

To member of the press

August 23, 2023

Isetan Mitsukoshi Holdings Ltd.

Nomura Real Estate Development Co., Ltd.

MITSUKOSHI BGC,* Commercial Facility in Large-scale, Mixed-use Development Project in Manila, Philippines Held Grand Opening on Friday, July 21, 2023

*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 held a grand opening ceremony for MITSUKOSHI BGC on Friday, July 21, 2023. This shopping mall is part of a large-scale, mixed-use residential and commercial development project being pursued in partnership with leading Philippine developer Federal Land, Inc. (Head office: Makati, Philippines; Chairman: Alfred V. Ty; hereinafter, "Federal Land").

The ceremony was held in an atmosphere with a touch of Japan's seasonal festivals 'Matsuri'. The event included a performance of Japanese drums as well as a performance of Japanese calligraphy by calligrapher SHIN-REI. She wrote the Japanese characters for "collaborative cooperation," which expresses the theme of the project.

Based on the concept of "NEXT MANILA LIFESTYLE," MITSUKOSHI BGC will continue to strive to make the mall a place that enriches daily lives of visitors and residential tower residents and where they can enjoy special moments with their loved ones.

【Grand opening activities】



【Grand opening remarks】

■ Toshiyuki Hosoya, Director, President and CEO of Isetan Mitsukoshi Holdings Ltd.

I would like to express my deepest gratitude to everyone for their efforts in this project. This year marks the 350th anniversary of Mitsukoshi. Since its founding in 1673, Mitsukoshi has continued innovation to enrich daily lives our customers. Our policy is characterized by two features: hospitality (customer-first principle) and partnership (win-win relationship), and in the Philippines, we will maintain this business philosophy for our customers and business partners. I am certain that a new sensation takes hold as you visit MITSUKOSHI BGC after enjoying a shopping experience at Mitsukoshi and Isetan department stores in Japan. I hope you will share our belief that we are proposing a culture, not products.



■ Eiji Kutsukake, Chair and Director of Nomura Real Estate Holdings, Inc.

We participated in this project as I was fascinated by the encounter in 2015 with Mr. Alfred V. Ty, Chairman of Federal Land, Inc. and his passion for the project as well as the growing power of the Philippines, and we have worked on the project with a belief that the knowledge and know-how cultivated in Japan can be applied overseas.

I am extremely pleased with this project in the Philippines; for example, we finally held a grand opening after eight years of effort; we won multiple awards for our residential project last year and in preceding years; sales of the last residential tower started and is progressing steadily.

We will endeavor to enable MITSUKOSHI BGC to establish a unique position as a Japanese entity, to gain familiarity among locals, and to contribute extensively to the development of BGC and other areas across the Philippines.



【Tape cutting at opening ceremony】

The tape cutting was carried out by seven people, including Philippine Vice President Sara Duterte, Federal Land, Inc. Chairman Alfred V. Ty, Nomura Real Estate HD Chair and Director Eiji Kutsukake, and Isetan Mitsukoshi HDS Director, President and CEO Toshiyuki Hosoya.

Photo (from left): Taguig City Mayor Lani Cayetano, Senator Alan Cayetano, Federal Land, Inc. Chairman Alfred V. Ty, Philippine Vice President Sara Duterte, Japanese Ambassador to the Philippines Kazuhiko Koshikawa, Isetan Mitsukoshi HDS Director, President and CEO Toshiyuki Hosoya, Nomura Real Estate HD Chair and Director Eiji Kutsukake



【Grand opening concept: “Experience Japan through its seasonal festivals”】

To bring a Japanese touch and Mitsukoshi’s flair to customers in the Philippines, MITSUKOSHI BGC adopted Japan’s seasonal festivals ‘Matsuri’ as its theme. The floors were decorated with a variety of festival elements for customers to fully enjoy the atmosphere of Japan.



The entrance decorated with traditional Japanese design patterns and paper lanterns



A festival stage—a must-have element for summer festivals in Japan—at the entrance to welcome customers

The mall was divided into zones with different decorations for different seasonal festivals and accompanying events were held for 10 days, thereby enhancing the atmosphere of the grand opening of MITSUKOSHI BGC.



A zone for the Star Festival, where bamboo trees were decorated with strips of paper with wishes written on them



Maple leaves and flowers create a vibrant autumn atmosphere

【Evening party】

An evening party with guests from business associations and partners was held at the Japanese ambassador’s residence in Forbes Park. A highlight was the traditional Kagamiwari (sake barrel opening ceremony), followed by a quartet performance, which added a glamorous atmosphere to the party.



[Floor Guide]

Tenant shops have been opening sequentially since November 18, 2022. Based on the type of business, the shops were categorized and allocated to specific floors so that customers visiting this shopping mall will find it easy to compare products just like in a department store.

Business is becoming busier and busier on all floors. Here, let us introduce some of the shops iconic to MITSUKOSHI BGC from each floor.

Basement 1: Tasty Life (Groceries / Food Court)

Basement 1 was created following the concept of a lively floor with all food-related services—eating, tasting, cooking, and gifting food—being condensed into this floor. It consists of Mitsukoshi’s original supermarket MITSUKOSHI FRESH, ITADAKI FOOD COURT, and Sweets&Bakery.

The food court features a number of Japanese-run restaurants, such as Saboten Express and Chibo Okonomiyaki, providing slightly luxurious menus to add color to customers’ everyday life. At Sweets&Bakery, which reminds people of a sweets and bakery shop typically found in the basement of a department store in Japan, a variety of baked confectionary, ice cream, and drinks are on the menu. We offer customers the pleasure of choice.



Ground Floor: Beautiful Life (Cosmetics / Fashion & Lifestyle)

With an aim to become a symbol of Manila’s next-generation trends, we have developed a beauty zone and a fashion & lifestyle zone. MITSUKOSHI Beauty is our original store launched on the occasion of this project to support a wellness lifestyle incorporating inner beauty. On this floor, there are several Japanese-run fashion and lifestyle brands, such as SNIDEL, FRAY I.D, and master-piece, which have opened in the Philippines for the first time, as well as shops popular in Japan, including THE MATCHA TOKYO and KEY COFFEE. These shops offer a new everyday experience to customers in the Philippines.



2nd Floor: Inspired Life (Household Goods / Restaurants)

The theme of this floor is to build a lifestyle that focuses on products and experiences sprinkled with new cultures. The floor has become a place to gather and socialize, featuring a Kinokuniya Bookstore, which opened in collaboration with Fully Booked, a major bookstore in the Philippines. Following this bookstore, stores selling essential household goods and services are slated to open along with the opening of the restaurant zone, which will further reinforce the floor’s attraction.

A wide range of genres of restaurants are also housed on this floor, including sen-ryo, a Japanese restaurant chain operated by the Genki Sushi Group, EL BORN, a Spanish Mediterranean restaurant, and a Korean barbecue restaurant. “% Arabica”—a Japanese coffee store, which has already become a popular destination for locals in the Philippines—opened on this floor as well. Such shops as a dental clinic with a modern interior design, a Japanese-run salon, and an optical store with an optometrist are also scheduled to open sequentially to support customers’ healthy lifestyles.



Facility Overview

Name	: MITSUKOSHI BGC
Address	: 8th Avenue corner 36th Street, North Bonifacio District, Bonifacio Global City 1634, Taguig City, NCR, Philippines
Opening date	: Soft opening date : November 18, 2022 Grand opening date : July 21, 2023
Total floor area	: Approx. 28,000m ² (commercial section B1F to 3F)
Business hours	: 11:00 a.m. - 10:00 p.m.
Number of tenants	: Approx. 120
Operating company	: Sunshine Fort North Bonifacio Commercial Management Corporation

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

This large-scale, mixed-use project has developed approximately 15,000 square meters of land, constructing and operating new residential buildings and a commercial facility. It 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 the Isetan Mitsukoshi Group in the Philippines.

The upper residential portions (the 3rd to 54th floors for the tallest building) of the complex, "The Seasons Residences," are condominium towers consisting of four buildings—HARU (spring), NATSU (summer), AKI (autumn), and FUYU (winter)—with a total of approximately 1,400 units. MITSUKOSHI BGC is housed from the first basement floor to the third floor right below the residential floors of the complex.



■ **International city Bonifacio Global City (BGC)**
 —a vibrant district that has experienced remarkable economic growth

Located 11 kilometers southeast of the center of Manila, the Philippines, and within 4 km of Ninoy Aquino International Airport, MITSUKOSHI BGC is highly convenient and accessible to a concentration of commercial facilities, hotels, offices, schools, hospitals and other facilities.

BGC is home to many wealthy people and expatriates from various countries as well as families, who reside there due to many government agencies and financial institutions in the district. Mega Manila Subway Station on the Metro Manila Subway, the first subway in the Philippines, is scheduled to open in the district in 2025.

About the commercial facility

Mall concept: "NEXT MANILA LIFESTYLE"

The concept of MITSUKOSHI BGC is "NEXT MANILA LIFESTYLE." Aiming to provide a facility that will enrich daily lives of visitors and residential tower residents and where they can enjoy special moments with their loved ones, MITSUKOSHI BGC will offer new and quality lifestyles through food and beauty.

The mall's exterior and interior are carefully designed in pursuit of Japaneseness, to express how this project will serve as a bridge between the Philippines and Japan. 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 facility incorporates elements of traditional Japanese space creation such as "sando" (approaching road to a shrine) and "tori-michi" (pathway), creating open commercial spaces with fewer walls than usual throughout the facility.



[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), NATSU (summer), and AKI (autumn) residences, which began in November 2018, are progressing steadily and approximately 90% complete. Sales of the FUYU (winter) portion—the fourth and last tower— began in July 2023. The turnover of HARU residential units will start from the end of this year sequentially.



(Upper left) Perspective drawing of overall appearance, (Upper middle) Vibration damper, (Right) Logo of ASIA PACIFIC PROPERTY AWARD 2021-2022 FIVE STAR(Lower left) FUYU residence sales promotion event, (Lower middle) Logo of Philippines Property Awards 2022

*Conceptual drawing

This material is an English translation of Japanese announcement made on July 24, 2023 by Isetan Mitsukoshi Holdings Ltd. and Nomura Real Estate Development Co., Ltd..