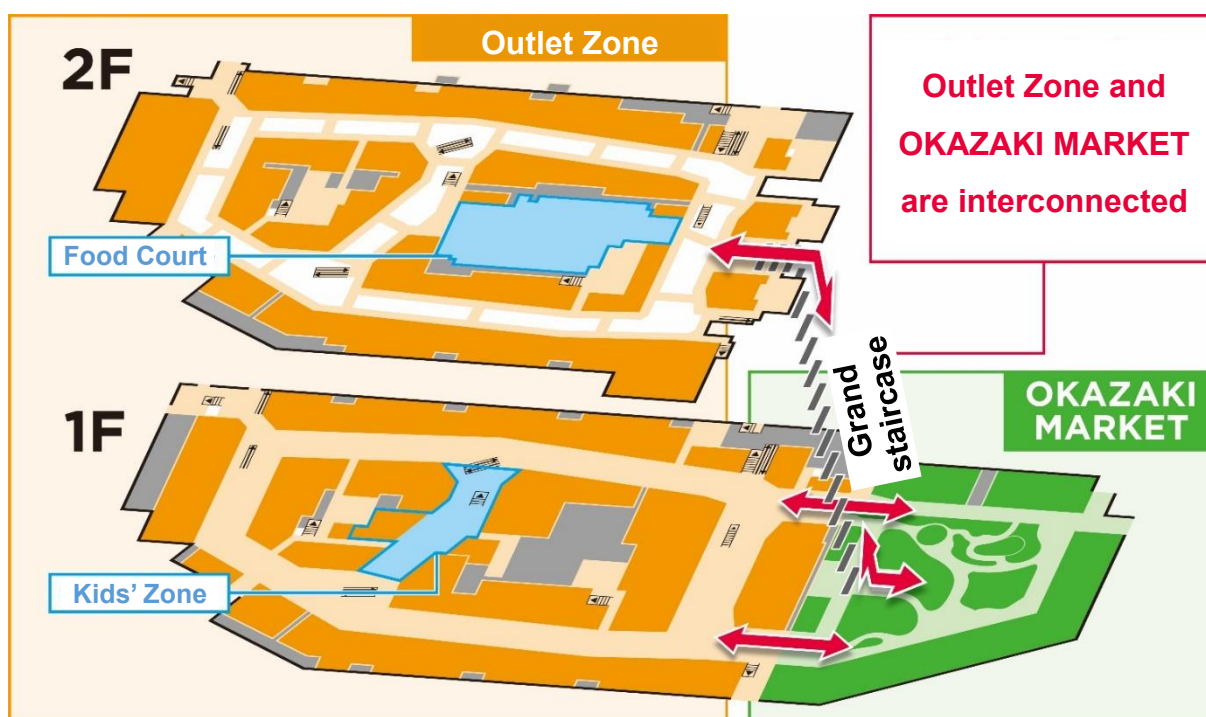
- **MITSUMI OUTLET PARK OKAZAKI, Aichi Prefecture's first full-scale outlet mall with approximately 180 stores (advanced announcement of 161 stores today), will open in November 2025. It is conveniently located within walking distance of Motojuku Station on the Meitetsu Nagoya Line, as well as near National Route 1, the Shin-Tomei Expressway, and the Tomei Expressway.**
- The Outlet Zone will have around 160 stores offering a wide range of products, from international brands to sports, outdoor, kids', and pet-related stores, as well as a short-period childcare service.
- **OKAZAKI MARKET will be a park-based facility with around 20 stores, including prominent local stores selling regional specialties and food made from local ingredients, in approximately 43,056 ft² (4,000 m²) of abundant greenery. Visitors will be able to enjoy a variety of experiences in the outdoor central plaza, which will be equipped with a dog run, children's play equipment, and an event stage.**
- We are focusing on realizing worker-friendly environments by equipping the facility with various functions, including employee break rooms. We have established the MITSUMI OUTLET PARK OKAZAKI Employment Center to support the recruitment of employees for stores opening in the mall and plan to hold a series of joint information sessions with the Center from Thursday July 17.



CG illustration of MITSUI OUTLET PARK OKAZAKI's outdoor plaza

■ Aichi Prefecture's First Full-Scale Outlet Mall with Approximately 180 Stores Offering Abundant Variety

As Aichi Prefecture's first full-scale outlet mall, the facility will comprise an Outlet Zone, featuring a varied lineup of about 160 stores from high-range fashion outlets with a focus on international brands to sports, outdoor, and lifestyle stores, and OKAZAKI MARKET, which will contain around 20 stores. Visitors can move between both zones to not only enjoy shopping, but also a variety of other experiences, including eating food that is unique to the area, and resting or playing in a spacious and comfortable environment.



The central area of each floor in the Outlet Zone features appealing spaces that can be enjoyed before and after shopping. The Kids' Zone, located in the center of the first floor, is equipped with a wide variety of play equipment for kids of many different age ranges. Facing the Kids' Zone, there is also a SKIDS GARDEN store offering a fee-charging indoor play area. The food court in the center of the second floor contains 12 stores catering to a broad range of needs, from prominent local restaurants to popular national chains. Visitors can enjoy food in spacious surroundings.



CG illustration of the Outlet Zone interior



CG illustration of the entire facility from the air

■ OKAZAKI MARKET, Where Visitors Can Enjoy Local Specialties and Foods, and a Variety of Experiences in a Greenery-Filled Plaza

OKAZAKI MARKET will be a park-based facility located on the east side of the site. The space will be reminiscent of a vibrant market, featuring an outdoor plaza with an area of about 43,056 ft² (4,000 m²), surrounded by about 20 stores, mostly restaurants and food stores. The outdoor plaza will contain an event stage and artificial lawn area that can be used for music and sports events, as well as a dog run and children's play equipment. In this way, it will provide a variety of experiences that can be enjoyed by all customers.

About the OKAZAKI MARKET logo

The green section of the logo is in the shape of the entire OKAZAKI MARKET area. The box shape between the words can also be used for all kinds of situations by inserting the name of an area or an event. The design will be used in many different places in the hope it will become a beloved presence for stakeholders. (*Trademark pending)



1 | Food

The Marché Zone will feature stores such as Aichi prefecture favorites in a space that feels like you can visit every day.

Many restaurants and food stores, including popular local stores, will be placed around the outdoor plaza.



2 | Experiences

The space will facilitate a variety of experiences through the dog run, children's play equipment, event stage, artificial lawn, and other facilities.



↑ CG illustration of the overall OKAZAKI MARKET area



CG illustration of the Marché Zone interior →

Initiatives for Worker-Friendly Environments

In order to realize worker-friendly environments for all employees and enhance employee satisfaction, the facility will contain two employee break rooms where employees can get a proper rest. Enhanced functionality and carefully curated design will make these spaces accessible and comfortable for employees.

Initiative details

- Electrical outlets for charging cell phones
- Free Wi-Fi
- Wash stations for brushing teeth
- Powder corner
- Employee-only smoking room
- Employee-only car park * The number of spaces will be limited.
- Facilities to enable commuting by bicycle, including an employee-only bicycle park
- * Employees should check the regulations of their employer in regard to commuting
- Provision of special discounts and services for staff to enjoy



Employee break room reference photo
(MITSUI OUTLET PARK MARINE PIA KOBE)

Short-period childcare service for employees during work hours

At the Skids Garden store located at the center of the first floor, we will provide a short-period childcare service to support employees in realizing diverse work styles.

Exclusive plan for MITSUI OUTLET PARK OKAZAKI store employees

- Special weekday-only pass (2.5 hours): ¥2,000 (tax included)
- Only children aged from three years old to second year of elementary school eligible for entry.
- *Under the special plan, children must be collected after each two-and-a-half-hour period, but they can be re-entered after a break for food, etc.



Reference image for the short-period childcare service

Joint Information Sessions with the MITSUI OUTLET PARK OKAZAKI Employment Center

The MITSUI OUTLET PARK OKAZAKI Employment Center (operator: AIDEM Co., Ltd.) has been established to support the recruitment of employees for stores opening in the mall and as part of recruitment activities, we will hold a series of joint information sessions with the Center from Thursday July 17. We will also implement a Mitsui Shopping Park Point Present campaign exclusively for employees working at the facility. By registering on the HataLuck® smartphone app (for details, see Attached Materials 6 on p.12 of this release), employees who are Mitsui Shopping Park Card holders can receive Mitsui Shopping Park Point presents.

Joint Information Session Schedule

All sessions to be held face-to-face. As the venue will differ depending on the date of the session, please confirm the venue in advance.

Schedule		
	Date	Venue
Session 1	Thursday, July 17, 2025 11:00-16:00	Okazaki venue: Tatsumigaoka Hall
Session 2	Tuesday, August 5, 2025 11:00-16:00	Toyokawa venue: Toyokawa Citizens Plaza
Session 3	Monday, September 1, 2025 11:00-16:00	Okazaki venue: Tatsumigaoka Hall
Session 4	Saturday, September 27, 2025 11:00-16:00	Okazaki venue: Tatsumigaoka Hall

* Last admission for all sessions is at 15:30

The schedule above is tentative and subject to changes and cancellations. Please check the website in advance for the latest information.

Recruitment site: <https://job-gear.net/mopokazaki> (in Japanese) (To be launched on Friday, June 13, 2025)

MITSUI OUTLET PARK OKAZAKI Employment Center (operator: AIDEM Co., Ltd.)

Company overview:

1-4-10 Shinjuku, Shinjuku-ku, Tokyo

President and Representative Director: Ryo Kabayama

Established: February 1971

Environmental Initiatives

As part of our efforts to promote carbon neutral design, the design of this facility reduces primary energy consumption by over 50%. As a result, it is the first large-scale facility operated by Mitsui Fudosan to acquire ZEB Ready certification under the Building-Housing Energy-efficiency Labeling System (BELS). At MITSUI OUTLET PARK OKAZAKI, we will contribute to the realization of a sustainable society through the following initiatives.

Main initiatives

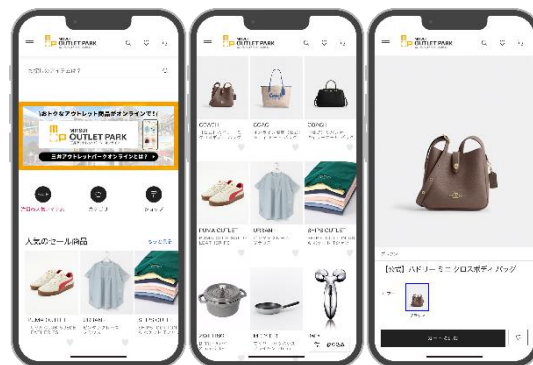
Realizing energy-efficient operation and management through the installation of high-efficiency air conditioning equipment and optimization of air conditioning capabilities
 Saving energy through the use of LED lighting and efficient lighting controls
 Consuming locally generated energy through the installation of solar panels



Collaboration with MITSUI OUTLET PARK Online, the Industry's First Outlet Mall E-commerce

On Monday March 17, 2025, we launched MITSUI OUTLET PARK Online, the industry's first service that enables users at home to purchase products directly from outlet mall stores through an online store. Users will be able to purchase items from stores opening at MITSUI OUTLET PARK OKAZAKI (excluding certain stores) through the e-commerce site, realizing an omni-channel service that enhances the shopping experience. Additionally, customers who newly register on the members' page will receive an exclusive ¥1,000 coupon to be used within seven days of their first login. (Terms & conditions apply. Please see the link below for details.)

https://mitsui-shopping-park.com/ec/lp/t1000_coupon190207/ (in Japanese)



*Rendering of smartphone screens

Press release concerning MITSUI OUTLET PARK Online:

<https://www.mitsui-fudosan.co.jp/corporate/news/2025/0317/> (in Japanese)

MITSUI OUTLET PARK Online website:

<https://moponline.mitsui-shopping-park.com/ec/> (in Japanese)

<Attached Materials 1> MITSUI OUTLET PARK OKAZAKI Store List (Announcement of 161 Stores Today)

1. Outlet Zone (announcement of 138 stores today)

◆Fashion 49 stores

Name	Sector
URBAN RESEARCH warehouse	Fashion
ADAM ET ROPÉ	Fashion
ABAHOUSE	Fashion
Arpege story	Fashion
E.S.P.	Fashion
INGNI	Fashion
WEGO OUTLETS	Fashion
EDWIN OUTLET	Fashion
EPOCA	Fashion
MFC STORE	Fashion
L.H.P	Fashion
ORIHICA	Fashion
OWNDAYS	Fashion
Gap Outlet	Fashion
clear	Fashion
COLONY2139 OUTLET	Fashion
G-Star RAW	Fashion
SHEL'TTER MOUSSY	Fashion
SHIPS OUTLET	Fashion
JOURNAL STANDARD/Spick & Span/ÉDIFICE et IÉNA	Fashion and fashion accessories
Theory	Fashion
Zoff	Fashion
Ciaopanic/DOUDOU/Cheztoi by PALGROUP OUTLET	Fashion
Champion	Fashion
TOMMY HILFIGER	Fashion
NICE CLAUP/OLIVE des OLIVE	Fashion
NANO universe	Fashion
NICOLE	Fashion
23 Ku Select	Fashion
NEWYORKER OUTLET	Fashion
NOLLEY'S OUTLET	Fashion
Bazaar GALLARDAGALANTE	Fashion
BANANA REPUBLIC FACTORY STORE	Fashion
FREAK'S STORE OUTLET	Fashion
BLUE LABEL/BLACK LABEL – CRESTBRIDGE	Fashion

Paul Stuart	Fashion
POLO RALPH LAUREN FACTORY STORE	Fashion
MERCURYDUO/EMODA/GYDA	Fashion
MARK & LONA	Fashion
MARcourt marché	Fashion
MICHAEL KORS	Fashion
MACKINTOSH PHILOSOPHY	Fashion
MACKINTOSH LONDON	Fashion
UNITED ARROWS OUTLET	Fashion
LACOSTE OUTLET	Fashion
Levi's® Factory Outlet	Fashion
LEPSIM	Fashion
ROPÉ PICNIC/VIS/JUN	Fashion
WORLD OUTLET	Fashion

◆Fashion accessories 22 stores

Name	Sector
ASICS WALKING	Fashion accessories
Ashinaga Ojisan	Fashion accessories
agnès b.	Fashion accessories
ACE BAGS & LUGGAGE	Fashion accessories
Orobianco	Fashion accessories
GaGà MILANO	Fashion accessories
Gifthat	Fashion accessories
Clarks	Fashion accessories
crocs	Fashion accessories
kate spade NEW YORK	Fashion accessories
Cole Haan	Fashion accessories
Samsonite	Fashion accessories
CITIZEN	Fashion accessories
SEIKO OUTLET	Fashion accessories
ZERO HALLIBURTON	Fashion accessories
CHARLES & KEITH	Fashion accessories
TRIUMPH	Fashion accessories
HIMIKO	Fashion accessories
FURLA	Fashion accessories
VÉRITÉ	Fashion accessories
madras/LANVIN COLLECTION	Fashion accessories
moda Clea OUTLET	Fashion accessories

◆Household goods 18 stores

Name	Sector
WEDGWOOD/ROYAL COPENHAGEN/Iittala Shop	Household goods
airweave	Household goods
CORELLE® OUTLET	Household goods
THERMOS Store	Household goods
SIXPAD STORE OKAZAKI	Household goods
Jibun Makura	Household goods
Celule	Household goods
TACHIKICHI	Household goods
ZWILLING/staub	Household goods
T-fal OUTLET STORE	Household goods
TEMPUR	Household goods
PLAZA	Household goods
Francfranc BAZAR	Household goods
BOTANIST Factory / and Habit	Household goods
MEYER	Household goods
Yogibo Store	Household goods
LIVING HOUSE. Bazar Box	Household goods
ReFa	Household goods

◆Sports and outdoor goods 17 stores

Name	Sector
adidas factory outlet	Sports and outdoor goods
UNDER ARMOUR FACTORY HOUSE	Sports and outdoor goods
ABC-MART OUTLET/ABC-MART SPORTS OUTLET	Sports and outdoor goods
GARMIN	Sports and outdoor goods
Callaway	Sports and outdoor goods
QUIKSILVER	Sports and outdoor goods
Columbia/MOUNTAIN HARDWEAR/SOREL	Sports and outdoor goods
THE NORTH FACE	Sports and outdoor goods
TaylorMade	Sports and outdoor goods
new balance golf	Sports and outdoor goods
new balance factory store	Sports and outdoor goods
PEARLY GATES	Sports and outdoor goods
BILLABONG	Sports and outdoor goods
PUMA OUTLET	Sports and outdoor goods
Marmot	Sports and outdoor goods
MERRELL	Sports and outdoor goods
LOUIS CASTEL	Sports and outdoor goods

◆Kids' 2 stores

Name	Sector
F.O. FACTORY Kids'	Kids'
Mezzo piano Kids'	Kids'

◆Amusement 1 store

Name	Sector
Sylvanian Families Mori-no-Uchi/MasterPiece Jigsaw Puzzle Store	Amusement

◆Pet-related 1 store

Name	Sector
PET PARADISE	Pet-related

◆Service 2 stores

Name	Sector
FamilyMart	Convenience store
Magic Machine	Service

◆Restaurants and food 14 stores

Name	Sector
ESPRESSO D' WORKS	All-day dining
karin	Fruit juice
Kimi no Hamburg wo Tabetai	Hamburg steak
KUA` AINA	Gourmet burgers
KUZE FUKU & Co.	Groceries
GODIVA	Chocolate
Gong cha	Tea café
SAN	Dessert dishes and tarts
St.Cousair	Groceries
Soup Stock Tokyo	Soup
Tully's Coffee	Café
CHEESE GARDEN	Western confections /café
BLUE SEAL	Ice cream
Lindt Chocolate Boutique & Café	Chocolate

◆Food court 12 stores

Name	Sector
Ishigama Kobo	Hamburg steak and steak
Umagen	Udon noodles
ONIKUYA	Meat rice bowls and other meat dishes
GYOKU	Tsukemen (Chinese noodles served cold)
TSUKIJI GINDAKO	Takoyaki (deep-fried octopus in batter)
Tori Sanwa	Chicken and egg rice bowls
Fresh Pasta Specialty Store SPALA	Pasta

PEKIN Honten	Chinese food
VEGEGO Onuresiktan	Korean food
MARION CREPES	Crepes
Misokatsu Yabaton	Misokatsu (pork cutlet with miso sauce)
Menya Yukou	Ramen

2. OKAZAKI MARKET (announcement of 23 stores today)

◆Household goods 2 stores

Name	Sector
CRASH GATE	Household goods
3COINS +plus	Household goods

◆Restaurants and food 18 stores

Name	Sector
Abarenbou Chicken	Fried Chicken
Unagi Kappo Mikawa Sansuitei	Grilled eel
Ebisenbei-no-Sato	Shrimp rice crackers
Oanmaki-no-Fujitaya	Japanese confections
Onikuzen Sugimoto	Meat dishes
Meat Specialty Store Ishikawaya	Meat products, fried foods, prepared foods
SAIJOEN MATCHA CAFE	Matcha tea
Sapporo Fish Market No. 57 Ikiiki Sushi	Conveyor belt sushi
Starbucks	Specialty coffee
Spanish Kiln Pan-no-Tora	Bakery
Da Café	Fruit sandwiches
Tsukishimi Monja Okoge	Monjayaki (Tokyo-style Japanese pancake)
Food Marche Mamezou (tentative name)	Fresh produce, daily delivery goods, rice balls
Hokkaido Umaimonokan	Regional specialties
Yakiniku Anman	Yakiniku (grilled meat)
YAMASA Chikuwa	Chikuwa (tube-shaped Japanese fishcake)

◆Pet-related 3 stores

Name	Sector
P's-first	Pet-related
PET THREE	Fashion
Yamada Noen FARM&DOGS	Dog café

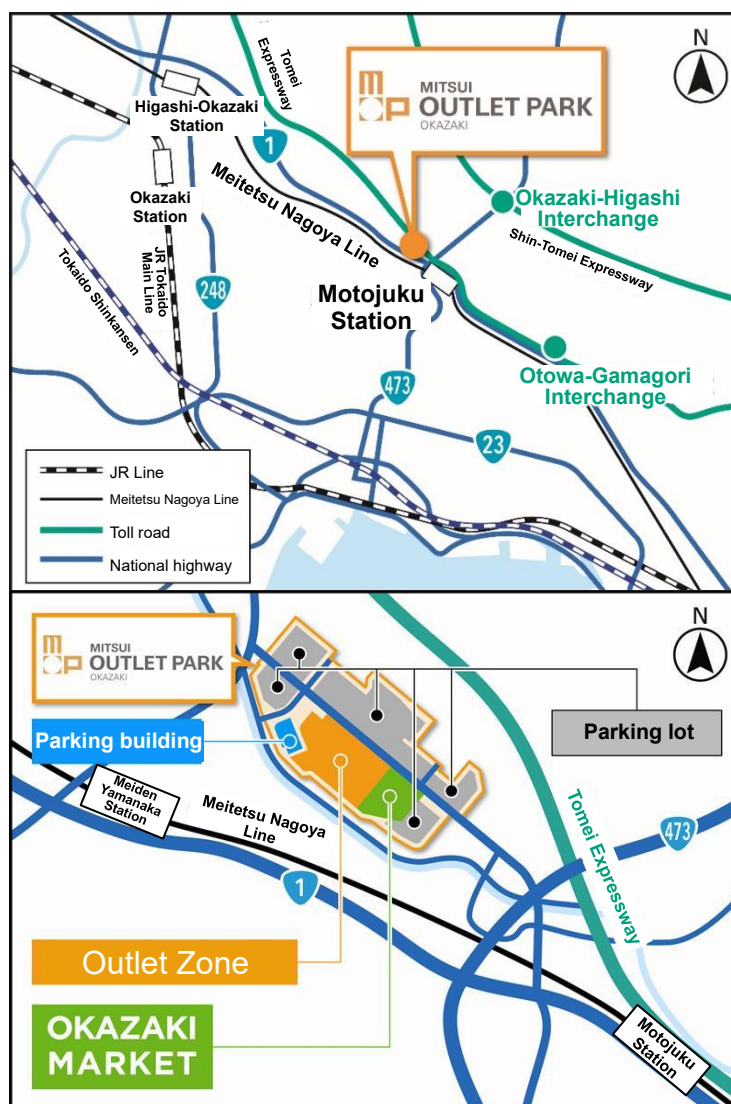
*The lists above are based on information current as of May 22, 2025. Please understand it is subject to change.

*Food Marche Mamezou (tentative name) is operated by three stores in three different sectors (fresh produce, daily delivery goods, rice balls) under a shared name

<Attached Materials 2> **mitsui OUTLET PARK OKAZAKI Project Overview**

Location	Motojuku-cho, Maigi-cho, Ikegane-cho, Okazaki City, Aichi Prefecture
Access	3 km from the Shin-Tomei Expressway Okazaki-Higashi Interchange, 5 km from the Tomei Expressway Otowa-Gamagori Interchange 13-minute walk from Motojuku Station on the Meitetsu Nagoya Line
Site area	Approx. 1,705,000 ft2 (approx. 158,400 m2)
Total floor area	Approx. 695,348 ft2 (approx. 64,600 m2) Store area: Approx. 536,042 ft2 (approx. 49,800 m2) Parking building area: Approx. 159,305 ft2 (approx. 14,800 m2)
Store floor area	Approx. 376,736 ft2 (approx. 35,000 m2)
Scale/Structure	Steel structure, 2 aboveground floors
Number of stores	Approx. 180
Schedule	Construction start: May 2024, completion: End of September, 2025 (scheduled), opening: November 2025 (scheduled)
Architect	Basic design: Tokyu Architects & Engineers INC Final design: The Zenitaka Corporation
Contractor	Stores and exterior construction: The Zenitaka Corporation Parking building construction: Daiwa Lease Co., Ltd.
Environmental design	Studio Taku Shimizu Park Corporation
Operation and management	Mitsui Fudosan Retail Management Co., Ltd.

<Attached Materials 3> **Map**





<Attached Materials 4> 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 over 70 retail facilities operated by the Mitsui Fudosan Group nationwide (as of May 2025) as well as on Mitsui Shopping Park & Mall and MITSUI OUTLET PARK Online, the official online retail sites of Mitsui Shopping Park.

There are two types of point cards based on different styles of use: 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).



In the case of a ¥100 purchase (excluding tax):

<p>Payment by credit using Mitsui Shopping Park Card Saison</p>  <p>2 points</p> <p>(credit card functions)</p>	<p>Mitsui Shopping Park Point Card</p>  <p>1 point</p> <p>(no credit card functions)</p>
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- * Points are awarded based on the total purchase amount discounted by the standard tax rate.
- * Even when the total purchase includes items subject to a reduced tax rate (8%), points are awarded based on the total purchase amount discounted by the standard tax rate (10%).
- * Some stores are excluded from this service or award different numbers of points
For details, please refer to the website <https://mitsui-shopping-park.com/msppoint/> (in Japanese)/

<Attached Materials 5> Mitsui Shopping Park App

Mitsui Shopping Park App is a convenient app that can be used to get better value at retail facilities operated by the Mitsui Fudosan Group, including LaLaport and MITSUI OUTLET PARK. After downloading the app, if you register your favorite facilities, you will receive the latest information on each facility, such as sales and events, as well as coupons for discounts and services.

By registering and logging in through the app, you can easily check your point membership information, earn and use Mitsui Shopping Park Points through a QR code within the app, and make credit card payments with the convenient “App de Payment” feature, making your shopping experience even more convenient.

- * The App de Payment function is only available for Mitsui Shopping Park Card Saison holders.
- * Some facilities and stores are excluded from app services.
- * For details, please refer to the website <https://mitsui-shopping-park.com/en/msppoint/app/>

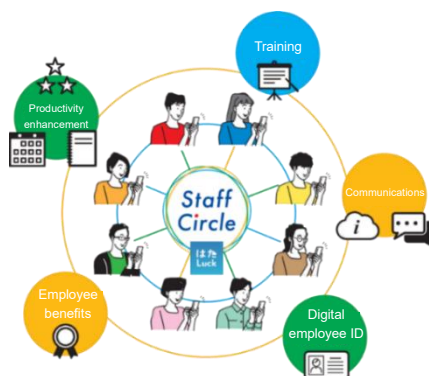
<Attached Materials 6> Mitsui Shopping Park Staff Circle

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

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

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



<Attached Materials 7> Mitsui Fudosan's Regional Shopping Centers and Outlet Malls (as of May 2025)

▽Number of facilities in Japan

Mitsui Shopping Park LaLaport: 22 facilities

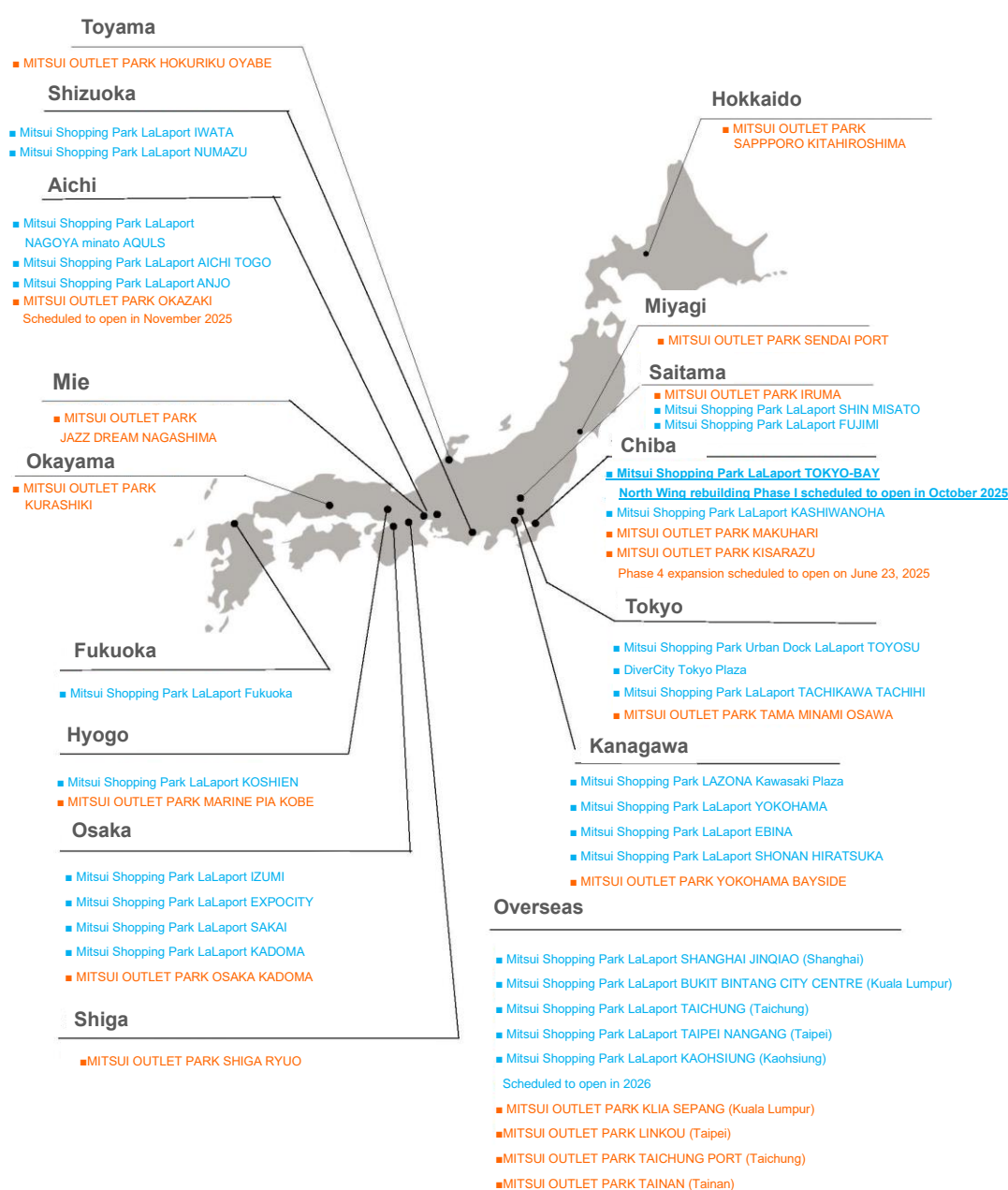
MITSUI OUTLET PARK: 14 facilities (including MITSUI OUTLET PARK OKAZAKI, which is scheduled to open)

* MITSUI OUTLET PARK OSAKA KADOMA and LaLaport KADOMA have each been counted as one facility.

▽Number of facilities overseas

Mitsui Shopping Park LaLaport: 5 facilities (including one facility scheduled to open)

MITSUI OUTLET PARK: 4 facilities



Blue: Regional shopping center
Orange: Mitsui Outlet Park

<Attached Materials 8> Mitsui Fudosan Commercial Facilities in the Tokai Area

A total of seven facilities have opened in the Tokai area, starting with MITSUI OUTLET PARK JAZZ DREAM NAGASHIMA in March 2002, Mitsui Shopping Park LaLaport IWATA in June 2009, Mitsui Shopping Park LaLaport NAGOYA minato AQUUS in September 2018, Mitsui Shopping Park LaLaport NUMAZU in October 2019, Mitsui Shopping Park LaLaport AICHI TOGO and RAYARD Hisaya-odori Park in September 2020, and Mitsui Shopping Park LaLaport ANJO in April 2025. In March 2025, LaLaport NAGOYA minato AQUUS underwent renovations for the first time since its opening.

Under the concept of “Growing Together” that lies behind all of Mitsui Fudosan’s commercial facilities, we will continue to promote a variety of efforts to give commercial facilities a new shape that is rooted in the community and nurtured together with customers, while working to develop collaboration among all our facilities.



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



Mitsui Shopping Park LaLaport IWATA
(Iwata City, Shizuoka Prefecture)



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



Mitsui Shopping Park LaLaport NUMAZU
(Numazu City, Shizuoka Prefecture)



RAYARD Hisaya-odori Park
(Nagoya City, Aichi Prefecture)



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



Mitsui Shopping Park LaLaport ANJO
(Anjo City, Aichi Prefecture)



MITSUI OUTLET PARK OKAZAKI
(Okazaki City, Aichi Prefecture)

<Attached Materials 9> 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/

& EARTH for Nature

<https://www.mitsuifudosan.co.jp/english/business/development/earth/for-nature/>

Furthermore, in April 2025, the Mitsui Fudosan Group formulated “& EARTH for Nature,” its declaration of coexistence with the environment in neighborhood creation. Seeing the environment as a “Holistic Environment” blending nature, people, and community into a cohesive whole, the Group is promoting neighborhood creation that expands prosperous “Holistic Environments” and passes them on to future generations. In the Declaration, five key issues to address have been established: Preserve and nurture greenery, Harness the allure of water, Enrich the ecosystem, Connect the aspirations of the community, and Promote the circulation of natural resources. The initiatives described in this news release contribute to 2 of the key issues to address in “& EARTH for Nature.”

