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For immediate release

Mitsui Fudosan Co., Ltd.

First LaLaport in Southern Taiwan and Third in Taiwan to Bring Together 263 Stores

Mitsui Shopping Park LaLaport KAOHSIUNG

Grand Opening Scheduled for Thursday, March 4, 2027

Key Points of this Press Release

- **The grand opening of LaLaport KAOHSIUNG, the first LaLaport in southern Taiwan and the third in Taiwan, is scheduled for Thursday, March 4, 2027.**
- **The facility will bring together 263 stores spanning retail, dining, entertainment, and more, including brands entering Taiwan for the first time (9 stores) and brands opening their first stores in Kaohsiung City (51 stores).**
- **Under the concept of "New Nexus of Kaohsiung," the facility aims to become a new hub of interaction in Kaohsiung by connecting the rich nature, culture, and arts of the Fengshan area with retail functions.**

Tokyo, Japan, November 27, 2026 - Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that it has decided to hold the grand opening of Mitsui Shopping Park LaLaport KAOHSIUNG (hereafter, "the Facility") on Thursday, March 4, 2027. The Facility is being developed in Fengshan District, Kaohsiung City by the project company SAN HSIUNG FONGSHAN LaLaport CO., LTD.* through Mitsui Fudosan Taiwan Co., Ltd. (hereafter, "Mitsui Fudosan Taiwan").

The Facility is the third LaLaport in Taiwan and the first in southern Taiwan, following Mitsui Shopping Park LaLaport TAICHUNG, which opened in 2023, and Mitsui Shopping Park LaLaport TAIPEI NANGANG, which opened in 2025. Adjacent to Exit 1 of Fongshan West Station on the MRT Orange Line, it will have 263 stores spanning retail, dining, services, entertainment, and more.

Notable brands opening stores at the Facility include Workman Colors and CHEESE GARDEN, both of which are entering Taiwan for the first time, and FREAK'S STORE and URBAN RESEARCH, which are opening their first stores in Kaohsiung City. The Facility will also have a wide range of stores that enrich daily life, such as the Japanese supermarket LOPIA and restaurants long cherished by local Kaohsiung residents. In addition, from the first half of 2027 onward, the Facility will offer new experiences that go beyond shopping, including ARTE MUSEUM, an immersive digital art facility entering Taiwan for the first time.

The facility concept is "New Nexus of Kaohsiung." By linking the Fengshan area, which has abundant nature, culture, and arts, with new shopping functions, the Facility aims to serve as a new hub of interaction in Kaohsiung that connects people with one another, people with the community, and daily life with special experiences.



* A project company established with a 70% equity investment from Mitsui Fudosan Taiwan Co., Ltd., the Company's wholly owned local subsidiary, for this project

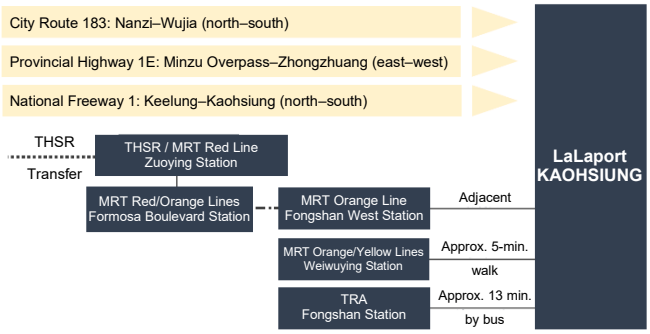
1. Location and Trade Area

The Facility is located in Fengshan District, approximately 3.1 mi (approx. 5 km) east of central Kaohsiung City, adjacent to Exit 1 of Fongshan West Station on the MRT Orange Line. Nearby are the National Kaohsiung Center for the Arts (Weiwuying), one of Taiwan's largest arts and cultural complexes, and the expansive Weiwuying Metropolitan Park, creating an environment where visitors can enjoy urban convenience, while experiencing arts, culture, and nature close at hand.

The surrounding area has been developing as a residential area, with a population of approximately 480,000 within approx. 1.8 mi (approx. 3 km), 990,000 within approx. 3.1 mi (approx. 5 km), and 2.68 million within a 30-minute drive. With few large department stores or shopping centers within approx. 1.8 mi (approx. 3 km) of the project site, the Facility is expected to draw visitors from a wide area, including the coastal areas of Kaohsiung City and Pingtung County, in addition to serving the daily needs of the neighborhood.

Along with the convenience of public transportation at its MRT-adjacent location, the Facility plans to provide parking for approximately 1,900 cars and 2,500 motorcycles. The Facility will also offer accessible spaces, priority spaces for families with children, and spaces for electric vehicles, as Mitsui Fudosan works to create a facility that visitors arriving by public transportation, car, motorcycle, or other means can use comfortably.





2. Features of the Facility

■ **A New Hub of Interaction in Kaohsiung in Harmony with the Nature, Culture, and Arts of the Fengshan Area**

Under the concept of "New Nexus of Kaohsiung," the Facility aims to become a new hub of interaction in Kaohsiung that connects people with one another and with the community by linking the abundant nature, arts, and culture of the Fengshan area with new retail functions. "Nexus" means a connection or meeting point for people and things; the Facility will create a place where people gather for diverse purposes, from everyday shopping to outings with family and friends, giving rise to new discoveries and interactions.

The Facility's exterior and common spaces feature designs that harmonize with Fengshan's hills, the greenery of Weiwuying Metropolitan Park, and the cultural and artistic character of the National Kaohsiung Center for the Arts (Weiwuying). The Facility also makes the most of its expansive site with a mall layout that allows visitors to move around easily, providing a comfortable environment where they can relax between shopping and dining.



Interior (rendering)

■ 263 Diverse Stores, Including Brands Entering Taiwan and Kaohsiung City for the First Time

The Facility brings together stores across a wide range of categories, including fashion, lifestyle goods, food, and services. Its lineup allows visitors to enjoy a shopping experience that reflects the latest trends, featuring Japanese and international brands entering Taiwan or opening in Kaohsiung City for the first time, as well as popular fashion and sports brands.

It also offers a full range of stores that support daily life, including the Japanese supermarket LOPIA, a bookstore, lifestyle goods stores, a drugstore, and stores for kids and families. The aim is to create a retail facility that meets a wide variety of needs in one location, from everyday shopping for groceries and daily necessities to weekend fashion and lifestyle shopping.

■ Providing Diverse Experiences Including Japanese and Taiwanese Cuisine and Entertainment

The dining area brings together a diverse range of establishments, including popular Japanese restaurants entering Taiwan for the first time, longtime local favorites in Kaohsiung, and restaurants serving cuisine from around the world. Offering everything from a casual food court to restaurants where visitors can enjoy meals with family and friends, the Facility caters to a wide range of occasions, from everyday lunches, dinners after work, and dining out on weekends.

Furthermore, the Facility will provide entertainment options that can be enjoyed by all generations, including ARTE MUSEUM, an immersive digital art facility entering Taiwan for the first time. In addition to shopping and dining, the Facility will offer experiences unique to a physical retail facility, such as art and entertainment.

Through a diverse mix of stores and facilities, the Facility will provide new ways for visitors to enjoy their time, whether they come to shop or spend an entire day with family and friends in their own way.





Interior (rendering)

3. Efforts to Realize a Sustainable Society

As part of efforts to reduce the Facility's environmental impact, solar power generation equipment with an installed capacity of approximately 1,439 kW will be deployed at the Facility. By making effective use of southern Taiwan's abundant sunlight, the equipment is expected to generate approximately 1.34 million kWh of electricity annually. The Facility plans to meet part of its electricity needs with renewable energy.

In other areas as well, Mitsui Fudosan is pursuing the development of an environmentally friendly facility. For example, it has actively adopted energy-saving equipment, LED lighting, and greenery within the Facility, and will obtain the Green Building Label (Certified level) for the Facility.

Moreover, making the most of the Facility's location with convenient access to public transportation, Mitsui Fudosan will encourage visitors to use public transportation. In this manner, Mitsui Fudosan will work to reduce environmental impact not only from facility operations, but also from visitors traveling to the Facility.



綠建築標章
GREEN BUILDING

4. Main Stores

(1) Popular Japanese and International Fashion Brands

In terms of Japanese fashion brands, Workman Colors will open its first store in Taiwan. Workman Colors is drawing attention for offering both designs that reflect the latest trends and outstanding functionality. The Facility will also bring together a diverse array of Japanese fashion brands, including a new store format from BEAMS, a Japanese fashion brand also popular in Taiwan; the first stores in Kaohsiung City for FREAK'S STORE and URBAN RESEARCH; and the largest UNIQLO and GU stores in southern Taiwan.

An Expansive Store Lineup: First Stores in Taiwan and Kaohsiung City, New Formats, and More

1st in Taiwan: Workman Colors

New format: BEAMS

1st in Kaohsiung: FREAK'S STORE

1st in Kaohsiung: UR URBAN RESEARCH

1st in Kaohsiung: WEGO YOUR FAN

1st in Kaohsiung: GELATO PIQUE

* Opens in March or later

1st in Kaohsiung: GLOBAL WORK

1st in Kaohsiung: studio CLIP

1st in Kaohsiung: comcoca

niko and ...

UNIQLO LifeWear

GU

Turning to international fashion brands, the Facility will attract many brands long awaited by Kaohsiung's fashion-conscious young people. Notably, the Korean casual brands KODAK Apparel and NOMANUAL will open their first stores in Kaohsiung City, along with NIKE RISE, the flagship store of the sports brand NIKE, which is also opening its first store in Kaohsiung City, and a flagship concept store from Adidas, the first of its kind in central and southern Taiwan.

Popular International and Korean Fashion Brands All in One Place

1st in Kaohsiung: KODAK

1st in Kaohsiung: NOMANUAL

1st in Kaohsiung: NIKE

1st in Kaohsiung: adidas

Calvin Klein

TOMMY HILFIGER

THE NORTH FACE

Wacky Willy

MLB

COVERNAT

Discovery EXPEDITION

HAZZYS

(2) A Full Lineup of Bookstore and Lifestyle Brands to Brighten and Enrich Daily Life

JUNKUDO, a bookstore popular in Japan, will open its first store in Kaohsiung City, and popular Japanese lifestyle brands will gather to brighten and enrich daily life.

A Wide Range of Diverse Lifestyle Brands

1st in Kaohsiung: JUNKUDO 淳久堂書店

MUJI 無印良品

HANDS 台隆手創館

DAISO JAPAN Standard Products THREEPPY

三友藥妝 Tomod's

(3) ARTE MUSEUM Enters Taiwan for the First Time, Plus a Full Shopping Zone for Families

ARTE MUSEUM, the world-renowned immersive digital media art facility from Korea, is entering Taiwan for the first time. The Facility will also welcome families with a brand lineup unlike that of any other retail facility in Kaohsiung City. Brands making their Kaohsiung City debuts include CAPCOM STORE, which offers merchandise from popular video game titles loved around the world, and Harry Potter – Mahou Dokoro, which offers a range of official Harry Potter and Fantastic Beasts merchandise.. Other stores making their debut in Kaohsiung City include Nishimatsuya, a comprehensive maternity and baby goods store, and the kids' fashion brands petit main and MARKEY'S.

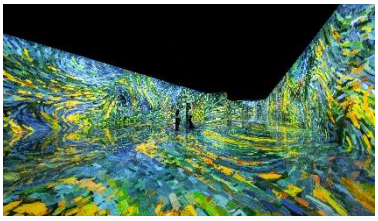
ARTE MUSEUM Enters Taiwan for the First Time

ARTE MUSEUM is an immersive media art exhibition facility produced by d'strict, a Korean digital design company. Under the theme "ETERNAL NATURE," it presents digital art inspired by the grandeur of nature through spatial productions combining light, video, sound, and scent, offering visitors an immersive experience as if they had stepped into the world of the artworks. Since opening its first facility in Jeju, Korea, in 2020, ARTE MUSEUM has expanded not only within Korea but also overseas, to New York, Las Vegas, Dubai, and elsewhere. It is also distinguished by concepts and works unique to each location that incorporate local nature and culture.
This will be its first location in Taiwan, which is scheduled to open as its 12th facility worldwide. Plans are also underway for the Kaohsiung location to feature content incorporating elements of Taiwan's nature and culture, in addition to ARTE MUSEUM's signature immersive art experience. The location will provide an entirely new art experience in Kaohsiung.

* To open in or after the first half of 2027

1st in Taiwan





A Brand Lineup the Whole Family Can Enjoy

1st in Kaohsiung — CAPCOM

1st in Kaohsiung — Harry Potter Mahou Dokoro

1st in Kaohsiung — 西松屋

1st in Kaohsiung — petit main

1st in Kaohsiung — MARKEY'S

(4) A Full Food Retail Lineup Including the Japanese Supermarket LOPIA and CHEESE GARDEN, Entering Taiwan for the First Time

The Facility will offer a food retail lineup that enriches daily life. The Japanese supermarket LOPIA has been expanding in Taiwan since it entered the market in 2023 and will open a store in the Facility. In addition, CHEESE GARDEN will open its first store in Taiwan. CHEESE GARDEN's products are hugely popular both for delivery orders and as gifts to bring home from a trip. Other brands include a new deli format from the in-store bakery Johan, which is also popular in Japan; TRUFFLE DONUT, a specialty store for Japanese-style nama donuts; and Beard Papa's, a cream puff specialty store.

A Full Food Retail Lineup to Enrich Daily Life

1st in Taiwan — CHEESE GARDEN

New format — Johan PARIS

LOPIA JAPAN

TRUFFLE DONUT

beard papa's — fresh and natural cream puffs

(5) A Full-Fledged Food Court Featuring Popular Restaurants Entering Taiwan for the First Time and Local Favorites

The food court will offer a unique mix of the latest Japanese and Taiwanese dining options characteristic of Mitsui Fudosan's retail facilities. Food court restaurants include KOBE AKAFUJI(Store name in Taiwan: KOBE AKARIFUJI), a hamburger steak restaurant popular at MITSUI OUTLET PARK MARINE PIA KOBE, and Share Café, an experiential café combining pop culture and food, both making their debut in Taiwan; the first store in Kaohsiung City of Chicken House, a popular fried chicken specialty restaurant originating in Tainan; and Chef Teng Restaurant, a long-established favorite loved in Kaohsiung for over 40 years.

A Full-Fledged Food Court with Popular and Renowned Restaurants from Japan and Taiwan

1st in Taiwan　1st in Taiwan　1st in Kaohsiung



(6) Gourmet Restaurants Offering Diverse Menus from Japan and Around the World

Three restaurants are entering Taiwan for the first time: Gyumaru, a hamburger steak and steak restaurant popular at Mitsui Shopping Park LaLaport FUKUOKA; Ramen Arahata, a notable ramen restaurant growing in popularity in Nagoya; and Tsukishima Monja Kuuya, a popular monjayaki restaurant from Tsukishima, Tokyo, that consistently attracts long lines of customers. Other restaurants opening their first stores in Kaohsiung City include the gourmet conveyor-belt sushi restaurant GATTEN SUSHI, the Hokkaido soup curry restaurant Suage, the Hawaiian dining restaurant La Ohana, the omelet rice specialty restaurant Pomu no Ki, the yakiniku restaurant KEISHOUEN, and the Korean restaurant MINARI. The Facility offers a diverse lineup of restaurants that can be enjoyed throughout the day for a variety of occasions.

A Diverse Gourmet Dining Lineup Unique to Mitsui Fudosan Facilities

1st in Taiwan　1st in Taiwan　1st in Taiwan　1st in Kaohsiung　1st in Kaohsiung



1st in Kaohsiung　1st in Kaohsiung　1st in Kaohsiung　1st in Kaohsiung



Attachment

■ **Property Overview**

Item	Details
Facility name	Mitsui Shopping Park LaLaport KAOHSIUNG
Location	No. 389, Ziyou Road, Fengshan District, Kaohsiung City
Access	Adjacent to Exit 1 of Fongshan West Station on the MRT Orange Line
Primary developer	SAN HSIUNG FONGSHAN LaLaport CO., LTD.
Business format	Regional shopping center
Site area	Approx. 462,848 ft^2 (approx. 43,000 m^2)
Total floor area	Approx. 2,217,365 ft^2 (approx. 206,000 m^2)
Store area	Approx. 753,473 ft^2 (approx. 70,000 m^2)
Scale/Structure	Reinforced concrete; 2 belowground floors, 7 aboveground floors
Number of stores	263 stores (planned)
Number of parking spaces	Cars: approx. 1,900; motorcycles: approx. 2,500
Architect	Huang Jen-Ying Architects
Environmental design	LAND ART LABO INC.
Contractor	REIJU Construction Co., Ltd.
Schedule	Construction start: August 2023 / Grand opening: March 4, 2027 (planned)

■ **Mitsui Fudosan's Overseas Business and Business in Taiwan**

The Mitsui Fudosan Group conducts business around the world, including in the US, the UK, China, Taiwan, Southeast Asia, India, and Australia. Its Group long-term vision "& INNOVATION 2030," formulated in April 2024, sets forth the aspiration to "further develop and evolve overseas business," targeting further growth of the Group's business overseas.

Looking at the Mitsui Fudosan Group's overseas business, Taiwan is the Group's largest investment destination after the US and UK. With Mitsui Fudosan Taiwan as its local base for investment and business development, the Group will continue to drive further growth in the retail, hotel, and housing businesses it has developed so far, while taking on new business fields including logistics facilities. As a comprehensive developer, the Group will continue contributing to the further development of Taiwan's neighborhoods and daily life.

Main purposes	Location/Area	Property name	Opening/Completion
Outlet park	New Taipei City	MITSUI OUTLET PARK LINKOU Phase 1 (Building I) Phase 2 (Building II)	2016 2024
	Taichung City	MITSUI OUTLET PARK TAICHUNG PORT Phase 1 Phase 2	2018 2021
	Tainan City	MITSUI OUTLET PARK TAINAN Phase 1 Phase 2	2022 2026

Main purposes	Location/Area	Property name	Opening/Completion
Regional shopping center	Taichung City	Mitsui Shopping Park LaLaport TAICHUNG	2023
	Taipei City	Mitsui Shopping Park LaLaport TAIPEI NANGANG	2025
	Kaohsiung City	Mitsui Shopping Park LaLaport KAOHSIUNG	2027
Hotel	Taipei City	MGH Mitsui Garden Hotel Taipei Zhongxiao	2020
	Taipei City	Dunhua North Road Hotel (tentative name)	2027 (planned)
Housing	New Taipei City	Sansong MPARK	2021
	Tainan City	UNi PARK	2025
	New Taipei City	Sansong Jade Park	2026
	New Taipei City	RiVER PARK	2027 (planned)
	Taipei City	J PARK	2029 (planned)
	New Taipei City	Sanchong Taipei Bridge Project (tentative name)	2029 (planned)
	New Taipei City	META PARK (Phase 1) / METRO PARK (Phase 2)	2030 (planned)
	Kaohsiung City	Kaohsiung Yihui Road (tentative name)	2030 (planned)
	Taichung City	Taichung Fuke Road Project (tentative name)	2030 (planned)
	Tainan City	Tainan Wudong Section Project (tentative name)	2030 (planned)
	Kaohsiung City	Kaohsiung Yixin 1st Road Project (tentative name)	2030 (planned)
	Taipei City	THE DUO	2030 (planned)
	New Taipei City	Linkou Lixing Section Project (tentative name)	2032 (planned)
	Hsinchu City	Hsinchu Jingguo Road Project (tentative name)	2033 (planned)
	Taipei City	Nangang Yucheng Section Project (tentative name)	2033 (planned)
	Taipei City	Beimen Yuquan Section Project (tentative name)	2035 (planned)
Logistics facility	Taoyuan City	First Logistics Facility Project in Taiwan	Details to be announced

■ 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
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