

September 11, 2025

For immediate release

Mitsui Fudosan Co., Ltd.

MITSUI OUTLET PARK TAINAN **Phase 2 Grand Opening in Spring 2026**

47 new stores, including the first in Taiwan, will open to scale up to 236 establishments

Key Points of this Press Release

- MITSUI OUTLET PARK TAINAN is expanding, with Phase 2 scheduled to have its grand opening in spring 2026. 47 new stores will open, including the first in Taiwan, to scale up to 236 establishments.
- This will involve not only expanding outlet stores but opening a LOPIA supermarket for daily use, the first Nishimatsuya in Taiwan, and additional restaurants to evolve into a facility that is enjoyed by even more customers.
- In 2027, the facility is scheduled to connect to a bridge linking the bullet-train station Tainan Station. The aim is to improve convenience and attract customers from a wider area through rail usage.

Tokyo, Japan, September 11, 2025 - Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that it has decided to hold the grand opening in spring 2026 for the Phase 2 expansion of MITSUI OUTLET PARK TAINAN (hereafter, the “Facility”) being promoted through project company SANNAN OUTLET CO., LTD.*1.

The Facility is located in the core area of the Shalun Smart Green Energy Science City project. A convention center and research institutes are scheduled to be developed in this area going forward. The area is drawing attention as a place where not only sightseers but a diverse array of people interact, including convention center visitors and workers, researchers, and students. Further, numerous residential development projects are underway, and by 2027 there are expected to be 6,000 new households within a one-kilometer radius.

With the further development of the surrounding area, the Facility will not only attract visitors from a wide area for leisure purposes it will also accommodate the daily usage needs of customers who live nearby, so in Phase 2, along with expanding outlet stores, a large supermarket convenient for daily use, Japanese brands appearing for the first time in Taiwan, and restaurants will open.

The Phase 2 expansion will add 47 new stores and bring the total to 236 stores when combined with the 189 stores from Phase 1, representing a significant increase in scale. Going forward, the Facility will evolve into one that satisfies even more customers.



MITSUI OUTLET PARK TAINAN Phase 2 exterior (rendering)

*1 The project company established to promote the project with 100% investment by the Company’s local affiliate (Mitsui Fudosan Taiwan Co., Ltd.), a wholly-owned subsidiary.

*2 Press release for reference purposes

<https://www.mitsuifudosan.co.jp/english/corporate/news/2024/0202/> (February 2, 2024)

1. Diverse store lineup including stores opening in Taiwan for the first time, stores opening in Tainan for the first time

In addition to the 189 stores in Phase 1, a total of 47 stores have been gathered, including tenants making their first entry into Taiwan and those opening their first stores in Tainan. These include 12 stores of Japanese brands, creating a broad brand from a supermarket to fashion brands, restaurants, and baby goods. The Facility aims to be a new base connecting the everyday and non-everyday for everyone in the community.

(1) Popular large-scale brand specialty stores gather to meet the daily needs of nearby customers

The maternity and baby goods superstore Nishimatsuya is opening in Taiwan for the first time to support one-stop shopping for the child-raising generation. Along with the Japanese supermarket LOPIA, which has been expanding in Taiwan since first opening there in 2023, the popular Japanese lifestyle brand MUJI, and UNIQLO, which opened in Phase 1, GU is opening in Phase 2 to brighten up everyday living.

A gathering of large Japanese stores where you can find everything you need and enrich your life

First in Taiwan



(2) The restaurant zone is being expanded for a diverse lineup of restaurants including many popular Taiwanese establishments

Minari, a Korean restaurant popular in Japan as well, and Pomu no Ki, an omelet rice specialty restaurant, are opening in Tainan for the first time, and Ji Shui Hot Pot, a popular local Tainan hotpot restaurant, is opening in a commercial facility for the first time, and Tenkichiya, a Tempura and Tendon, is opening as the only store in Tainan City. The latest Japanese and Taiwanese cuisine unique to the Company's Facility will be offered.

A diverse lineup of dining options is being expanded, from popular restaurants making their Tainan debut to local favorites appearing in a commercial facility for the first time

First in Taiwan



First in Tainan



First in a commercial facility



(3) New stores continue to debut in Phase 1 area as well, further expanding the tenant lineup

New buzzworthy stores continue to open, including Taiwan's first MAISON KITSUNÉ outlet store adjacent to Phase 1 area. Together with Phase 2 expansion, the enhanced lineup will provide a special shopping experience.

A diverse lineup of popular brands appearing in Phase 1

Outlet format, first in Taiwan *



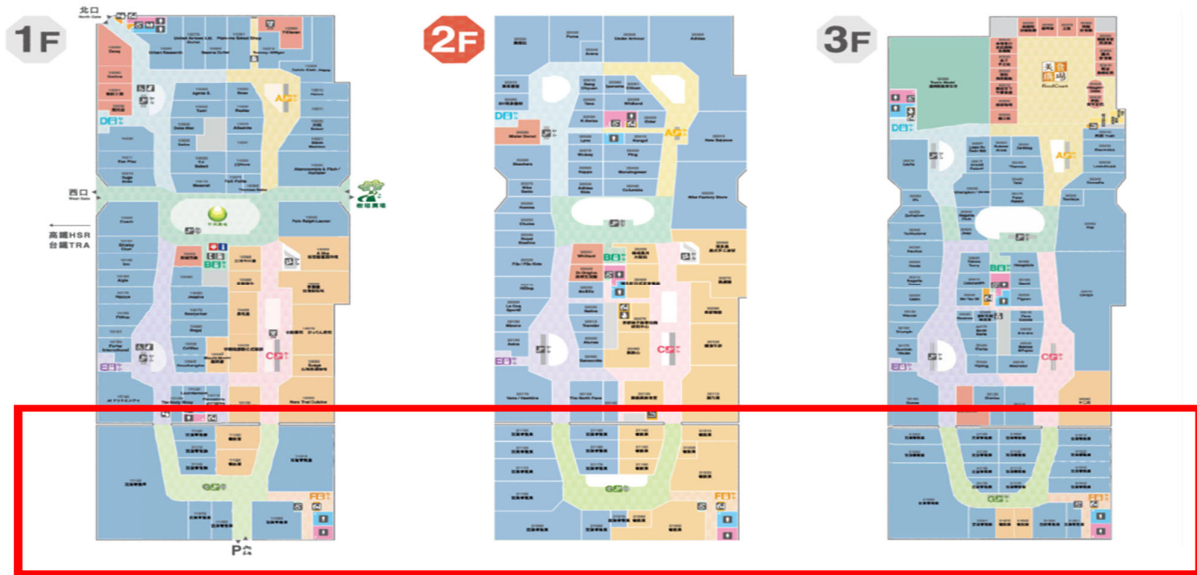
First in Tainan *



*Opened as of September 11, 2025

2. Achieving both store expansion and stress-free customer flow

The Phase 2 expansion area is connected to already-open Phase 1 areas on all floors, so customers can walk around the Facility stress-free.



Phase 2 expansion area (red highlighted area)

In addition, new playground equipment will be installed in the existing outdoor plaza. This will create a space that is even more enjoyable for children, as the Facility aims to be one that is family friendly.



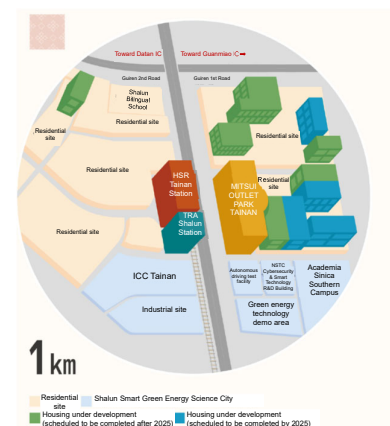
Outdoor plaza playground equipment (rendering)

3. Increased convenience through a bridge connection with Tainan Station

The Facility is located in front of Tainan Station, a bullet-train station, and Shalun Station, a local station. It is also close to a freeway interchange, so the location is highly accessible. In 2027, the Facility is scheduled to be connected to the station by a bridge. Customers will be able to walk to the Facility without getting wet in the rain, which will significantly improve convenience.



Connecting bridge (rendering)



Surrounding area

4. Initiatives for a sustainable society

In Phase 2, solar panels (approximately 1,000) will be installed to generate energy from the building rooftop and flat parking area. Abundant sunlight is a characteristic of southern Taiwan, and it will be utilized effectively to contribute to reducing environmental impact. The clean energy that is generated is expected to cover around 40% of the electricity needed by the Facility.

In addition, LED lighting and sanitary equipment for reusing rainwater will be actively adopted, which is expected to help the Phase 2 expansion achieve the Silver rating in Green Building certification (Taiwan's environmental impact assessment certification system, GRESB assessment target), following achievement of the certification in Phase 1.



Solar panels in the flat parking lot (rendering)



[Attachment 1] Project Overview

Location	No. 100, Guiren Boulevard, Guiren District, Tainan City, Taiwan		
Transportation access	1.5 km (approximately 4 minutes by car) from an interchange on Taiwan National Highway No. 1		
Project developer / operator and manager	Close to HSR Tainan Station and Shalun Station on the TRA Shalun Line		
Business format	SANNAN OUTLET CO., LTD.		
Site area	Factory outlet mall		
Location	Approx. 635,070 ft ² (59,000 m ²)		
	Phase 1	Phase 2	Total
Total floor area (including the parking lot floor area)	Approx. 936,460 ft ² (87,000 m ²)	Approx. 247,569 ft ² (23,000 m ²)	Approx. 1,184,030 ft ² (110,000 m ²)
Store floor area	Approx. 365,972 ft ² (34,000 m ²)	Approx. 107,639 ft ² (10,000 m ²)	Approx. 473,612 ft ² (44,000 m ²)
Structure and scale	Reinforced concrete structure 4 floors above ground	Reinforced concrete structure 4 floors above ground	
Opening	February 25, 2022	Spring 2026	
Number of stores	189 stores	47 stores	236 stores
Building environmental design	Nonscale co.		
Landscape design	EARTHSCAPE INC.		
Architect	ONENESS & ASSOCIATES Architects / Planners	Bio-architecture Formosana	
Builder	Reiju Construction Co., Ltd.		

[Attachment 2] Map

<Wide area view>



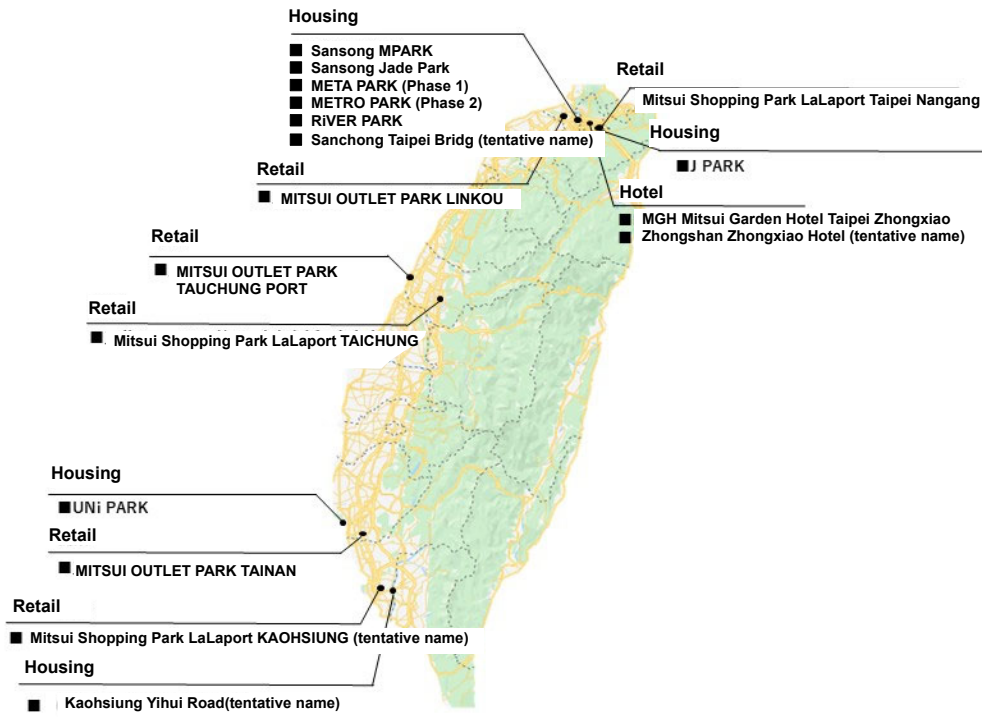
<Local-area view>



[Attachment 3] Mitsui Fudosan's Overseas Strategy (including Taiwan)

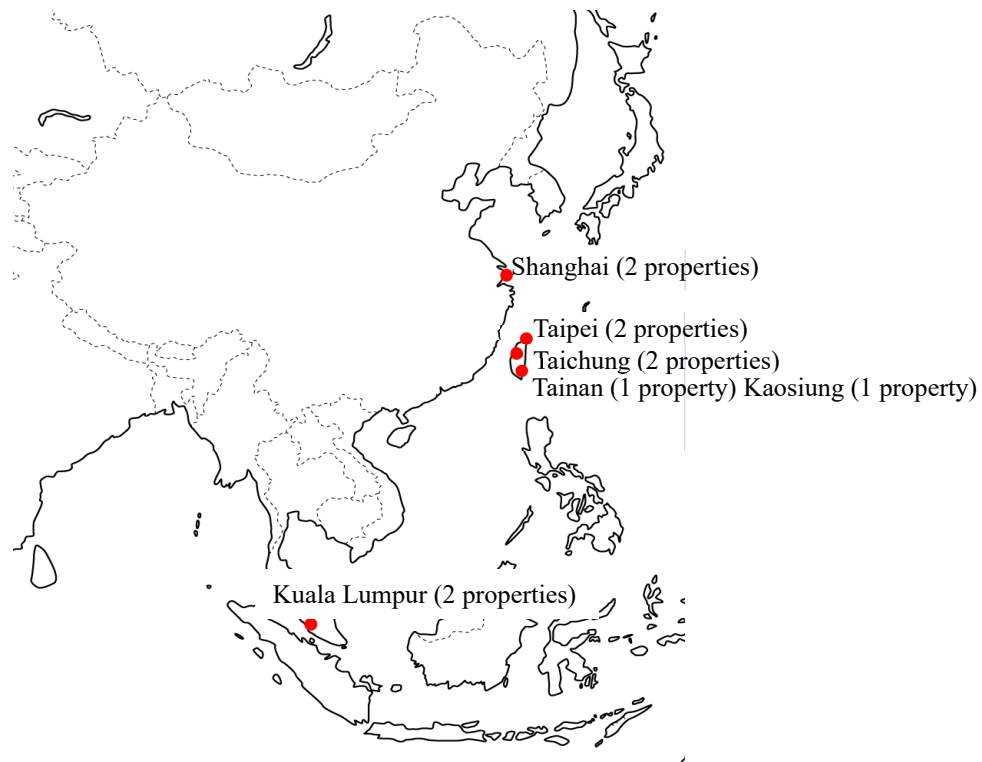
Mitsui Fudosan has been conducting business in cities in China, Taiwan, Southeast Asia, India, and Australia as well as Western countries such as the US and UK. Its Group long-term vision “& INNOVATION 2030” formulated in April 2024 aspires to “further develop and evolve overseas business,” targeting dramatic growth of the Group's business overseas. In 2016, the Group established Mitsui Fudosan Taiwan Co., Ltd., a subsidiary in Taiwan, as an investment base. The Group is undertaking 16 projects in Taiwan, including retail properties, hotels, and housing, and plans to continue expanding the business into logistics facilities and mixed-use businesses going forward.

Main purposes	Location/Area	Property name	Opening/Completion
Outlet park	Linkou District, New Taipei City	MITSUI OUTLET PARK LINKOU Phase 1(Building I) Phase 2(Building II)	January 2016 November 2024
	Wuqi district, Taichung City	MITSUI OUTLET PARK TAICHUNG PORT Phase 1 Phase 2	December 2018 December 2021
	Gueiren District, Tainan City	MITSUI OUTLET PARK TAINAN Phase 1 Phase 2	February 2022 Spring 2026
Regional shopping center	Nangang District, Taipei City	Mitsui Shopping Park LaLaport TAIPEI NANGANG	March 2025
	East District, Taichung City	Mitsui Shopping Park LaLaport TAICHUNG	May 2023
	Fengshan District, Kaohsiung City	Mitsui Shopping Park LaLaport KAOHSIUNG (tentative name)	2027 (planned)
Hotel	Da'an District, Taipei City	MGH Mitsui Garden Hotel Taipei Zhongxiao	August 2020
	Songshan District, Taipei	Dunhua North Road Hotel (tentative name)	2026 (planned)
Housing	Sanchong District, New Taipei City	Sansong M PARK	November 2021
	Anping District, Tainan City	UNi PARK	2025 (planned)
	Banqiao District, New Taipei City	Sansong Jade Park	2026 (planned)
	Sanchong District, New Taipei City	RiVER PARK	2027 (planned)
	Zhongshan District, Taipei City	J PARK	2029 (planned)
	Sanchong District, New Taipei City	Sanchong Taipei Bridg (tentative name)	2029 (planned)
	Zhonghe district, New Taipei City	META PARK (Phase 1) METRO PARK (Phase 2)	2030 (planned)
	Fengshan District, Kaohsiung City	Kaohsiung Yihui Road(tentative name)	2030 (planned)



[Attachment 4] Mitsui Fudosan's Retail Properties Overseas (As of July 2025)

Country/ Region	Property name	Opening year	Number of stores (approx.)	Store floor space (approx.)
China	Mitsui Shopping Park LaLaport SHANGHAI JINQIAO	2021	180 stores	592,015 ft ² (55,000 m ²)
	Mitsui Shopping Park LaLa station SHANGHAI LIANHUA ROAD	2021	90 stores	177,604 ft ² (16,500 m ²)
Taiwan	MITSUI OUTLET PARK LINKOU	Phase 1: 2016	200 stores	484,375 ft ² (45,000 m ²)
		Phase 2: 2024	100 stores	290,625ft ² (27,000m ²)
	MITSUI OUTLET PARK TAICHUNG PORT	Phase 1: 2018	170 stores	376,736 ft ² (35,000 m ²)
		Phase 2: 2021	50 stores	86,111 ft ² (8,000 m ²)
	MITSUI OUTLET PARK TAINAN	Phase 1: 2022	190 stores	365,972 ft ² (34,000 m ²)
		Phase 2: Spring 2026	47 stores	107,639 ft ² (10,000 m ²)
	Mitsui Shopping Park LaLaport TAICHUNG	2023	300 stores	731,945 ft ² (68,000 m ²)
	Mitsui Shopping Park LaLaport TAIPEI NANGANG	2025	300 stores	753,473 ft ² (70,000 m ²)
Malaysia	Mitsui Shopping Park LaLaport KAOHSIUNG (tentative name)	2027 (planned)	280 stores	753,473 ft ² (70,000 m ²)
	Mitsui Outlet Park KLIA Sepang Mitsui Outlet Park KLIA Sepang	Phase 1: 2015	130 stores	258,333 ft ² (24,000 m ²)
		Phase 2: 2018	70 stores	105,486 ft ² (9,800 m ²)
		Phase 3: 2022	5 stores	75,347 ft ² (7,000 m ²)
	Mitsui Shopping Park LaLaport BUKIT BINTANG CITY CENTRE	2022	300 stores	889,099 ft ² (82,600 m ²)
Total		10 properties	2,412 stores	6,048,241ft ² (561,900 m ²)



■ 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/