

For immediate release

Four Regional Tokyo Metropolitan Area Shopping Centers Marking Their 20th Anniversaries to Successively Undergo Large-Scale Renovations from 2026 Onward

Promoting the Maximization of Real Facility Value through Sports and Entertainment Collaboration

Tokyo, Japan, December 11, 2025 - Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that, beginning in 2026, it will successively undergo large-scale renovations of four regional shopping center facilities in the Tokyo metropolitan area. The four facilities are Mitsui Shopping Park LAZONA Kawasaki Plaza, Mitsui Shopping Park Urban Dock LaLaport TOYOSU, Mitsui Shopping Park LaLaport KASHIWANOHA, and Mitsui Shopping Park LaLaport YOKOHAMA.

These four facilities were opened from the fall 2006 to spring 2007, as key drivers to accelerate the growth of Mitsui Fudosan's retail facility business. Under the concept of "Growing Together," they have established firm roots in their communities and have continued to grow together with customers, tenant stores and other business partners, and the surrounding neighborhoods. They now mark the milestone of their 20th anniversaries.

Since the opening of the four facilities, Mitsui Fudosan has been creating new purchasing experiences through efforts such as building a customer base centered on Mitsui Shopping Park Card and by promoting omni-channel initiatives, including the Mitsui Shopping Park LaLaport official e-commerce site Mitsui Shopping Park &mall and Mitsui Outlet Park Online.

In addition, with TOKYO DOME CORPORATION joining the Mitsui Fudosan Group in 2021, and the opening of LaLa arena TOKYO-BAY, a large, multipurpose arena with a capacity for around 10,000 people in 2024, the Company has further strengthened its provision of exciting experiences through sports and entertainment. Along with developing these kinds of "physical spaces," Mitsui Fudosan's retail facilities have been promoting a wide range of collaborative initiatives, such as public viewings, experiential sports events, promotions and merchandise sales timed with artists' performances, and decorations inside facilities. In these ways, Mitsui Fudosan has worked to create retail spaces that deliver "real experiential value" that visitors can only experience on site.

As part of the large-scale renewals, by advancing the development of the physical environment of indoor and outdoor event spaces, Mitsui Fudosan will, in coordination not only with tenant stores but also with sports teams, artists, and local community members, further accelerate sports and entertainment collaboration through the holding of various events such as public viewings and music caravans (traveling music event/series). Furthermore, the Company will strengthen the tenant lineup in accordance with the characteristics of each facility, enhance food functions to meet growing food and dining needs, and create facilities that allow people to spend their time more comfortably. Through these renewals, Mitsui Fudosan will maximize real experiential value and realize exciting experiences that provide even greater satisfaction to customers visiting the facilities.

Mitsui Fudosan will announce the specific renovation plans for each facility through news releases once the details are finalized.



LaLaport & mall

TV commercial currently on air
Mitsui Shopping Park LaLaport: "LaLaport is Changing – Breaking" edition



An event at Lufa Plaza at Mitsui Shopping Park LAZONA Kawasaki Plaza

Mitsui Shopping Park LAZONA Kawasaki Plaza

Since its opening in 2006 on the former site of Toshiba Horikawacho factory, LAZONA Kawasaki Plaza has developed into a landmark supporting the community's diverse cultures and ways of life.

It has undergone two large-scale renovations in the past. In 2012, it evolved into an "urban × suburban" hybrid facility, notably by attracting urban fashion. In 2018, artificial turf was installed in Lufa Plaza, the Grand Food area was refreshed, and approximately 170 stores were renovated. By enhancing comfort and the food experience, LAZONA Kawasaki Plaza has grown into one of Japan's leading shopping malls.

For this renovation, beginning in fall 2026, the Company is planning a renovation centered on attracting experience-oriented merchandise stores, strengthening food functions, and renovating common areas. By aiming to rebuild the facility as a next-generation experiential retail facility that provides visitors with a real-time sense of live excitement, the worldviews of various brands, and collaborative events with sports and entertainment, it will enhance the experiential value for even more customers and carry out one of the largest renovations in its history.



LAZONA Kawasaki Plaza as of December 2025

Mitsui Shopping Park Urban Dock LaLaport TOYOSU

As part of a redevelopment project on the former shipyard site of IHI Corporation, Urban Dock LaLaport TOYOSU opened in 2006 as a facility supporting urban lifestyles, under the theme of "Relax & Enrich & Play."

In 2012, guided by the theme of a "Toyosu style" unique to the waterfront area, the facility underwent renovations that included the replacement and remodeling of approximately 80 stores and the introduction of a new food court making

use of the sea and Toyosu Park. In 2020, the Toyosu Bayside Cross retail zone, comprising approximately 30 stores, opened as Urban Dock LaLaport TOYOSU 3. Centered on families while also welcoming office workers and inbound visitors, the facility has grown into a destination where guests can enjoy high-quality experiences and discover new ways to enjoy Toyosu throughout the day, from morning to afternoon and night.

In this renovation, beginning in early 2026, Mitsui Fudosan will undertake large-scale renovations of common areas and strengthen the tenant lineup, with the aim of further enhancing the facility's appeal. Building on the mixed-use functions cultivated to date, comprising offices, retail, and a hotel, the facility will be elevated into a destination that offers new experiential value through the integration of sports and entertainment.



Urban Dock LaLaport TOYOSU as of December 2025

Mitsui Shopping Park LaLaport KASHIWANOHA

LaLaport KASHIWANOHA opened in 2006 in front of the Tsukuba Express Kashiwanoha-campus Station. It has developed as the core retail facility of the Kashiwa-no-ha Smart City Project, which promotes neighborhood creation through a public-private-academia collaboration.

In 2013, the facility underwent its first large-scale renovation, renewing 76 stores, including 50 new ones. In 2014, the North Building opened, increasing floor space through its connection with the Main Building. In 2016, in addition to store renewals, the food court was extensively redeveloped, and in 2019, the food shop zone was strengthened. Through three renovations and one floor space expansion, the facility has continued to evolve.

Currently, both the resident and working populations in the surrounding area are increasing significantly. In response to growing food and dining needs, the renovation planned for spring 2027 and beyond will focus primarily on strengthening food and dining-related functions. Furthermore, through renovations of common areas, Mitsui Fudosan will actively attract collaborative sports and entertainment events and work to create a facility environment in which customers can spend their time more comfortably.



LaLaport KASHIWANOHA as of December 2025

Mitsui Shopping Park LaLaport YOKOHAMA

LaLaport YOKOHAMA was opened in 2007 on the former NEC Yokohama site as one of the largest facilities in Kanagawa Prefecture.

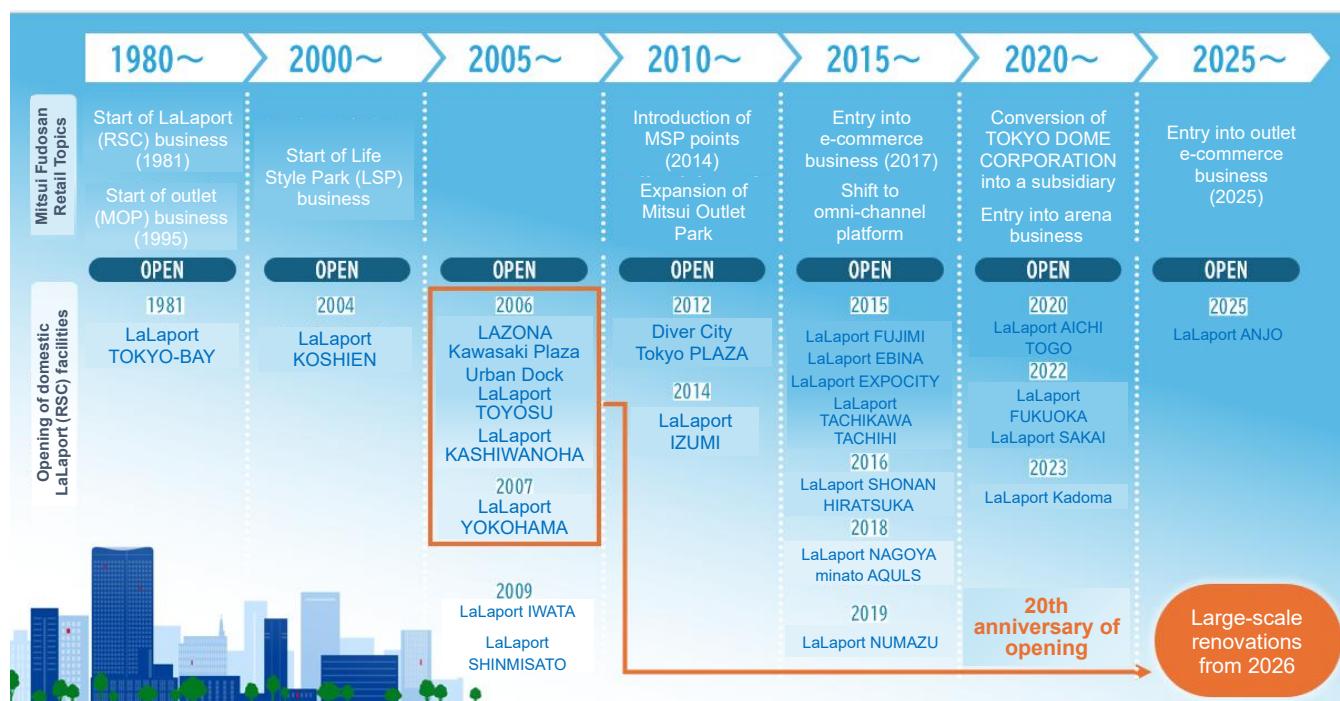
In 2013, the first large-scale renovation was carried out, with 133 of the facility's total of 279 stores newly opened or renovated, including stores making their first appearance in Japan. In 2019, a second renovation was implemented, strengthening the food shop zone and various common areas, through which LaLaport YOKOHAMA has continued to grow as a retail facility beloved by the local community.

In the large-scale renovation planned for spring 2026 and beyond, Mitsui Fudosan will conduct initiatives such as strengthening the tenant lineup in response to customer feedback, enhancing food offerings including the food court, and bolstering the sports and entertainment functions of the Central Garden and in-facility event spaces, with the aim of creating a facility that delivers an even higher level of customer satisfaction.



LaLaport YOKOHAMA as of December 2025

History of Mitsui Fudosan's Retail Facilities and Sports and Entertainment Businesses



<Attachment 1> Property Overview *As of December 2025

· **Mitsui Shopping Park LAZONA Kawasaki Plaza**

Location	72-1 Horikawacho, Saiwai-ku, Kawasaki City, Kanagawa Prefecture
Site area	Approx. 775,001 ft ² (approx. 72,000 m ²)
Total floor area	Approx. 1,851,393 ft ² (approx. 172,000 m ²)
Store area	Approx. 850,348 ft ² (approx. 79,000 m ²)
Scale/Structure	Steel frame, partially steel frame reinforced concrete, six aboveground floors, one belowground floor
Number of stores	Approx. 330
Number of parking spaces	Approx. 2,000
Access	<p><Rail> Direct access from JR Kawasaki Station on the JR Keihin Tohoku Line and Tokaido Main Line and a seven-minute walk from Keikyu Kawasaki Station on the Keihin Kyuko Line</p> <p><Car> Approx. 20 minutes from Daishi Interchange on the Metropolitan Expressway Yokohane Line</p>
Facility opening date	September 28, 2006
Operation and management	Mitsui Fudosan Retail Management Co., Ltd.
Website	LAZONA Kawasaki Plaza
Past new releases	<ul style="list-style-type: none"> · Grand Opening of Mitsui Shopping Park LAZONA Kawasaki Plaza (2006) https://www.mitsuifudosan.co.jp/corporate/news/2006/0714/ (in Japanese) · Large-scale Renovation and Reopening of Mitsui Shopping Park LAZONA Kawasaki Plaza (2012) https://www.mitsuifudosan.co.jp/corporate/news/2012/0612_02/ (in Japanese) https://www.mitsuifudosan.co.jp/corporate/news/2012/0824_01/ (in Japanese) · Mitsui Shopping Park LAZONA Kawasaki Plaza to Refurbish Its Food Areas https://www.mitsuifudosan.co.jp/english/corporate/news/2015/0827/ · Mitsui Shopping Park LAZONA Kawasaki Plaza to Undergo Major Renovations (2018) https://www.mitsuifudosan.co.jp/english/corporate/news/2017/1130_01/ https://www.mitsuifudosan.co.jp/english/corporate/news/2018/0807_03/

· **Mitsui Shopping Park Urban Dock LaLaport TOYOSU**

Location	2-4-9 Toyosu, Koto-ku, Tokyo
Site area	Approx. 726,563 ft ² (approx. 67,500 m ²)
Total floor area	Approx. 1,769,587 ft ² (approx. 164,400 m ²)
Store area	TOYOSU 1 & 2: Approx. 667,362 ft ² (approx. 62,000 m ²) TOYOSU 3: Approx. 75,347 ft ² (approx. 7,000 m ²)
Scale/Structure	TOYOSU 1 & 2: Steel frame, 5 floors above ground; TOYOSU 3 (underground) Reinforced concrete (partially steel frame reinforced concrete) (aboveground) Columns: Concrete-filled steel tube (CFT); (36 aboveground floors, 2 belowground floors)
Number of stores	Approx. 220
Number of parking spaces	Approx. 2,200
Access	<Rail> Direct access from Exit 2b of Toyosu Station on the Tokyo Metro Yurakucho Line and from Toyosu Station on the Yurikamome Line <Car> Accessible from Shintomicho Exit, Metropolitan Expressway Inner Circular Route (C1); Shibaura Exit, Metropolitan Expressway Route 1 (Haneda Line); and Ginza Exit, Metropolitan Expressway, toward Kachidoki; and Shinonome Junction, Metropolitan Expressway Bayshore Line, toward Toyosu
Facility opening date	October 5, 2006
Operation and management	Mitsui Fudosan Retail Management Co., Ltd.
Website	Mitsui Shopping Park Urban Dock LaLaport TOYOSU
Past new releases	<ul style="list-style-type: none"> • Grand Opening of Mitsui Shopping Park Urban Dock LaLaPort TOYOSU (2006) https://www.mitsuifudosan.co.jp/corporate/news/2006/0824/ (in Japanese) • Large-scale Renovation and Reopening of Mitsui Shopping Park Urban Dock LaLaPort TOYOSU (2012) https://www.mitsuifudosan.co.jp/corporate/news/2012/0612_01/ (in Japanese) https://www.mitsuifudosan.co.jp/corporate/news/2012/0824_02/ (in Japanese) • Large-scale Renovation and Reopening of Mitsui Shopping Park Urban Dock LaLaport TOYOSU (2020) https://www.mitsuifudosan.co.jp/english/corporate/news/2019/1129/ https://www.mitsuifudosan.co.jp/english/corporate/news/2020/0121/download/20200121.pdf

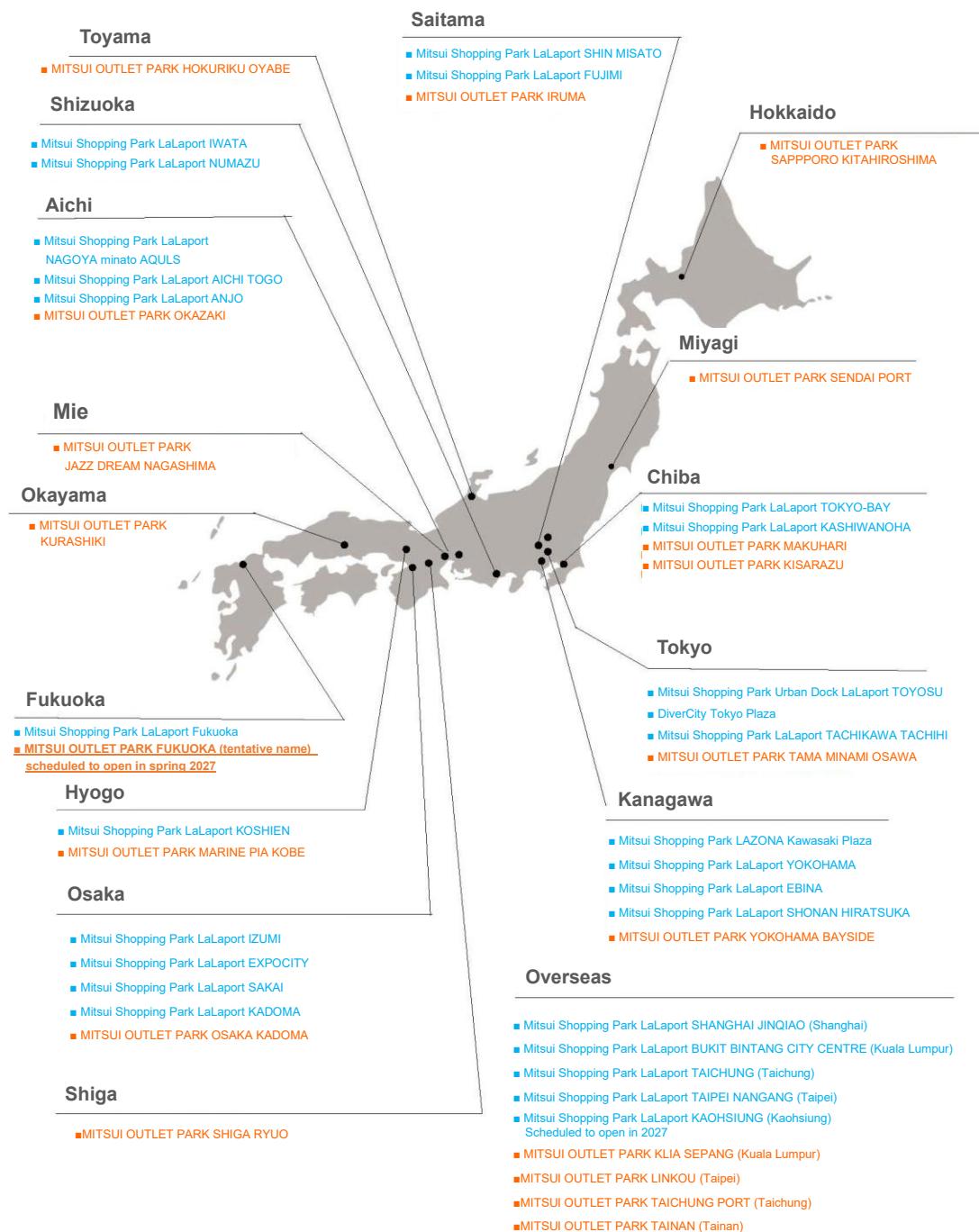
· **Mitsui Shopping Park LaLaport KASHIWANOHA**

Location	175 Wakashiba, Kashiwa City, Chiba Prefecture
Site area	Approx. 448,359 ft ² (approx. 41,654 m ²)
Total floor area	Approx. 1,555,600 ft ² (approx. 144,520 m ²)
Store area	Approx. 452,310 ft ² (approx. 42,021 m ²)
Scale/Structure	Steel frame/reinforced concrete, 5 aboveground floors
Number of stores	Approx. 180
Number of parking spaces	Approx. 2,700
Access	<p><Rail> One-minute walk from Tsukuba Express Kashiwanoha-campus Station</p> <p><Car> 2.4 km from Kashiwa Interchange on Joban Expressway</p>
Facility opening date	November 22, 2006
Operation and management	Mitsui Fudosan Retail Management Co., Ltd.
Website	Mitsui Shopping Park LaLaport KASHIWANOHA
Past new releases	<ul style="list-style-type: none"> · Grand Opening of Mitsui Shopping Park LaLaport KASHIWANOHA (2006) https://www.mitsuifudosan.co.jp/corporate/news/2006/1012/ (in Japanese) · Large-scale Renovation of Mitsui Shopping Park LaLaport KASHIWANOHA (2013) https://www.mitsuifudosan.co.jp/corporate/news/2013/0123_01/ (in Japanese) · Opening of Phase 1 of Mitsui Shopping Park LaLaport KASHIWANOHA North Wing (2014) https://www.mitsuifudosan.co.jp/corporate/news/2014/0312_01/ (in Japanese) · Renovation and Reopening of Mitsui Shopping Park LaLaport KASHIWANOHA (2016) https://www.mitsuifudosan.co.jp/english/corporate/news/2016/0209/ · Mitsui Shopping Park LaLaport KASHIWANOHA to Undergo Third Set of Renovations Since Its Opening (2019) https://www.mitsuifudosan.co.jp/english/corporate/news/2019/0219_01/

· **Mitsui Shopping Park LaLaport YOKOHAMA**

Location	4035-1, Ikonobe-cho, Tsuzuki-ku, Yokohama City, Kanagawa Prefecture
Site area	Approx. 1,097,919 ft ² (approx. 102,000 m ²)
Total floor area	Approx. 2,432,644 ft ² (approx. 226,000 m ²)
Store area	Approx. 1,001,044 ft ² (approx. 93,000 m ²)
Scale/Structure	Steel-frame, six aboveground floors, one belowground floor
Number of stores	Approx. 270
Number of parking spaces	Approx. 4,600
Access	<p><Rail> 7-minute walk from Kamoi Station on the JR Yokohama Line</p> <p><Car> Approx. 2 km from Kohoku Interchange on the Daisan Keihin Expressway</p>
Facility opening date	March 15, 2007
Operation and management	Mitsui Fudosan Retail Management Co., Ltd.
Website	Mitsui Shopping Park LaLaport YOKOHAMA
Past new releases	<ul style="list-style-type: none"> · Grand Opening of Mitsui Shopping Park LaLaport YOKOHAMA (2007) https://www.mitsuifudosan.co.jp/corporate/news/2007/0123/ (in Japanese) · Completion of Large-scale Renovation of Mitsui Shopping Park LaLaport YOKOHAMA (2013) https://www.mitsuifudosan.co.jp/corporate/news/2013/0123_02/ (in Japanese) https://www.mitsuifudosan.co.jp/corporate/news/2013/0718_01/ (in Japanese) · Large-scale Renovation of Mitsui Shopping Park LaLaport YOKOHAMA (2016) https://www.mitsuifudosan.co.jp/corporate/news/2016/0307_01/ (in Japanese) · Renovation and Reopening of Mitsui Shopping Park LaLaport YOKOHAMA (2019) https://www.mitsuifudosan.co.jp/english/corporate/news/2019/0212/

<Attached Materials 3> Mitsui Fudosan's Regional Shopping Centers and Outlet Malls (as of November 2025)



Blue: Regional shopping center
Orange: Mitsui Outlet Park

<Attachment 3> About the Mitsui Shopping Park Points Service

Mitsui Shopping Park Points are a convenient and rewarding points service that can be used at Mitsui Fudosan Group facilities across Japan, including LaLaport and Mitsui Outlet Park, as well as the official Mitsui Shopping Park e-commerce site Mitsui Shopping Park &mall and Mitsui Outlet Park Online. Points are earned through shopping or the use of services at eligible facilities, and the points can be used at the rate of 1 point = 1 yen at eligible facilities nationwide. Furthermore, customers can use Apuri de shiharai (payments by app) via the dedicated app for smooth checkout and efficient points accumulation. Using a point card with credit card functionality allows customers to earn even more points.

In addition, there are two types of point cards available based on different styles of use: the Mitsui Shopping Park Card (Saison; a point card with credit card functionality), which features numerous usage benefits with no annual fee, and the Mitsui Shopping Park Point Card (no credit card function).

* Some stores excluded.

For details, please see the website below.

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



Mitsui Shopping
Park Point



Earn points at both
stores and online!

Use points at both
stores and online!



Every ¥100 (not including tax) spent using a Mitsui Shopping Park Card (Saison) earns 2 points!
Every ¥100 (not including tax) spent using a Mitsui Shopping Park Point Card earns 1 point!

<Attached Materials 5> Sustainability in the Mitsui Fudosan Group

Based on the meaning of its “& mark,” “to generate new value with society through cooperation, coexistence and co-creation, we forge ahead, innovating,” the Mitsui Fudosan Group views the “creation of social value” and the “creation of economic value” as two wheels of a cart. Accordingly, we believe that the creation of social value leads to the creation of economic value, and that this economic value then creates even greater social value.

Moreover, we identified six Group Materiality priority issues when formulating our new management philosophy in April 2024. These Group Materiality priority issues are (1) Contribute to industrial competitiveness, (2) Coexist with the environment, (3) Health and Vitality, (4) Safety and security, (5) Diversity and inclusion, and (6) Compliance and governance. The Mitsui Fudosan Group will work to address each of the materialities through its core business activities and contribute to the promotion of sustainability.

(References)

- Group Management Philosophy and Long-Term Vision

<https://www.mitsufudosan.co.jp/english/corporate/innovation2030/>

- Group Materiality

https://www.mitsufudosan.co.jp/english/esg_csr/approach/materiality/