

December 16<sup>th</sup>, 2021

Members of the press

Mitsui Fudosan Co., Ltd.

Lifestyle shopping mall LaLaport makes Southeast Asian debut in Malaysia

## "Mitsui Shopping Park LaLaport BUKIT BINTANG CITY CENTRE" opens on 20<sup>th</sup> January 2022

Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, (President and Chief Executive Officer : Masanobu Komoda) today announced that its commercial facility "Mitsui Shopping Park LaLaport BUKIT BINTANG CITY CENTRE" ("LaLaport BBCC") will open in Kuala Lumpur, Malaysia.



LaLaport BBCC outlook



Central Rooftop Garden

The commercial facility forms the core of the BUKIT BINTANG CITY CENTRE ("BBCC") Project, a large-scale complex development in the central urban district of Kuala Lumpur, Malaysia. The entire BBCC Project including the Retail Facility has a total site area of approximately 78,500sqm. LaLaport BBCC will become Mitsui Fudosan Co., Ltd.'s first regional retail facility in Southeast Asia, the second LaLaport outside of Japan, after Mitsui Shopping Park LaLaport Shanghai Jinqiao, which opened in April 2021. This is a flagship project and LaLaport BBCC will be one of the largest facilities (with a store floor space of 82,600sqm (est.)) among all the LaLaport malls including those located in Japan. It will open on 20<sup>th</sup> January 2022 and approximately 400 stores will open in sequence.

Mitsui Fudosan Co., Ltd. is actively developing the commercial facility business in Asian countries and regions including Shanghai and Taiwan with its experience cultivated over the years in Japan. The opening of LaLaport BBCC will also bring about a new customer experience with its lifestyle-based shopping mall proposition from Japan. The mall aims to become a facility that offers new culture and trends in Malaysia.

### Key points of this Release

1. **Mitsui Shopping Park LaLaport debuts in Kuala Lumpur, Malaysia and in Southeast Asia.** LaLaport BBCC will create interaction, livelihood, and relaxation through its **core mix of commercial facilities, offices, residential, hotels, and other facilities.**
2. In addition to global brands, there will be **numerous local favorite brands and Japanese restaurants, as well as brands making a first appearance in Malaysia such as NITORI and Nojima,** which are familiar brands in Japan.
3. **Comfortable spaces such as event spaces and food areas are available at the mall to create new customer experiences.**
4. In the pipeline are an integrated **mobile app** and **loyalty reward point program,** for a new, convenient and even more holistic shopping experience. LaLaport BBCC also provides a worker-friendly environment.

# 1. LaLaport debuts in Malaysia

## (1) Mitsui Fudosan's Overseas Commercial Facility Strategy

One of the aspirations under Long-Term Vision, Mitsui Fudosan Group Vision, VISION 2025, is "to evolve into a global company". Accordingly, the Group will continue to seek robust growth in the overseas business landscape. Mitsui Fudosan Co., Ltd has been conducting commercial facility business in Asia. In addition to the outlet mall business in Kuala Lumpur and across cities in Taiwan, the Group has been promoting the LaLaport business in Shanghai which was opened this year, Kuala Lumpur which is opening soon in 2022, as well as Taiwan which is already underway. The group will continue to aim for further business development centered on long-term partnerships with local companies.

## (2) Urban Development of BUKIT BINTANG CITY CENTRE

The BBCC project is located in central Kuala Lumpur. The total site area of about 78,500sqm consisting of commercial facilities, condominiums, serviced apartments, offices, hotels, etc. This is a large-scale urban development project. The BBCC project aims to become a unique landmark that realizes a new lifestyle by bridging diverse functions, such as "work, housing, play and relaxation" that are required of cities.

A well-developed transportation infrastructure is also a major feature of the BBCC project's urban development. For public transportation, a pedestrian bridge connecting directly to the Monorail or LRT "Hang Tuah" station is available. For convenient car access, there are three tunnels that lead to the carpark directly from each side. In addition, the construction of pedestrian bridges leading to the BBCC project are expected to further improve the BBCC area's accessibility.



Total BBCC area C.G.

Mitsui Fudosan Co., Ltd. has been developing LaLaport BBCC through its Malaysian subsidiary MFBCC Retail Mall Sdn Bhd (a project company established with UDA Holdings Berhad, Eco World Development Group Berhad and Employee Provident Fund Board to promote this project).

As LaLaport BBCC opens to the public, works will continue on new projects such as the serviced apartments which is a parcel developed by Mitsui Fudosan Co., Ltd. that is expected to commercialize starting 2024. Mitsui Fudosan Co., Ltd. will offer various convenient services for office workers and residents in the adjacent blocks with its vast experience in mixed-use complex development in urban areas. In addition, it will proceed with development of the BBCC area in sequence by working closely with adjacent facilities and partners such as BBCC Development Sdn Bhd. Mitsui Fudosan Co., Ltd. will contribute to the rejuvenation of the surrounding area and value enhancement of the entire BBCC project.

## (3) LaLaport's New Value in Malaysia

Mitsui Shopping Park LaLaport operates 16 facilities in Japan and has been actively developing in Asian countries and regions, including Shanghai and Taiwan. In 2015, Mitsui Fudosan Co., Ltd. opened Mitsui Outlet Park Kuala Lumpur International Airport Sepang, where it provided customers with new value shopping. Malaysian consumer needs and values have become more diverse than ever before, with the increase of middle-income group due to economic growth, the expansion of globalization, and the evolution of digital technology in recent years. As a lifestyle-oriented shopping mall, LaLaport BBCC will create a new customer experience by merging the value provided by current shopping malls with the latest trends based on consumer insights while leveraging on experience cultivated in Japan and Malaysia.

## 2. Numerous stores offering new lifestyles and customer experiences in Malaysia

### (1) Unique and attractive stores from Japan offer new lifestyle choices

By taking advantage of the Japanese commercial facility network, LaLaport BBCC will bring well-known brands from Japan such as NITORI, Nojima and JONETZ by DON DON DONKI. In addition, Star Child, a nursery school that incorporates Japanese-style childcare and intellectual education, will open its first facility in Malaysia.

#### High-quality products and customer service from Japan



**NITORI**

First Store in Malaysia

A furniture & interior specialty store with more than 640 stores in Asia and the United States, with the majority in Japan. We offer products that allow customers to freely customize living spaces and enrich their lives at prices and quality that offer "unexpected value for money", as NITORI's products' value stretches far beyond its prices. We are also known for a large selection of cool bedding under the "N-Cool" series, and the first NITORI in Southeast Asia will hit Malaysian shores soon.



**Nojima**

First Store in Malaysia

A digital & home appliance specialty store, dominating the Japan retail market, with more than 190 stores. Nojima's key strength is providing expert personal consulting services to meet customers' needs, along with offering proposals on various services associated with the products. Nojima's first ever store in Malaysia, that retails electrical home appliances, electronic items, furniture and furnishings will be opened, in collaboration with their local subsidiary, Courts Malaysia. A wide range of top-quality products with attractive pricing, will be on display for purchase. Nojima looks to gain an enlarged customer base with this flagship store in Malaysia.



**JONETZ by DON DON DONKI**

DON DON DONKI is based on the concept of a Japan brand specialty store that offers products made in Japan or products for the Japanese market at affordable prices. In Malaysia, we are developing a concept known as "JONETZ by DON DON DONKI" focused on providing Japanese Products such as the house brand known as "Jonetsu Kakaku (Passionate Price)".



**Star Child**

First Store in Malaysia

Star Child, which has 40 nurseries in Japan, is coming to Malaysia! In addition to the Japanese quality of Childcare, we will expand in Malaysia with our newly developed original educational content with our original teaching method named WALLET TM.

\* WALLET is a program that develops brain power through the five senses.  
W (Watching) A (Activating) L (Listening) E (Expressing) T (Thinking).



\*Opening date varies depending on the store.

\*All images for illustration purposes only.

## (2) Numerous stores offering experience that enriches customers' staying time

As a place to offer new value to Malaysian customers with diverse needs, this facility not only serves as a venue to purchase goods and services, but also a conducive place to truly enjoy the “staying time” experience itself. LaLaport BBCC also takes pride in its line-up of stores that is already familiar to people in various countries such as Malaysia, Japan and South Korea.

### Next-generation shopping experience like never before

#### Metrojaya

A refreshing next-gen Metrojaya store that will showcase trend-setting lifestyle products, some of which will not be available elsewhere. Comprising local and international brands, shopping at our new Metrojaya store will prove to be a seamless experience as we bring to you the best, from fashion to furnishings, with niches for pampering and grooming, and so much more. Combined with a digital journey, Metrojaya LaLaport will certainly be an exciting go-to destination.



WeGo is a modern concept of convenience store featuring the world's latest technology in retail and shopping. Going cashless, just walk in, grab your items and go.

#### HOW TO SHOP AT WeGo MART/FRESH



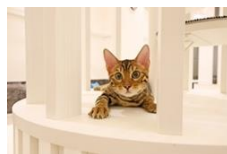
### Entertainment options provide new experiential value

First Store in Malaysia

#### Coo&RIKU

Japan's largest pet shop opens in Malaysia for the first time. An attached cat cafe has four different themes; customers will also be able to interact with about 50 various breeds of cute cats.

COO&RIKU



First Store in Malaysia

F&B

#### Nitinagin&Co

Experience the Thai way of life at Malaysia's First Indoor Thai Floating Market. The market will offer everyone all sorts of Thai street foods, Thai products and also include a famous Thai dessert cafe.



#### BookXcess

From best-selling novels, children's books, literature and art to evergreen classics, cooking and more, BookXcess has built a reputation for their unsurpassed inventory since 2007. With the primary aim to inculcate the reading habit by making books easily accessible at affordable prices, their vast selection of books will soon be available at LaLaport! A whole new retail experience beckons.



#### ROLLERWA+

The famous Korean Indoor roller skate rink, ROLLERWA+ is a NEW Premium concept that offers high-end sound & special lighting systems operating in sync with K-Pop while the ROLLERWA+ Mocktail Bar brings further satisfaction to roller-skaters and K-culture lovers.



\*Opening date varies depending on the store.

\*All images for illustration purposes only.



### (3) First store in Malaysia and restaurants with new concept

LaLaport BBCC is offering food experiences that have never been seen in shopping malls, such as a first-ever or flagship store in Malaysia, a previously Michelin-listed store and new concept dining by a famous chef. Visitors can also enjoy the taste of local restaurants that are household names in Malaysia.

#### New food experiences at LaLaport BBCC with new concept dining by famous chefs

First Store in Malaysia

F&B

**Shin'Labo**



Experience "transcendental dining" with Chef James Won's endless interpretation of elevated Yōshoku creations, through a masterly fusion of modern French techniques with exquisite Japanese produce, and Malaysian indigenous ingredients.

F&B

**Marta's Kitchen**



Serving authentic Spanish cuisine through quality ingredients, homemade recipes and a bustling dining experience. Marta's Kitchen is the place to come together for celebrating a real fiesta with Paella, tapas and churros.

F&B

**Buena Brasa Gastropub**



Buena Brasa is Spanish & European cuisine, the abundance of flavours and aromas is what makes it very unique. To savour popular dishes like paella, tapas, josper charcoal-grilled meats, Buena Brasa Gastropub is your go-to place!

F&B

**What's On Tap**



What's On Tap is a specialty coffee shop that provides a full sensory experience with its sophisticated café design and hand-picked selection of specialty coffee.

F&B

**Beer Bank**



Largest Beer Collection Bar in Malaysia, serves more than 600++ different types of beers, enjoy your favorite beer with us! Sophisticated, cozy and coolest interior design, only at LaLaport BBCC!

#### Savour the tastes of well-established stores that are popular in Malaysia and Michelin-listed stores

First Store in Malaysia

F&B

**Hawker Chan**



Having made it into Michelin's first-ever guide to Singapore in 2016 earning one star, Hawker Chan's first quick service restaurant (QSR) in KL will soon be landing in LaLaport BBCC.

F&B

**Nam Heong Chicken Rice**



With more than 80 years of history since 1938, Nam Heong has won an Excellence Award for 3 consecutive years in KL. They were also awarded the title of Oldest Hainanese Chicken Rice in Malaysia by Malaysia Book of Records. Their renowned cuisine will soon be available for all at LaLaport!










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\*All images for illustration purposes only.

#### (4) Malaysia's first restaurants from Japan, familiar restaurants open with new concepts

The first restaurants in Malaysia and many popular restaurants in Malaysia will be opening to offer truly authentic Japanese tastes with Japanese quality to Malaysian food lovers.

#### Authentic Japanese food experience, including the first store in Malaysia

<p>First Store in Malaysia</p>  <p>A long-established bakery founded in 1905 from Kobe, it has since expanded into 130 stores in Japan and another 35 stores overseas. Shoppers in Malaysia can look forward to enjoying high quality breads.</p>	<p>F&amp;B</p> <p><b>DONQ/Mini One</b></p>	<p>First Store in Malaysia</p>  <p>YAKINIQUEST, a unit of Wagyu lovers that visited yakiniku restaurants 2,000+ times in total. After successful launching of its first outlet in Singapore, we're ready to serve the best Yakiniku in Malaysia!</p>	<p>F&amp;B</p> <p><b>YAKINIKU SIZZLE by YAKINIQUEST</b></p>
<p>First Store in Malaysia</p>  <p>A creation of culinary art and passion with an exclusive partnership with Michelin-starred Master Chef Takuji Takahashi. MATCHA EIGHT is the first premium Japanese tea ice cream in Malaysia, specializes in artisanal and 100% natural Japanese tea ice cream made with the finest single-origin tea powder imported from Kyoto.</p>	<p>F&amp;B</p> <p><b>MATCHA EIGHT</b></p>	<p>First Store in Malaysia</p>  <p>Operated by an established brand, Wasabi product company Tamaruya has a long history in Shizuoka and will be bringing their first steakhouse restaurant to Malaysia.</p>	<p>F&amp;B</p> <p><b>Tamaruya Honten Steakhouse</b></p>
<p>F&amp;B</p>  <p>Premium sweets store from Japan opening independently in Malaysia. Halal-certified sweets that combine the delicate and elegant confectionery quality of Japan to bring a whole new taste to LaLaport BBCC.</p>	<p>F&amp;B</p> <p><b>Fans</b></p>	<p>F&amp;B</p>  <p>IPPUDO is a global ramen brand, first established in 1985 in Hakata, Fukuoka. We now have stores in 15 countries and welcome guests with a truly comfortable space, exclusively designed for LaLaport BBCC.</p>	<p>F&amp;B</p> <p><b>IPPUDO</b></p>
<p>F&amp;B</p>  <p>For a truly unique udon experience, look no further than Miyatake Udon – known for stringent quality, their traditional Japanese Sanuki udon is imported and freshly made with your choice of toppings.</p>	<p>F&amp;B</p> <p><b>Miyatake Sanuki Udon</b></p>	<p>F&amp;B</p>  <p>The authentic all-you-can-eat shabu shabu and sukiyaki restaurant from Japan. Offering unlimited high-quality meats and fresh vegetables with variety of soups and sauces as well as various sides.</p>	<p>F&amp;B</p> <p><b>SHABU-YO</b></p>
<p>F&amp;B</p>  <p>TAKE-AWAY is the preferred hole-in-the-wall restaurant for Kuala Lumpur's working crowd especially for those looking for fresh grab-and-go options as well as lunch sets with Japanese authentic flavours. Japanese Onigiri (rice balls) and Donburi (rice bowls) made fresh daily are your must-tries!</p>	<p>F&amp;B</p> <p><b>TAKE-AWAY</b></p>		

\*Opening date varies depending on the store.

\*All images for illustration purposes only.

## (5) Extensive store line-up of global brands and national brands

There will be many other familiar global and local brands. Here are some of the unique stores, including flagship tenants:

### Flagship stores of popular Japanese brands and eyewear brands from Japan

First Store in Malaysia



#### Zoff

The eyeglass brand, which is popular for its high quality and reasonable prices in Japan, opens in Malaysia. Zoff aspires to become a new leader in eyewear fashion trends with their new and cool designs.

#### Sony Store

#### Sony Store, BBCC

The new Sony Flagship Store is designed to connect with customers through their lifestyle by offering a comprehensive range of Sony consumer products.

### Popular local brands open with new concepts



#### Jaya Grocer

Jaya Grocer, one of Malaysia's most recognizable premium retailers in fresh market produce and imported foods, will be unveiling their latest outlet at LaLaport BBCC very soon.



#### MR. D.I.Y.

Offering a wide selection of hardware, household, electrical, stationery, sports equipment products and others at good quality and value-for-money; holding true to its company motto: "ALWAYS LOW PRICES".

### Popular international brands offer unchangeable value



#### AIGNER

AIGNER presents beautifully crafted luxury leather bags and small leather goods for men and women.



#### HACKETT LONDON

Home of the Essential British Kit, HACKETT LONDON prides itself on its authentic British style and reputation for its global collaboration with Aston Martin.



#### Levi's

LEVI'S®, one of the most iconic denim brands in the world known for authenticity and self-expression, is reimagining its retail space through its Indigo Store, to offer a highly engaging and personalized shopping experience.



#### POLO RALPH LAUREN

Authentic and iconic, Polo Ralph Lauren is the original symbol of the modern preppy lifestyle. Polo Ralph Lauren is stylish, timeless and appeals to all generations.



#### MIND/KIND™

MIND/KIND™ is a multi-label store for men and women a collective of the most desirable streetwear labels and emerging contemporary designer brands.



More popular brands that enrich the Malaysian lifestyle

\*Opening date varies depending on the store.

\*All images for illustration purposes only.



### 3. Environmental Concept in response to diverse lifestyles and needs

#### (1) Urban, sophisticated architectural and interior designs that embody the warmth of nature

Based on "Modern Simplicity" and "Japanese Flavour" design concepts, LaLaport BBCC brings to life a stylish appearance befitting city centre locations complemented by a warm interior design conducive for shoppers to spend the entire day in comfort.



LaLaport BBCC outlook



Common walkways

#### (2) Food areas that provide variety and vast options

LaLaport BBCC offers a variety of food scenes that make it very attractive to visit over and over again. A large F&B floor houses supermarkets that can meet the various demands of customers; "Depachika Marche" where plenty of take-away foods are available, and a casual food court called "Cafeteria". Meanwhile, the "Gourmet Street" makes for a fresh *al fresco* dining experience for shoppers while the large "Garden Dining" food court on Level 4 boasts a 1,400-seating capacity.



"Depachika Marche"(LG1)

Convenient F&B take-aways for parties



"Gourmet Street"(GF)

Terrace seats to enjoy meals outdoors



"Garden Dining" Food Court (L4)

Kids spaces for children to enjoy



### (3) Common spaces that provide inspired experiences within a relaxed environment

LaLaport BBCC provides many event spaces that can meet various needs. The “Central Rooftop Garden” has a large site of approximately 1,700sqm equipped with a roofed step stage and is surrounded by greenery and trees. There is also the “WOW PLAZA”, a unique event space located at the centre of Gourmet Street. The impressive “Grand Steps” next to the main entrance will feature various forms of illumination in tandem with seasonal events.



Central Rooftop Garden (L4)



WOW PLAZA (GF)

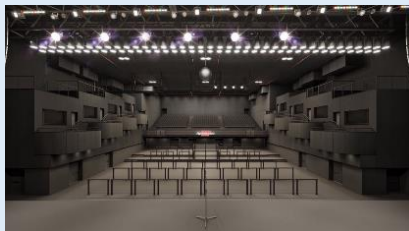
In addition, “Zepp Kuala Lumpur”, one of Japan's leading concert halls, will open in the "entertainment hub" area of the block adjacent to LaLaport BBCC. The mall plans to have regular music events and campaigns in this facility in collaboration with Zepp, which operates 10 other facilities in Japan and Taiwan. This will be the first-ever Zepp hall in Malaysia. There are also plans to collaborate with other adjacent partners, such as the “Malaysian Grand Bazaar”, which focuses on local specialties, as well as Golden Screen Cinemas.

#### Entertainment Hub (Area of block adjacent to LaLaport BBCC)



##### Zepp Kuala Lumpur

Here at the very first Zepp hall in Malaysia, visitors can look forward to an extensive line-up of events from cultural shows to music tie-ups in collaboration with Zepp Kuala Lumpur. With a seating capacity of up to around 2,500 and 8 VIP areas, Zepp Kuala Lumpur is renowned not only for live performances by famous artists using the highest quality sound and lighting, but also for corporate events, fashion shows, eSports tournaments, martial arts events etc and is also set to act as a new cultural exchange base between Malaysia and Japan in the future.



##### Malaysia Grand Bazaar

Malaysia Grand Bazaar (MGB) is positioned as a first-of-its kind centre of Malaysian culture & heritage, a must-see place for both locals and foreigners. Visitors can experience street food, handicrafts, contemporary crafts and cultural performances within its 100,000 sq. ft. premises featuring carefully curated artisan brands from all states in Malaysia.

### (4) Safety and security of facilities

In order to ensure that customers can enjoy their shopping without any hygiene concerns, regular disinfection of interior facilities and carts are carried out alongside efforts to improve the environment in terms of infrastructure, such as introducing contactless elevators.



Regular sanitization (reference)



Contactless elevators (reference)

## 4. Customer Service & Store Support to enhance a New Shopping Experience

### (1) Loyalty Reward Point Program through LaLaport MY Mobile App

The mall will launch the LaLaport BBCC membership app, which provides one-stop customer service on smartphones. Through the app, LaLaport BBCC will deliver the latest information, such as sales promotions and events, as well as premium coupons which offer members-only discounts and services.

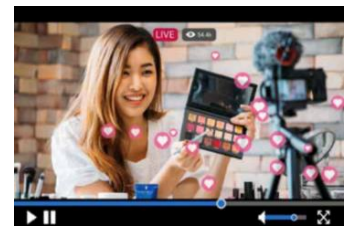
Among the tentative benefits include:

- 1% reward on purchase price at participating stores
- Regular point-up weeks
- Further bonus points for shopping during sale periods
- Gift points for new app registrations
- Birthday month gift points
- Gift points for in-app game participation
- A number of additional benefits, including discount coupon distribution from stores



### (2) Live Streaming

By utilizing the online platform and live streaming, LaLaport BBCC will support stores to promote new products and campaign events. Customers can get the latest information on facilities, detailed information on stores, etc. from home.



### (3) Providing a comfortable working environment for employees

In order to create a comfortable working environment, LaLaport BBCC is preparing an ergonomic and hygienic staff lounge for mall employees and staff.

The space will feature:

- Green plants
- Napping space
- Powder rooms
- Free Wi-Fi, smartphone and PC charging area
- Sterilization device installation
- Partition boards at counter seats for secure social distancing



### (4) Support for hiring local staff in Malaysia

LaLaport BBCC will also collaborate with human resource companies in Malaysia to support the recruitment of employees to work in tenants' outlets.

\*Above services will be starting at different timings.  
\*All space images for illustration purposes only.

## [Overview of the Property]

Property Name	Mitsui Shopping Park LaLaport BUKIT BINTANG CITY CENTRE
Address	Bukit Bintang City Centre, No.2, Jalan Hang Tuah, 55100 Kuala Lumpur, Malaysia
Access	<ul style="list-style-type: none"> <li>- Direct pedestrian connection to "Hang Tuah" station on the LRT Line, KL Monorail Line</li> <li>- 5 minutes walk from MRT Sungai Buloh-Kajang Line "Merdeka" station</li> </ul>
Site Area	Approx. 41,800sqm (Entire BBCC Project including the Retail Facility: Approx. 78,500sqm)
Total Floor Area	Approx. 133,000sqm
Store Area	Approx. 82,600sqm
Building Size	5 floors above ground and 5 floors below (including 2 to 5 floors of basement parking)
Number of Stores	Approx. 400 stores
Parking Spots	Approx. 2,400 units
Environmental Design	Studio Taku Shimizu
Construction Design	IJM Construction Sdn Bhd
Operational Management	MFBCC Retail Mall Sdn Bhd
Schedule	<p>Opening on 20<sup>th</sup> January 2022 (tentative)</p> <p>✕Due to external environment changes and circumstances, such as the spread of COVID-19, the opening date is subject to change.</p>

### 【Mitsui Fudosan's Overseas Strategy】

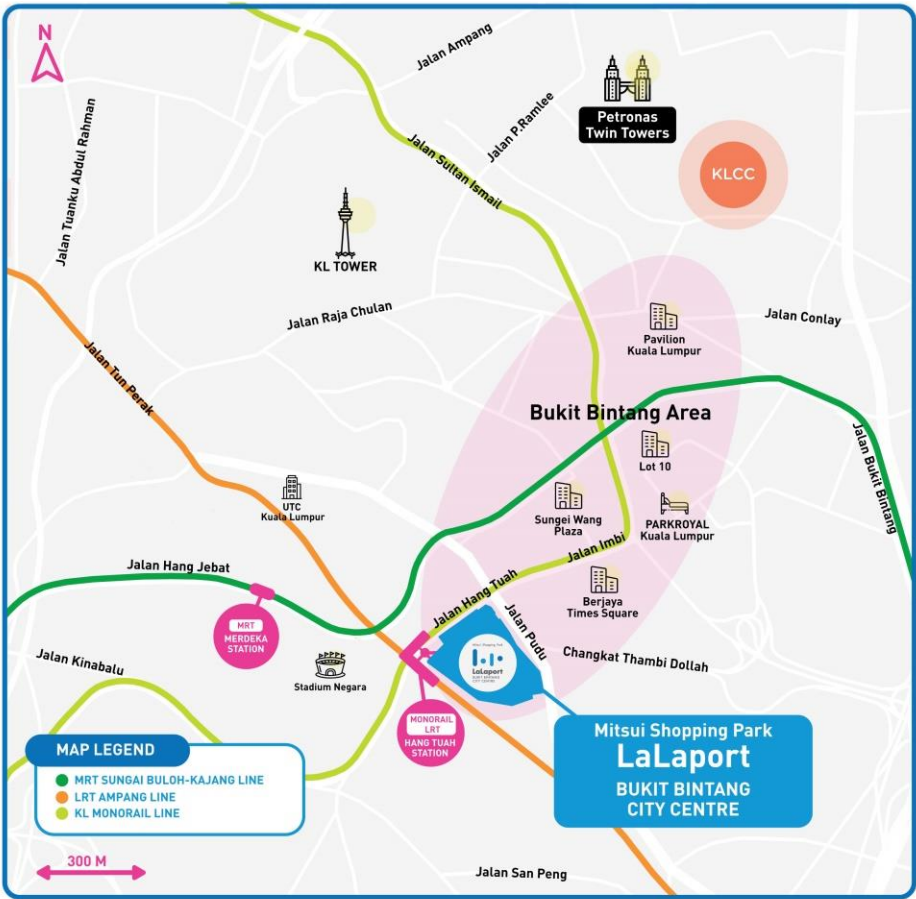
Under Mitsui Fudosan Group's long-term vision, "VISION 2025", it aims "to evolve into a global company". Accordingly, the Group will continue to seek robust growth in the overseas business landscape. Mitsui Fudosan has been conducting business in countries and regions in Asia, in addition to the US and the UK. The Group has been promoting the outlet mall business in Kuala Lumpur and cities in Taiwan, and the LaLaport business in Shanghai, Kuala Lumpur, as well as cities in Taiwan. The Group has been pushing ahead with the housing business in Singapore, Thailand, China and other cities in Asia. The Group has also been conducting the hotel business in Taipei, along with the logistic facilities business in Thailand, the office business in Bangalore, India as well. In these and other ways, the Group has been actively pursuing business in fast-growing Asia with the view of capturing growing consumer spending and expanding profits at the earliest opportunity alongside contributing to local communities. Moving forward, the Group will continue to aim to expand the businesses.

### 【Mitsui Fudosan's Business in Malaysia】

In 2015, "Mitsui Outlet Park Kuala Lumpur International Airport Sepang"(Shopping Mall) was opened as the first commercial facility overseas. In 2016, a joint venture "MFBCC Retail Mall Sdn Bhd" was established to promote LaLaport BBCC project. In 2017, "Malaysia Mitsui Fudosan" was established to promote business in Malaysia. The company promotes 2 commercial facility businesses and 3 housing businesses centered on Kuala Lumpur and the surrounding areas and will expand the businesses.



<Attachment ①> Position diagram  
[Wide Area Diagram]



[BBCC Area Diagram]



<Attachment②>

LaLaport BBCC Brand List 1 (First Stores in Malaysia)

Category	Brand Name (tentative)	Overview
Fashion Items or Accessories	Zoff	The eyeglass brand, which is popular for its high quality and reasonable prices in Japan, opens in Malaysia. Zoff aspires to become a new leader in eyewear fashion trends with their new and cool designs.
Home & Furniture	NITORI	A furniture & interior specialty store with more than 640 stores in Asia and the United States, with the majority in Japan. We offer products that allow customers to freely customize living spaces and enrich their lives at prices and quality that offer "unexpected value for money", as NITORI's products' value stretches far beyond its prices. We are also known for a large selection of cool bedding under the "N-Cool" series, and the first NITORI in Southeast Asia will hit Malaysian shores soon.
Home & Furniture	Nojima	A digital & home appliance specialty store, dominating the Japan retail market, with more than 190 stores. Nojima's key strength is providing expert personal consulting services to meet customer's needs, along with offering proposals on various services associated with the products. Nojima's first ever store in Malaysia, that retails electrical home appliances, electronic items, furniture and furnishings will be opened, in collaboration with their local subsidiary, Courts Malaysia.  A wide range of top quality products with attractive pricing, will be on display for purchase. Nojima looks to gain an enlarged customer base with this flagship store in Malaysia.
F&B	DONQ/Mini One	A long-established bakery founded in 1905 from Kobe, it has since expanded into 130 stores in Japan and another 35 stores overseas. Shoppers in Malaysia can look forward to enjoying high quality breads.
F&B	MATCHA EIGHT	A creation of culinary art and passion with an exclusive partnership with Michelin-starred Master Chef Takuji Takahashi. MATCHA EIGHT is the first premium Japanese tea ice cream in Malaysia, specializes in artisanal and 100% natural Japanese tea ice cream made with the finest single-origin tea powder imported from Kyoto.
F&B	Shin'Labo	Experience "transcendental dining" with Chef James Won's endless interpretation of elevated Yōshoku creations, through a masterly fusion of modern French techniques with exquisite Japanese produce, and Malaysian indigenous ingredients.
F&B	Tamaruya Honten Steakhouse	Operated by an established brand, Wasabi product company Tamaruya has a long history in Shizuoka and will be bringing their first steakhouse restaurant to Malaysia.
F&B	Nitinagin&Co	Experience the Thai way of life at Malaysia's First Indoor Thai Floating Market. The market will offer everyone all sorts of Thai street foods, Thai products and also include a famous Thai dessert cafe.
F&B	YAKINIKU SIZZLE by YAKINIQUEST	YAKINIQUEST, a unit of Wagyu lovers that visited yakiniku restaurants 2,000+ times in total. After successful launch of its first outlet in Singapore, we're ready to serve the best Yakiniku in Malaysia!
Specialty & Services	Coo&RIKU	Japan's largest pet shop opens in Malaysia for the first time. An attached cat cafe has four different themes; customers will be able to interact with about 50 various breeds of cute cats.
Specialty & Services	Star Child	Star Child, which has 40 nurseries in Japan, is coming to Malaysia ! In addition to the Japanese quality of Childcare, we will expand in Malaysia with our newly developed original educational content with our original teaching method named WALLET TM. *WALLET is a program that develops brain power through the five senses.  W (Watching) A (Activating) L (Listening) E (Expressing) T (Thinking)

\*Opening date varies depending on the store.

## LaLaport BBCC Brand List 2

Category	Brand Name (tentative)
Fashion	6IXTY8IGHT
Fashion	BERFOE
Fashion	Body Glove
Fashion	Common Sense
Fashion	Como Studio
Fashion	Dapper
Fashion	Dockers
Fashion	F.O.S
Fashion	HACKETT LONDON
Fashion	IZO Jeans
Fashion	Jeanz concept
Fashion	Kashkha
Fashion	Levi's
Fashion	Max Fashion
Fashion	MIND/KIND™
Fashion	MNB
Fashion	Moto Guzzi
Fashion	POLO RALPH LAUREN
Fashion	Private Stitch
Fashion	Room8008
Fashion	Smart Master
Fashion	SODA
Fashion	The Under Shop
Fashion	Voir Gallery
Kids & Maternity	Aira Kamilia
Kids & Maternity	Gaagookids
Kids & Maternity	PONEY
Fashion Items or Accessories	Adidas Originals
Fashion Items or Accessories	Adidas Performance
Fashion Items or Accessories	AIGNER
Fashion Items or Accessories	Brooks
Fashion Items or Accessories	Carlo Rino
Fashion Items or Accessories	Chow Tai Fook
Fashion Items or Accessories	Clarks
Fashion Items or Accessories	Couple Lab
Fashion Items or Accessories	Focus Point
Fashion Items or Accessories	G-Shock Casio
Fashion Items or Accessories	GEOX
Fashion Items or Accessories	Herschel
Fashion Items or Accessories	Kickers
Fashion Items or Accessories	Leather Avenue
Fashion Items or Accessories	Lucky Gems
Fashion Items or Accessories	Panda Eyes
Fashion Items or Accessories	Pansy
Fashion Items or Accessories	Paris Miki
Fashion Items or Accessories	Peak
Fashion Items or Accessories	Pierre Cardin Lingerie
Fashion Items or Accessories	PUMA
Fashion Items or Accessories	Red's Revenge

Category	Brand Name (tentative)
Fashion Items or Accessories	Salomon
Fashion Items or Accessories	Seen Eyewear
Fashion Items or Accessories	Skechers
Fashion Items or Accessories	Sorella
Fashion Items or Accessories	SOXWORLD
Fashion Items or Accessories	Sports Paragon
Fashion Items or Accessories	Sun Paradise
Fashion Items or Accessories	SUNGLASS & VISION
Fashion Items or Accessories	The North Face
Fashion Items or Accessories	Tomei
Fashion Items or Accessories	Travel For All
Fashion Items or Accessories	Vans
Fashion Items or Accessories	Veesee Collections
Fashion Items or Accessories	Young Hearts
Beauty & Personal Care	A-Saloon
Beauty & Personal Care	Evolcare
Beauty & Personal Care	IL Fragrance
Beauty & Personal Care	Mom & Baby Skincare Club
Beauty & Personal Care	Natural Wonders
Beauty & Personal Care	Recross Hair Studio
Beauty & Personal Care	The Face Shop
Home & Furniture	Hydro Flask
Home & Furniture	MR. D.I.Y.
Lifestyle	BookXcess
Lifestyle	Dzi Kingdom
Lifestyle	Garmin
Lifestyle	Gintell
Lifestyle	Going Shop
Lifestyle	Honor
Lifestyle	Huawei
Lifestyle	Kohimaran
Lifestyle	Life n Fitness
Lifestyle	Metrojaya
Lifestyle	MYGO (TBC)
Lifestyle	OPPO
Lifestyle	Puzzle Planet
Lifestyle	QMac
Lifestyle	S&J Co.
Lifestyle	Sheldonet Toy Store
Lifestyle	Sony Store, BBCC
Lifestyle	Toy World
Lifestyle	Xiaomi
Supermarket	Jaya Grocer
Supermarket	JONETZ by DON DON DONKI
Pharmacy	Guardian
Pharmacy	Health Lane Family Pharmacy
F&B	Ape Kitchen
F&B	Aroma De Nata
F&B	Auntie Anna & Pak Cik Omar

\*Opening date varies depending on the store.



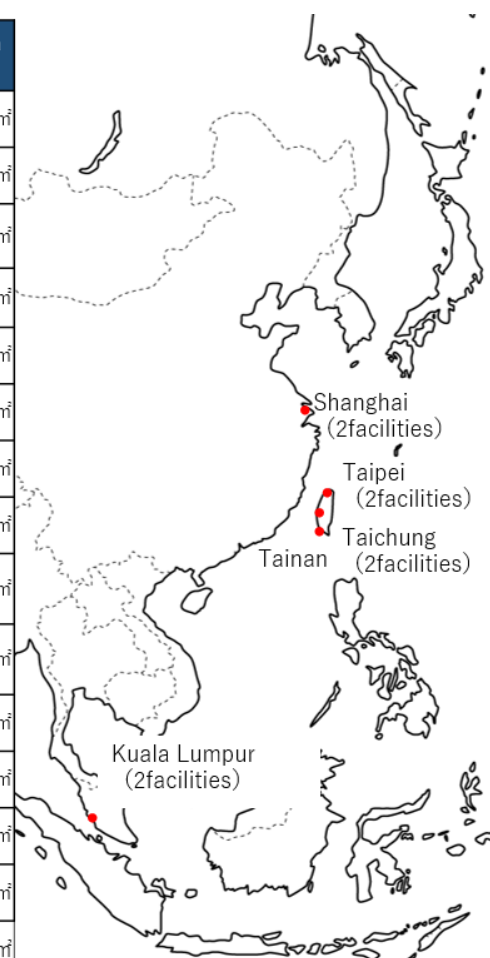
## LaLaport BBCC Brand List 3

Category	Brand Name (tentative)	Category	Brand Name (tentative)
F&B	Auntie Lora	F&B	Mr. Chizu
F&B	Ayam Penyet Best	F&B	MyRottee
F&B	Baba Franco	F&B	Nam Heong Chicken Rice
F&B	Beer Bank	F&B	Nang Haus
F&B	Boost Juice Bars	F&B	Nyonya Melaka
F&B	Buena Brasa Gastropub	F&B	OneZo
F&B	Burger King	F&B	Papafry
F&B	Cake Moments	F&B	Para Thai
F&B	Cat & the Fiddle	F&B	Paradise Dynasty
F&B	Chicken Rice	F&B	Pop Meals
F&B	Chun Yang Tea	F&B	REZ'S HEAVEN - Modern Local Fusion
F&B	CHUNZ	F&B	Rotiboy
F&B	Cow Cow Yogurt	F&B	Sai Kee
F&B	Dee Coffee	F&B	Sangkaya
F&B	Dôme's Café	F&B	Secret Recipe
F&B	Dunkin'	F&B	Seoul Garden
F&B	Famous Amos	F&B	SHABU-YO
F&B	Fans	F&B	Sizzling Hot Plate & Claypot
F&B	Fat Daddy Fried Chicken	F&B	Starbucks
F&B	Fruits Farm in The City	F&B	Suay Authentic Thai Cuisine
F&B	FYF Kopitiam Express	F&B	Sugar and I
F&B	Garrett Popcorn Shops	F&B	Sukiya
F&B	Gong Cha	F&B	Sushi King
F&B	Grill & Go	F&B	TAKE-AWAY
F&B	Harley's	F&B	Taste by Bert
F&B	Haruka Bakery	F&B	The 3's Grill
F&B	Hawker Chan	F&B	The Brew Crew
F&B	Helado	F&B	The Chicken Rice Shop
F&B	Herman Ayam Kampung	F&B	The H. Temptation Cafe
F&B	Honey Land	F&B	The Sultani
F&B	Hookie Dookie Lounge & Bar	F&B	Torii Teppanyaki
F&B	Hot & Roll	F&B	Water Liu Liu
F&B	Ice Cream Corner	F&B	What's on Tap
F&B	IPPU DO	F&B	Yatta Teppanyaki
F&B	JJ Chili Pan Mee	F&B	yewyewkl
F&B	Kedey Kamek	Specialty & Services	Celcom
F&B	Kenny Rogers Roasters	Specialty & Services	Hotlink
F&B	Kirindo	Specialty & Services	KL Remit Exchange
F&B	K-wing	Specialty & Services	Klinik Mediviron
F&B	Kōsa coffee	Specialty & Services	Shine Shine
F&B	Lian Thong	Specialty & Services	Siam Oasis
F&B	Little Wok Fried Rice King	Specialty & Services	TM Money Exchange
F&B	llaollao	Specialty & Services	WeGo
F&B	Loong Kee Hokkien Mee	Entertainment	ROLLERWA+
F&B	Marta's Kitchen		
F&B	Memang Meow		
F&B	Miink Coffee		
F&B	Miyatake Sanuki Udon		
F&B	Moojicha		

\*Opening date varies depending on the store.

<Attachment ③> Commercial facilities developed overseas by Mitsui Fudosan (as of Dec 2021)

Country / Region	Property Name	Open Year	Number of Stores (est.)	Store Area (est.)
China	Mitsui Shopping Park LaLaport Shanghai Jinqiao	2021	180 stores	55,000㎡
	Mitsui Shopping Park LaLastation Shanghai Lian Hua Lu	2021	90 stores	16,500㎡
Taiwan	Mitsui Outlet Park Taiwan Linkou	【Phase 1】 2016	220 stores	45,000㎡
		【Phase 2】 2024 (Tentative)	90 stores	26,900㎡
	Mitsui Outlet Park Taichung Port	【Phase 1】 2018	170 stores	35,000㎡
		【Phase 2】 2021	50 stores	8,000㎡
	(Tentative name) Mitsui Outlet Park Tainan	【Phase 1】 2022 (Tentative)	180 stores	33,000㎡
		【Phase 2】 2025 (Tentative)	50 stores	11,500㎡
	(Tentative name) Mitsui Shopping Park LaLaport Taichung	2022 (Tentative)	270 stores	68,000㎡
	(Tentative name) Mitsui Shopping Park LaLaport Taiwan Nangang	2023 (Tentative)	250 stores	70,000㎡
Malaysia	Mitsui Outlet Park Kuala Lumpur International Airport Sepang	【Phase 1】 2015	130 stores	24,000㎡
		【Phase 2】 2018	70 stores	9,800㎡
		【Phase 3】 2022	5 stores	7,000㎡
	Mitsui Shopping Park LaLaport BUKIT BINTANG CITY CENTRE	2022	400 stores	82,600㎡
Total		9 facilities	2,155 stores	492,300㎡



<Attachment ④> Contributing to SDGs of the Mitsui Fudosan Group

[https://www.mitsuifudosan.co.jp/corporate/esg\\_csr/](https://www.mitsuifudosan.co.jp/corporate/esg_csr/)

The Mitsui Fudosan Group aims for a society that enriches both people and the planet under the principles of co-existing in harmony with society, linking diverse values and achieving a sustainable society, and advancing business with an awareness of the environment (E), society (S) and governance (G), thus promoting ESG management. By further accelerating its ESG management, the Group will realize Society 5.0, which the Japanese government has been advocating, and contribute significantly to aligning with the SDGs.

\* The initiatives covered in this press release are contributing to three of the SDGs.

Goal 8 Decent Work and Economic Growth  
Goal 11 Sustainable Cities and Communities  
Goal 17 Partnership for The Goals

