

To member of the press

November 4, 2022
 Isetan Mitsukoshi Holdings Ltd.
 Nomura Real Estate Development Co., Ltd.

“MITSUKOSHI BGC*”
Commercial Facility in a Large-Scale, Mixed-Use Development Project
in Manila, Philippines
Soft opening on Friday, November 18, 2022
- MITSUKOSHI arrives in the Philippines for the first time -

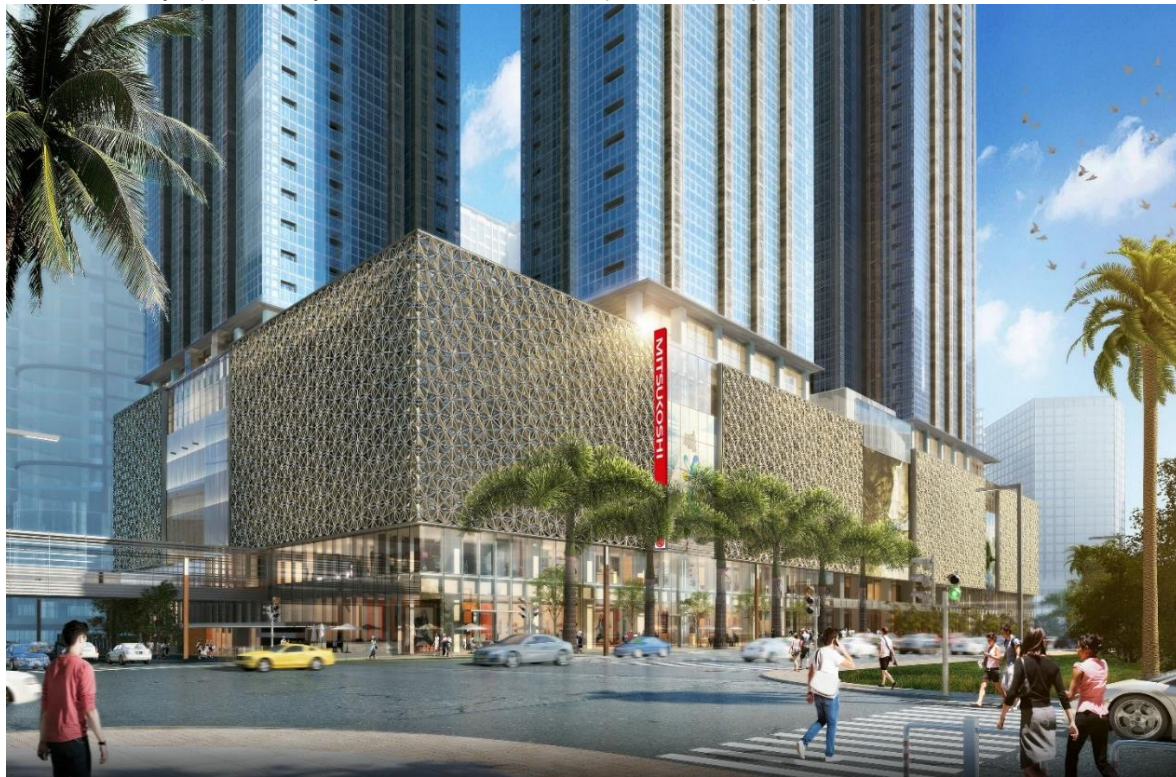
*BGC・・・Bonifacio Global City

Isetan Mitsukoshi Holdings Ltd. (Head office: Shinjuku-ku, Tokyo; Director, President and CEO: Toshiyuki Hosoya; hereinafter, “Isetan Mitsukoshi HDS”) and Nomura Real Estate Development Co., Ltd. (Head office: Shinjuku-ku, Tokyo; President and Representative Director: Daisaku Matsuo; hereinafter, “NRE”) announced that they have set the soft opening of “**MITSUKOSHI BGC**” for **Friday, November 18, 2022**. This commercial facility is part of a large-scale, mixed-use residential and commercial development project being pursued in partnership with leading Filipino developer Federal Land Incorporated (Head office: Makati, Philippines; Chairman: Alfred V.Ty; hereinafter, “FLI”). The grand opening is scheduled for the first quarter of 2023.

Based on the concept of “**NEXT MANILA LIFESTYLE**,” MITSUKOSHI BGC will offer a new lifestyle co-created by Japan and the Philippines in Bonifacio Global City (BGC), the Philippines.

MITSUKOSHI BGC will be housed from the 1st basement floor to the 3rd floor right below the residential floors of a four-tower complex, “The Seasons Residences.” The mall will enrich daily lives of the residents and visitors, providing a facility where they can enjoy special moments.

This is the first large-scale, mixed-use development project based on the joint partnership between a Japanese department store group and a Japanese real estate developer in the Philippines, and the first commercial facility operated by Isetan Mitsukoshi Group in the Philippines.



*Conceptual drawing

[Bonifacio Global City (BGC)]

Located 11 km southeast of the center of Manila, the Philippines, BGC is a central business district that has experienced remarkable economic growth in recent years. It is a newly developing area redeveloped on a large tract of a former Philippine Army site. The area is vibrant with a concentration of commercial facilities, hotels, offices, schools, hospitals and other facilities, where families, many wealthy people, and expatriates from various countries reside.

1. Facility Overview

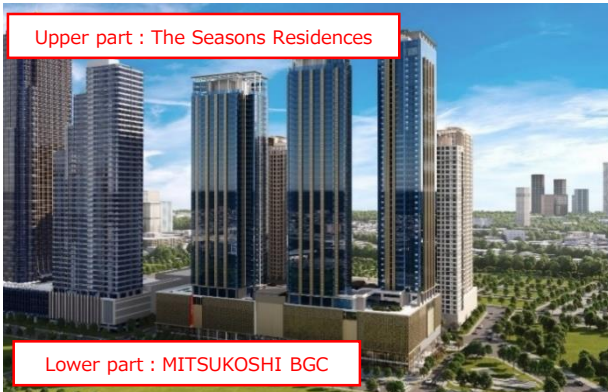
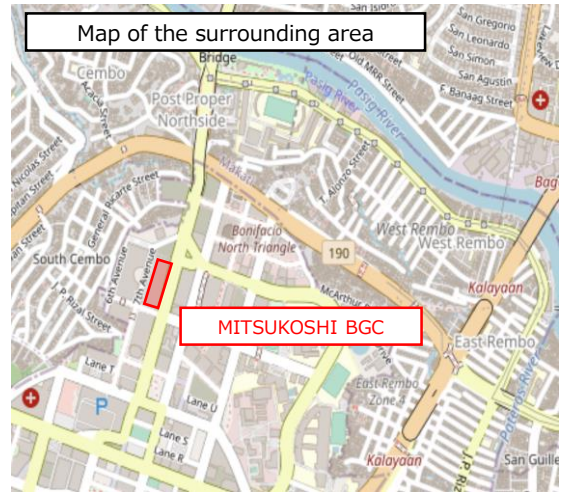
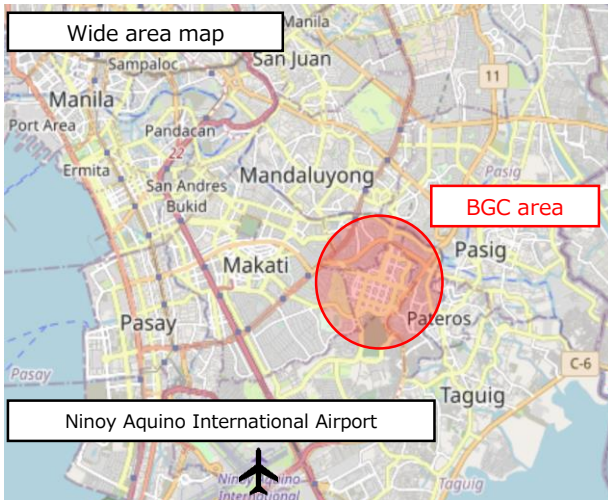
Name	: MITSUKOSHI BGC
Address	: 8th Avenue corner 36th Street, 1630, Bonifacio Global City, Taguig City, Metro Manila, Philippines
Opening date	: Soft opening date : November 18, 2022 Grand opening date : First quarter of 2023
Total floor area	: Approx. 28,000m ² (commercial section B1F to 3F)
Business hours	: 10:00 a.m. - 10:00 p.m.
Number of tenants	: Approx. 120
Operating company	: Sunshine Fort North Bonifacio Commercial Management Corporation

■ The first large-scale, mixed-use development project in the Philippines by a Japanese department store group and a Japanese real estate developer

This project is a large-scale, mixed-use project that develops approximately 15,000 square meters of land, constructing and operating new residential buildings and a commercial facility. The upper residential portions of the complex, "The Seasons Residences," are condominium towers consisting of 4 buildings -- HARU (spring), NATSU (summer), AKI (autumn), and FUYU (winter) -- with a total of approximately 1,400 units. The Seasons Residences will be constructed on the 3rd to 54th floors at the tallest level. MITSUKOSHI BGC will occupy from the 1st basement floor to the 3rd floor of the lower part of the complex.

■ Market potential

Bonifacio Global City (BGC) in Manila, the Philippines, is the fastest rising central business district that was redeveloped from a large former military site of the Philippine Army. It is conveniently located within 4 km of Ninoy Aquino International Airport and has a concentration of commercial facilities, hotels, offices, schools, hospitals and other facilities. In addition, BGC is home to many high-income workers, families and expatriates from various countries, who reside due to the concentration of government agencies and financial institutions. The first subway station in the Philippines is scheduled to open in the area after 2025, and many visitors are expected to come to the area, leading to further development in the future.



*Conceptual drawing

*Conceptual drawing

2. Floor Guide

■ Mall concept

MITSUKOSHI BGC is a shopping mall under the concept of “NEXT MANILA LIFESTYLE.” Approximately 120 tenants mainly from Japan and the Philippines will offer new and high-quality lifestyles and experiences through food and beauty. The mall will allow customers to enjoy shopping, eating and drinking, as well as enriching their daily lives and having special moments.

B1F : Tasty Life (Groceries / Food Court)

The 1st basement floor is reminiscent of a Japanese “depa-chika” (a term used to describe the basement-level food markets at a Japanese department store). A total of 33 brands will be offered, including “MITSUKOSHI FRESH” (a premium supermarket), “Tokyo Milk Cheese Factory” (a pastry shop), and “Ben’s Cookies” (a cookie shop chain running several stores in Asian and Western countries). In the food court with the image of Japanese “kura” (storehouse), there will be a total of 13 brands of restaurants, such as “MITSUYADO SEI-MEN” (a Japanese noodle restaurant), and “CURRY HOUSE CoCo ICHIBANYA”.



MITSUKOSHI FRESH *Conceptual drawing



Food Court *Conceptual drawing

MITSUKOSHI FRESH

MITSUKOSHI FRESH

The premium supermarket will offer a wide variety of Japanese groceries in addition to fresh foods, including an original bakery brand as well as a salad bar operated in collaboration with a popular Filipino restaurant.

GF : Beautiful Life (Cosmetics / Fashion & Lifestyle)

A total of 6 brands will open their stores, including “MITSUKOSHI Beauty” (a premium beauty store selling natural and organic cosmetics), “KANEBO” (a Japanese cosmetics brand), and “Pili Ani” (a Filipino beauty & wellness brand). The fashion and lifestyle section will include apparel brands such as “SNIDEL” (a Japanese ladies’ clothing brand), and Japanese watch brands such as “SEIKO” and “Maker’s Watch Knot.” Toyota Motor’s “LEXUS” showroom will also be opening.

*“KANEBO” and “SNIDEL” are scheduled to open in December 2022.



*Conceptual drawing

MITSUKOSHI Beauty



The premium beauty store will be launching as an original brand for this project, offering goods featuring a wellness-oriented lifestyle. The store will handle a total of 50 brands covering all kinds of natural and organic cosmetics.

LEXUS



Lexus Manila, the premier dealership of Lexus, is set to open a new showroom. The new space is built to be a guest lounge showcasing the brand’s latest offerings from exclusive merchandise to its newest models. “KEY COFFEE,” the Japanese coffee shop chain to expand into the Philippines, will be set up next to this showroom. Visitors can expect a relaxing and comfortable environment with their cars in a common space to ultimately experience what Lexus has to offer.

2. Floor guide

2F : Inspired Life (Fashion Goods / Restaurants)

On the 2nd floor, where a total of 33 brands will be lined up, including “KINOKUNIYA BOOKSTORE” (a Japanese bookshop) and “OWNDAYS” (an eyewear store). In the restaurants category, “sen-ryo” (a sushi restaurant), “Ramen Nagi” (a ramen restaurant which will be launching a new style for the first time), “PUTIEN” (a Michelin-starred Chinese restaurant from Singapore), and other restaurants will open sequentially through the 1st quarter of 2023. The facility will offer new lifestyles while offering brands that are already familiar in the Philippines.



*Conceptual drawing



*Conceptual drawing



KINOKUNIYA BOOKSTORE

In cooperation with “Fully Booked”, a major bookstore in the Philippines, this is the first Japanese bookstore brand to enter the Philippines. Japanese books, manga, stationery, and other items will be sold to promote Japanese culture.



sen-ryo

“sen-ryo,” operated by the Genki Sushi Group, offers exquisite Japanese cuisine with the spirit of craftsmanship. Customers can enjoy nigiri-zushi, gunkan-maki, sashimi, and other dishes made with the utmost attention to freshness.

3F : Entertainment Life (Entertainment)

The newest indoor amusement facility using the latest technologies such as AR and VR is scheduled to open, mainly targeting young people in the BGC area, and will provide an entertainment space that can be enjoyed regardless of weather conditions.

3. Exterior / Interior



Exterior *Conceptual drawing

Exterior with a modern design of traditional Japanese hemp leaf pattern

The exterior, with its modern design of a traditional Japanese hemp leaf pattern, creates a Japanese atmosphere different from that of the surrounding buildings. The concept was developed in collaboration with TORAFU ARCHITECTS Inc. and artist Mr. Asao Tokolo. The simple geometric pattern, which depicts a series of diverse connections, is an expression of how this project will serve as a bridge between the Philippines and Japan.



The lion statue *Conceptual drawing

MITSUKOSHI's signature "lion statue" arriving in the Philippines for the first time

The lion statue of MITSUKOSHI welcomes visitors to the main entrance of the building, which is inspired by Japanese tradition and innovation. This is the first time that the lion statue of MITSUKOSHI has been installed outside of Japan. The lion statue is a symbol of the spirit of hospitality that has been cultivated over the 350 years since the founding of MITSUKOSHI.

3. Exterior / Interior



*Conceptual drawing



Joining Hands *Conceptual drawing

Special space combining elegance and casualness

NOMURA Co., Ltd., a leading Japanese architect and interior design company, is in charge of the basic concepts and consulting for the interior design of the facility. It will offer a new way of commercial space by incorporating elements of traditional Japanese space creation such as “sando” (approaching road to a shrine) and “tori-niwa” (earthen walkway deemed as a garden) and creating open commercial spaces those with fewer walls than usual throughout the facility. “Joining Hands,” newly created interior design based on the image of putting hands together, greets visitors as they pass through the main entrance. It expresses the project’s desire to serve as a bridge between the Philippines and Japan.

4. Environment / Services



Kids' room *Conceptual drawing

Installation of a kids’ room that families can shop with a sense of security

The kids’ room on the second floor is designed to allow families to take care of their children in a relaxed atmosphere, with a children’s restroom, family restroom, and nursing room, all of which are rarely seen in the Philippines, gathered in the same space. Respecting the Filipino national character of valuing family, Isetan Mitsukoshi HDS, NRE and FLI aim to create a facility where all visitors, including those with babies, can enjoy shopping in comfort.



UVGI system

*From MSL Global Corporation data
 *Conceptual drawing

Safety initiatives for customers

To ensure that customers can enjoy shopping with peace of mind, Isetan Mitsukoshi HDS, NRE and FLI will implement safety initiatives, such as cleaning the air throughout the entire building using the UVGI (Ultra Violet Germicidal Irradiation) system, disinfecting escalator handrails with UV lights, and installing ventilation windows.



*Conceptual drawing

Isetan Mitsukoshi’s staff training

Customer service training by Isetan Mitsukoshi Group will be provided extensively to sales staff of tenants and staff of partner companies such as cleaners and security guards. Not only at the time of opening, but also through periodic seminars, the Group aims to establish a system to share the spirit of hospitality that Isetan Mitsukoshi Group has always valued.

[Appendix] The Seasons Residences

Name	: The Seasons Residences
Address	: 8th Avenue corner 36th Street, 1630, Bonifacio Global City, Taguig City, Metro Manila, Philippines
Lot area	: Approx. 15,000m ²
Total floor area	: Residential section : approx. 110,000m ²
Size	: 4 buildings (3rd floor to 54th floor for the tallest building) *Commercial section: 1st basement floor to 3rd floor
Total number of housing units	: Approx. 1,400
Schedule	: Entire project scheduled for completion in 2027

The upper residential portions of the tower complex, "The Seasons Residences," are condominiums housed in 4 buildings: HARU (spring), NATSU (summer), AKI (autumn), and FUYU (winter). Based on the "JAPAN CONCEPT," the design and spatial design motifs are inspired by the four seasons of Japan and other "Japanese" elements. Nikken Sekkei Ltd. and Nikken Housing System Ltd are handling development of the design concept. In August 2021, the project was awarded the top prize in the Philippines and the prestigious Five Star honor in the Asia-Pacific region (top prize candidate) in the field of Residential High-rise Development by the International Property Award, which recognizes outstanding real estate projects around the world in recognition of their features, including vibration dampers that ensure a high level of safety in the Philippines, where earthquakes are relatively frequent, and common facilities that are inspired by the four seasons in Japan. In October 2022, the project also received the "Philippines Property Awards 2022" for Best Condo Development (Philippines) and Best Luxury Condo Development (Metro Manila).

Sales of "HARU (spring)" residences, which began in November 2018, are approximately 90% complete and "NATSU (summer)," which began in November 2020, are approximately 70% complete. Sales of the "AKI (autumn)" portion, which began in February 2022, are progressing steadily.



(Upper left) Perspective drawing of overall appearance, (Upper middle) Vibration damper, (Right) Logo of ASIA PACIFIC PROPERTY AWARD 2021-2022 FIVE STAR, (Lower left) Amenity space of "Japan Concept" evoking the four seasons of Japan, (Lower middle) Logo of Philippines Property Awards 2022
 *Conceptual drawing

This material is an English translation of Japanese announcement made on October 19,2022 by Isetan Mitsukoshi Holdings Ltd. and Nomura Real Estate Development Co., Ltd.