
Mitsui Shopping Park LaLaport TOKYO-BAY North Wing Rebuilding Phase I Area to Open in October 2025 Advance Announcement of 93 Stores and Further Enlargement Through the Integration of Neighboring Vivit Minami Funabashi

Key Points of this Release

- Mitsui Shopping Park LaLaport TOKYO-BAY North Wing is being rebuilt in stages and the Rebuilding Phase I area will open in October 2025. It will contain 94 stores, 93 of which have been announced in advance.
- The North Wing Phase II area, which is currently still open for business, will be temporarily closed for rebuilding from Monday, October 13, 2025. A closing sale will be held from September to October 2025.
- Vivit Minami Funabashi, located next to Mitsui Shopping Park LaLaport TOKYO-BAY, will change its name to Mitsui Shopping Park LaLaport TOKYO-BAY North Gate in October 2025 to coincide with the opening of the Phase I area. It will undergo a renewal to become a new gateway welcoming customers to Mitsui Shopping Park LaLaport TOKYO-BAY.

Tokyo, Japan, June 3, 2025 - Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that the Rebuilding Phase I area of Mitsui Shopping Park LaLaport TOKYO-BAY North Wing (hereafter, the “North Wing Rebuilding Project”), a facility in Funabashi, Chiba Prefecture, currently being rebuilt in stages (Phase I and Phase II), will open in October 2025.

Mitsui Shopping Park LaLaport TOKYO-BAY (hereafter, “LaLaport TOKYO-BAY”) was originally opened in April 1981 as LaLaport Funabashi Shopping Center. Since then, it has been patronized by many customers as the very first LaLaport. The North Wing Phase I area was temporarily closed for rebuilding in January 2023, and construction work began in March 2024. This work will increase the scale of the building from two floors to three to give the facility new life as a facility that continues to be enjoyed by diverse customers of all ages. The Phase II area, which is currently still open for business, will be temporarily closed for rebuilding from Monday, October 13, 2025.

The NORTH Wing Phase I area will bring together 94 stores in many different categories, including on-trend curated stores, sports stores, lifestyle goods stores, and restaurants. The food court and restaurant zone on the third floor will be combined to create Chiba Prefecture’s biggest and best new food zone. Additionally, Vivit Minami Funabashi, located next to LaLaport TOKYO-BAY, will change its name to Mitsui Shopping Park LaLaport TOKYO-BAY North Gate to coincide with the opening of the Phase I area, and it will be integrated into LaLaport TOKYO-BAY after undergoing a renewal.

The integration of Vivit Minami Funabashi will mean that as of October 2025, LaLaport TOKYO-BAY will have approximately 390 stores in total (after the temporary closure of the Phase II area). This will make it the largest commercial facility operated by Mitsui Fudosan in terms of number of stores. This number will increase further once the North Wing Rebuilding Project is completed and the Phase II area opens. By making LaLaport TOKYO-BAY bigger and better than ever before through this upgrade work, we will provide customers with enriching facility visit experiences that fulfill their diverse needs.



CG illustration of the Mitsui Shopping Park LaLaport TOKYO-BAY North Wing exterior after rebuilding

About the LaLaport TOKYO-BAY North Wing Rebuilding Project

Under the concept of “A special day, anytime, all the time, here in this place,” the North Wing Rebuilding Project will retain the best aspects of the Minami Funabashi area, which has been developed by Mitsui Fudosan through the “get better with age*” approach, while also incorporating new sports and entertainment elements. The aim is to realize a shopping center that can represent the LaLaport brand into the future.

Phase I will bring in 94 stores as part of a large-scale upgrade in terms both size and content to reinvent the North Wing as a more appealing facility. The first and second floors will offer many different ways to spend time in a commercial facility through a broad lineup of stores, including on-trend curated stores, sports stores, and lifestyle goods stores, as well as cafes with terrace seating and stores providing support services for everyday life. On the third floor, the food court and restaurant zone will be combined to create Chiba Prefecture’s biggest and best new food zone. It will provide a place where visitors can enjoy food experiences that meet their diverse needs, from sweets stores with takeout options to restaurants with lively atmospheres.

Also, Harbor Street, located at the center of the facility and about 350 meters long, will be expanded to about double its current width through the North Wing Rebuilding Project. The North Wing will continue to be connected to the South Wing through a connecting bridge, allowing visitors to enjoy their time at LaLaport TOKYO-BAY regardless of the weather.

* Get better with age” – An approach to neighborhood creation in which the distinctiveness and appeal of the neighborhood increases over time



CG illustrations of the Mitsui Shopping Park LaLaport TOKYO-BAY North Wing interior after rebuilding

■ **Raising the value of harbor street, located at the center of the facility and about 350 meters long**

Harbor Street will be expanded to about double its current width through Phase I and Phase II of the rebuilding project. Phase I will feature stores with terrace seating, which together with the stores in the South Wing, will create an environment that rejuvenates the surrounding area. Here we introduce two of the stores that will open in the Phase I area.

【**Tim Ho Wan**】

Tim Ho Wan is a dim sum restaurant that has earned Michelin stars in the gourmet city of Hong Kong. This will be its first restaurant in Chiba Prefecture and at a LaLaport facility. Every part of the brand's popular dim sum, including the skin, is freshly made instore on the same day. Diners can enjoy authentic, luxury hotel-grade dim sum within an accessible price range.



【**RHC Ron Herman / RHC Cafe**】

RHC Ron Herman is a concept store that brings together a wide range of elements that represent “now” in the US, including fashion, sports, art, and food. The lively interior, which overflows with positive energy, offers clothing for men, women, and children, jewelry, lifestyle goods, cosmetics, and also contains a cafe.



■ **Implementing a campaign to create the North Wing Phase I area entrance plaza with the community from Tuesday, June 3 to Monday June 16!**

For over 40 years since LaLaport TOKYO-BAY opened in April 1981, it has been a beloved presence in the community, creating many memories together. Therefore, we are implementing a campaign to realize the reinvented facility together with stakeholders, using engraved bricks that will form part of a plaza within the North Wing Phase I area.

We will be accepting entries containing people's memories and messages concerning LaLaport TOKYO-BAY and a selection will be chosen by lottery and engraved onto bricks to be installed in the plaza. For details regarding entry conditions and content that can be engraved, please visit the campaign webpage below.

URL (campaign webpage):

<https://mitsui-shopping-park.com/lalaport/tokyo-bay/event/3073578.html> (in Japanese)

Start of Phase II of the North Wing Rebuilding Project and Temporary Closure of the Phase II Area

The North Wing Phase II area, which is currently still open for business, will be temporarily closed for Phase II of the North Wing Rebuilding Project from Monday, October 13, 2025.

In advance of the closure, we plan to hold a closing sale from September to October 2025 to express our gratitude to the many customers who have used the facility over the years. Details will be announced both within the facility and on the website. We hope you will take the opportunity to enjoy one last visit.

■Relocation of existing stores and new store openings

Sections of the current SOUTH Wing and WEST Wing will also undergo renewal to raise the appeal of the entire facility and deliver new value for visitors. Some stores currently in the Phase II area scheduled for temporary closure will be relocated to the SOUTH and WEST Wings, and together with new stores due to open for the first time in LaLaport TOKYO-BAY, they will provide a more varied and enjoyable shopping experience.

The renewal will aim to leverage the charm of the existing buildings while also creating new stores and spaces to realize an attractive facility which is even more attuned to the needs of people in the region. Details regarding the relocation of existing stores, new store openings, and other renewal information will be shared in an additional release in or around September 2025.

Vivit Minami Funabashi Announcement of Renewal and Name Change to Mitsui Shopping Park LaLaport TOKYO-BAY North Gate

Vivit Minami Funabashi has deep roots in the local area from when it was operated by another company and in 2020, it was welcomed into the Mitsui Shopping Park brand. Today we announce that in October 2025, in conjunction with the opening of the Phase I area of the North Wing Rebuilding Project, it will be reborn as part of LaLaport TOKYO-BAY with the new name Mitsui Shopping Park LaLaport TOKYO-BAY North Gate.

Renewal work to be carried out together with the name change will include creating a welcoming space filled with greenery in the main entrance on the East side. The facility's signature atrium space will also be made even more appealing as an event space for holding a wide range of sport and entertainment events, creating a venue where the community can get together and enjoy themselves.



CG illustration of the Mitsui Shopping Park LaLaport
TOKYO-BAY North Gate exterior



CG illustration of the Mitsui Shopping Park LaLaport
TOKYO-BAY North Gate interior

The reinvention of Vivit Minami Funabashi as part of LaLaport TOKYO-BAY will mean that in October 2025, LaLaport TOKYO-BAY will have approximately 390 stores in total (after the temporary closure of the Phase II area). New tenants are also due to open stores, further broadening the shopping and leisure choices on offer. As the facility takes a step forward into a new era as Mitsui Shopping Park LaLaport TOKYO-BAY North Gate, it will aim to become a facility

loved by more customers than ever before.

Initiatives for Worker-Friendly Environments

Employee break rooms designed with a particular emphasis on convenience will be placed in five locations to realize worker-friendly environments for all employees and to enhance employee satisfaction. We will aim to provide employees with accessible and comfortable spaces through enhanced functionality and carefully curated design.

- Electrical outlets for charging cell phones
- Free Wi-Fi
- Wash stations for brushing teeth
- Powder corner
- Employee-only smoking room
- Provision of special discounts and services for staff to enjoy



Employee break room reference photo
(Mitsui Shopping Park LaLaport ANJO)

Joint Information Sessions held by the Mitsui Shopping Park LaLaport TOKYO-BAY North Wing Rebuilding Phase I Employment Center

The Mitsui Shopping Park LaLaport TOKYO-BAY North Wing Rebuilding Phase I Employment Center (operation entrusted to AiDEM Incorporated) has been established to support the recruitment of employees for each store. As part of recruitment activities, we will hold a series of joint information sessions from Wednesday July 23.

<Joint Information Session Schedule>

	Time/Venue
Session 1	Wednesday, July 23, 2025 11:00-16:00 * Last admission at 15:30 Venue: LaLa arena TOKYO-BAY Sub-arena
Session 2	Tuesday, August 19, 2025 11:00-16:00 * Last admission at 15:30 Venue: LaLa arena TOKYO-BAY Sub-arena
Session 3	Monday, September 29, 2025 11:00-16:00 * Last admission at 15:30 Venue: LaLa arena TOKYO-BAY Sub-arena

* Please check the website in advance for the latest event information.

Recruitment site: <https://job-gear.net/lptokyobaykita/> (in Japanese)

Mitsui Shopping Park LaLaport TOKYO-BAY North Wing Rebuilding Phase I
Employment Center operator: AiDEM Incorporated

Company overview

- Head office: 1-4-10 Shinjuku, Shinjuku-ku, Tokyo
- President and Representative Director: Ryo Kabayama
- Established: February 1971

Creating a Mixed-use Neighborhood in the Minami-Funabashi Area

For more than 40 years since opening LaLaport TOKYO-BAY in 1981, the Mitsui Fudosan Group has been advancing neighborhood creation in the Minami-Funabashi area under the concept of “get better with age.” LaLaport TOKYO-BAY has continued to grow to become one of the country’s largest shopping centers, patronized by a broad range of customers. In addition, we have promoted mixed-use neighborhood creation by developing a diversity of businesses in the Funabashi area, attracting a neighborhood creation-type logistics facility—the Mitsui Fudosan Logistics Park (MFLP) Funabashi—as well as the Mitsui Fudosan Ice Park Funabashi indoor ice-skating rink, for-sale condominiums, and others.

In November 2023, we opened Mitsui Shopping Park LaLa Terrace TOKYO-BAY (hereafter, “LaLa Terrace TOKYO-BAY”) to serve as a gateway to the Minami-Funabashi area. In April 2024, we completed construction of LaLa arena TOKYO-BAY, a large-scale multi-purpose arena with a capacity of up to 10,000 people, and it opened for its first performance the following July. LaLaport TOKYO-BAY holds various events in collaboration with these neighboring facilities in order to enliven the area through sports and entertainment.

In addition, the Company is promoting initiatives for regional cooperation, and going forward will contribute to the creation of a lively community through area management activities in the waterfront area centered on LaLa Terrace TOKYO-BAY, and by holding events in cooperation with the Funabashi Racecourse and other local facilities.

LaLaport TOKYO-BAY will enhance the appeal of the entire area by further expanding its commercial, public space, sports and entertainment functions through the North Wing rebuilding project. It will create an environment where visitors can enjoy themselves all day by experiencing out-of-the-ordinary sensations at a variety of events, as well as shopping and dining before and after events.



<Attached Materials 1> Store List (93 Stores Currently Announced)

◆Fashion/Lifestyle/Other 43 stores

Store name	Category
BEAUTY & YOUTH UNITED ARROWS	Men's and women's clothing, related accessories
Spick&Span	Ladies' clothing and fashion accessories
Polo Ralph Lauren	Men's, women's, and children's clothing
ISETAN MiRROR Make & Cosmetics	Cosmetics and related items
Loungedress	Ladies' clothing and miscellaneous goods
GALLEST	Ladies' clothing and fashion accessories
Pal'las Palace	Ladies' clothing and fashion accessories
THE CLOCK HOUSE PremiumLabel	Watches and personal items
IWAKI MEGANE	Glasses and sunglasses
PET PARADISE	Pet supplies and related goods
TOYOTA COROLLA CHIBA	Automobiles and others
SUPER SPORTS XEBIO/L-Breath/X'tyle	Sports and outdoor goods
PET ECO	Dog and cat sales, grooming salon, pet hotel, veterinary clinic, pet-related product sales, etc.
DAIWA CYCLE STYLE	Bicycles and related items
Anker Store	Home electronics and related products
Aga	Ladies' clothing
COLLAGE GALLARDAGALANTE	Ladies' clothing and miscellaneous goods
Laline	Cosmetic accessories
emmi	Ladies' clothing and fashion accessories
RHC Ron Herman/RHC CAFE	Apparel, miscellaneous goods, and food & beverages
COLE HAAN	Shoes and fashion accessories
LACOSTE	Ladies', men's clothing, and fashion accessories
KEEN GARAGE	Shoes and clothing
G-Star RAW	Ladies' and men's clothing
NEW ERA	Hats, fashion accessories, and clothing
Levi's Store	Ladies', men's clothing, and miscellaneous goods
CIAOPANIC TYPY	Men's, ladies' clothing, and miscellaneous items
SAC'S BAR	Bags and fashion accessories
LEPSIM	Ladies' clothing and fashion accessories
coen	Men's and women's clothing, related accessories
MAHARAJA DIAMOND	Jewelry
H&M	Ladies', men's, and kids' clothing
GU	Apparel and fashion accessories
bijou SOPHIA	Jewelry
Reebok	Apparel and footwear
GLOBAL WORK	Ladies', men's, and kids' clothing
NIKE	Men's, women's, and sports goods
SALOMON STORE	Sports and outdoor goods
ANTIQUATURE	Used, vintage, and imported wear
Manhattan Portage	Bags, apparel, and miscellaneous goods
HUF	Apparel
JINS	Glasses and eyewear
Kumazawa book store	Books and miscellaneous goods

◆Services 9 stores

Store name	Category
Hoken Hyakka	Insurance Agency
au Style	Mobile Phones and related products
Lalaport Dental Clinic	Dental Clinic
Riat!	Shoe & Bag repair, key duplication
Zexy Consultation Counter / Zexy Enmusubi Agent	Wedding venue information / marriage consultation
Raffine Plus	Relaxation services
Applause Clothing Repair and Adjustment	Clothing and bag alterations
JTB	Travel agency
Hair Color Specialty Salon fufu	Hair coloring
Hoken Hyakka	Insurance Agency

◆Restaurant/Cafe/Other 21 stores

Store name	Category
Komeda's Coffee	Cafe
Starbucks	Specialty coffee
Tim Ho Wan	Hong Kong dim sum
Ishigamaya Hamburg Steak	Hamburg steak and steak
Shabu-Sai	Shabu-shabu (Japanese hot pot)
Tonkatsu Shinjuku Saboten	Cutlet specialty restaurant
Capricciosa	Italian cuisine
Tsukishima Monja Kuya	Monjayaki (pan-fried savory pancake)
Cerveza JPN	Spanish cuisine
Cafe & Dining Miss Pretty Woman	Western-style cafe
Denkou Sekka	Okonomiyaki (Japanese savory pancake)
Gochiton	Pork miso soup set meal
Gyukatsu Futabatei	Beef cutlet
Okamado-meshi Torafuku	Japanese set meals
Benitora Tiger Gyoza Factory	Chinese cuisine
Cheese & Doria / Sweets	Cheese dishes
(Tentative Name) Hakata Motsunabe Yamaya	Motsunabe (offal hot pot)
Yakiniku Rikyū	Yakiniku (Japanese BBQ)
Tamago to Watashi	Omelette rice (omurice)
Fishing Restaurant Zauo	Fish dishes
Ueshima Coffee House	Cafe

◆Food court 20 stores

Store name	Category
Kiwamiya	hamburger steak
(Tentative name) Sawada Hanten	Chinese
Nanpuu	Flour-based dishes
Curry & Freshly Baked Nan AMARA	Curry
Densetsu no Sutadonya	Meat boals, meat dishes
Sukesan Udon	Udon noodles, rice bowls
Toriyama Gekijyou	Oyakoyon, chicken dishes
Gyutan Tororo Mugi-meshi NEGISHI	Beef tongue
Pasta-ya Icho-me	Pasta
(Tentative name) Komeraku: A Perfect Day for Ochazuke with Everyone (Pork Bone Broth Style)	Ochazuke
Ramen Sugimoto	Ramen
Sapporo Ramen Shirakaba Sansou	Miso ramen
Hakata Ramen Issou nossi	Hakata ramen
Tendon Kaneko Hannosuke, Nihonbashi	Tendon
Onikuya	Meat dishes
886 dining	Dim sum
J.S. BURGERS Jr.	Hamburgers
GODIVA CREPE	Crepes
IYEMON CAFE	Matcha cafe
Strawberry fetish+	Strawberry candy, drinks, other strawberry item

<Attached Materials 2> Overview of Mitsui Shopping Park LaLaport TOKYO-BAY North Wing

Location	2-1-1 Hamacho, Funabashi City, Chiba Prefecture
Total floor area	<p><North Wing> Prior to rebuilding: Approx. 1,044,099 ft² (approx. 97,000 m²) After rebuilding: Approx. 1,110,835 ft² (approx. 103,200 m²)</p> <p><LaLaport TOKYO-BAY overall*1> After rebuilding: Approx. 4,646,780 ft² (approx. 431,700 m²)</p>
Store area	<p><North Wing> Prior to rebuilding: Approx. 484,375 ft² (approx. 45,000 m²) After rebuilding: Approx. 647,987 ft² (approx. 60,200 m²)</p> <p><LaLaport TOKYO-BAY overall*1> After rebuilding: Approx. 541,424 ft² (approx. 50,300 m²)</p>
Scale/Structure	Steel structure, 3 floors above ground
Number of stores	(Phase I) 94 stores (Phase II) To be determined
Number of parking spaces	Approx. 7,200 cars*2
Access	<p><Railway> 5-minute walk from Minami-Funabashi Station on the JR Keiyo and Musashino lines 5-minute walk from Funabashi-Keibajo Station on the Keisei Main Line (free shuttle bus available)</p> <p><Bus> 15 minutes by bus from JR Tsudanuma Station 15 minutes by bus from JR Funabashi Station</p>
Schedule	(Phase I) Start: March 2024 (Phase I) Opening: October 2025 (scheduled) (Phase II) Start: To be determined
Architect	Basic design: Tokyu Architects & Engineers Inc. (Phase I) Final design and supervision: Taisei Corporation
Contractor	(Phase I) Joint venture between Taisei Corporation and Abe Construction Co., Ltd.
Operation and management	Mitsui Fudosan Retail Management Co., Ltd.
Website	https://mitsui-shopping-park.com.e.act.hp.transer.com/lalaport/tokyo-bay/

*1. Includes Vivit Minami Funabashi and LaLaport Mitsui Building

*2. For LaLaport TOKYO-BAY overall (including Vivit Minami Funabashi)

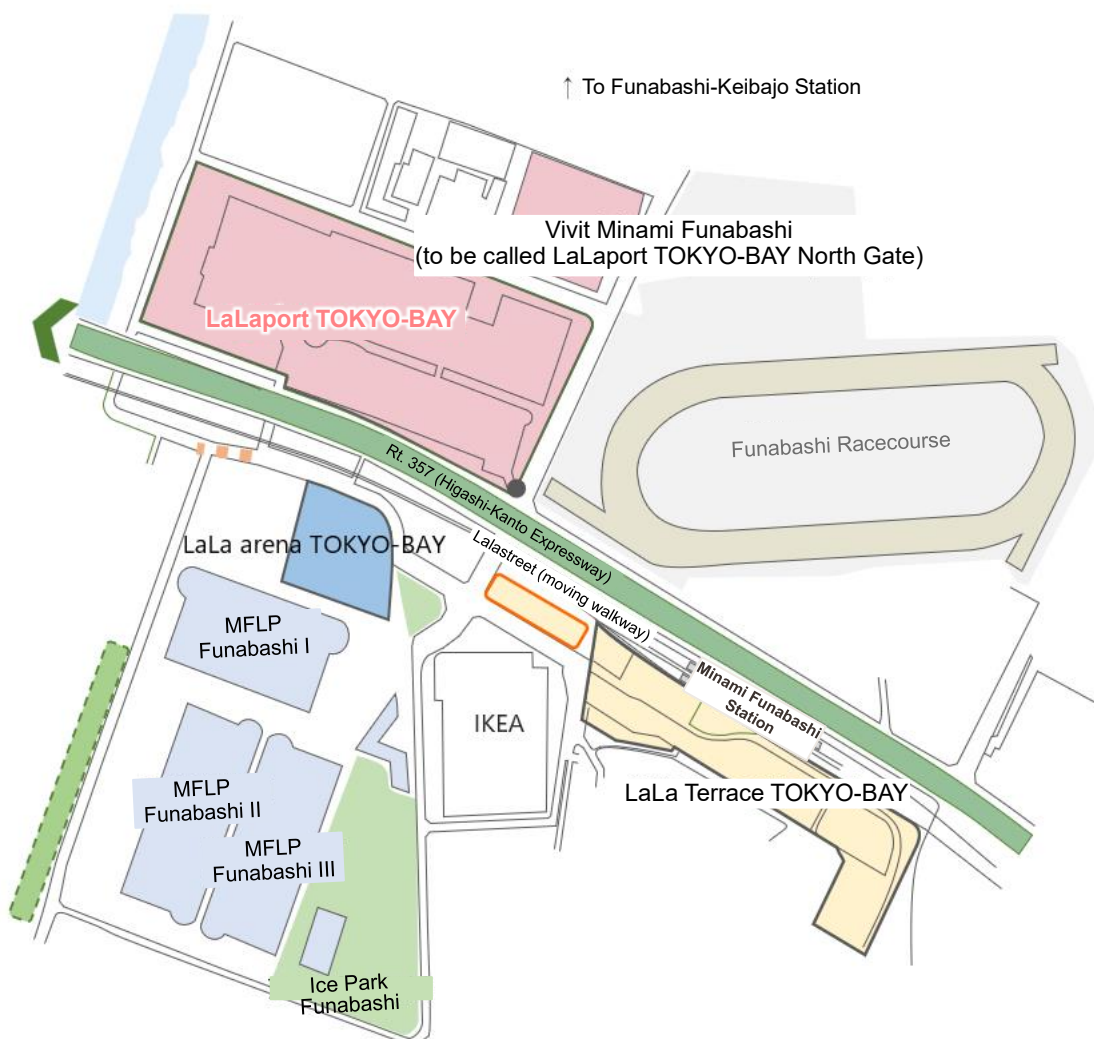
【Building Layout】



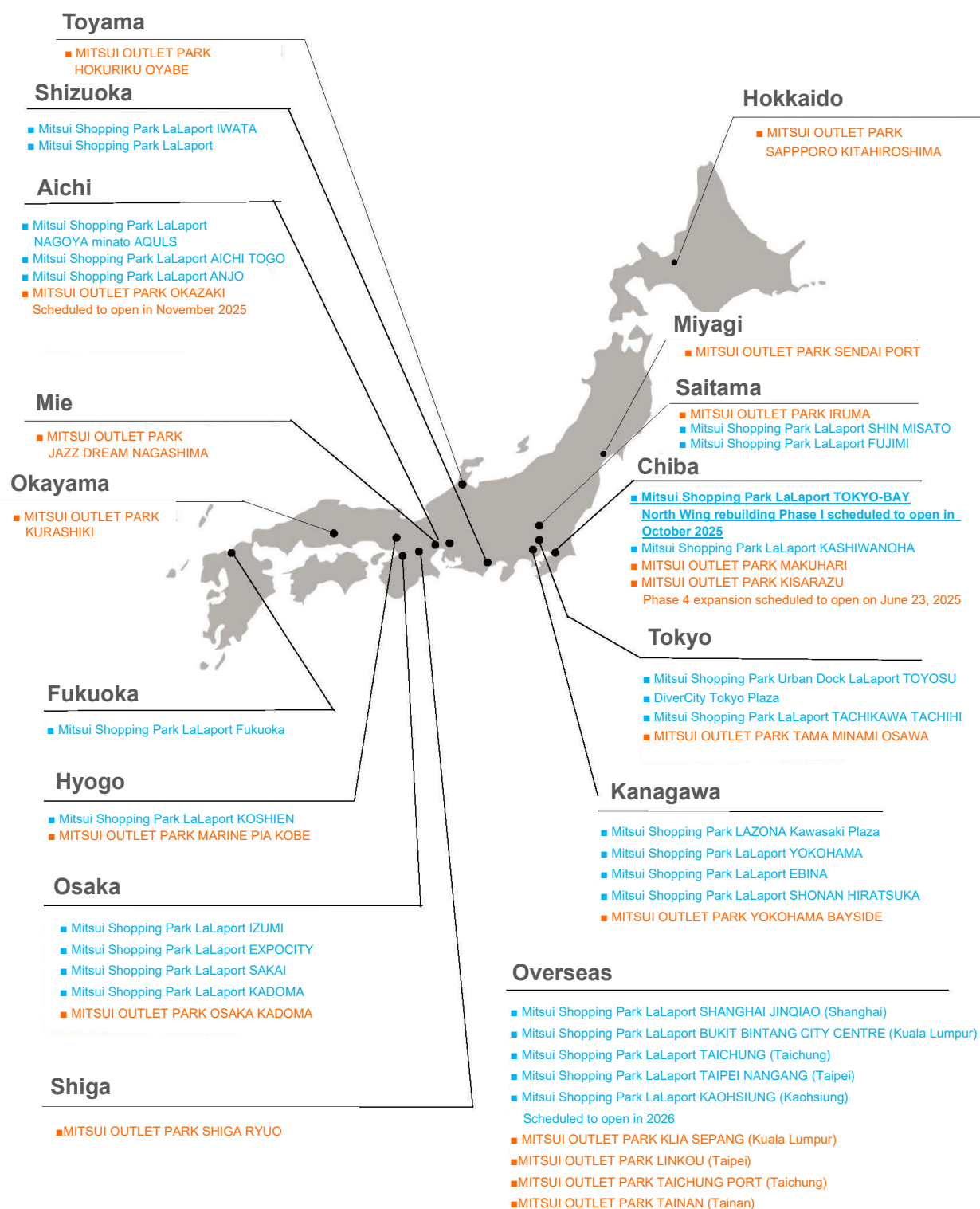
< Attached Materials 3 > Map



< Attached Materials 4 > Small Area Map



<Attached Materials 5> Mitsui Fudosan's Regional Shopping Center/Outlet Mall Projects (as of June 2025)



Blue: Regional shopping center
Orange: Mitsui Outlet Park

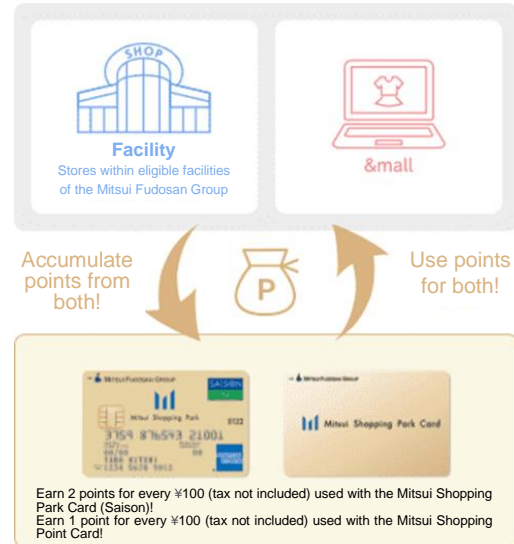
【Attached Materials 6】 Mitsui Shopping Park Point Service

A convenient point service that offers great value for shoppers, allowing them to earn and redeem Mitsui Shopping Park Points at retail facilities operated by the Mitsui Fudosan Group nationwide and on “& Mall,” the official online retail site of Mitsui Shopping Park. There are two types of point cards based on different styles of use: Mitsui Shopping Park Card (Saison; a point card with credit card functionality), which will never charge an annual fee and provides numerous benefits, and Mitsui Shopping Park Point Card (no credit card function).

* Excludes some facilities and stores

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

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



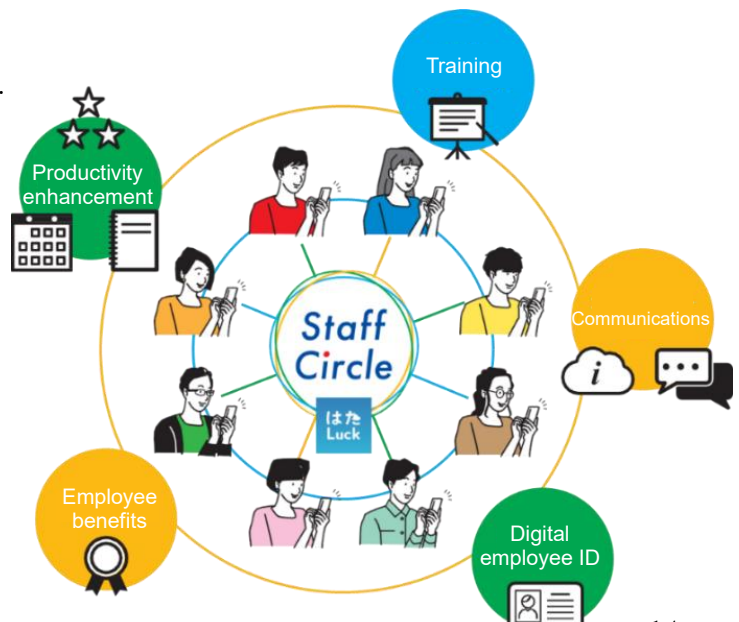
【Attached Materials 7】 Mitsui Shopping Park Staff Circle

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

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

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

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



【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 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 1 of the key issues to address in “& EARTH for Nature.”。

