



April 9, 2018

For Immediate Release

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PARCO to Open Kawasaki ZERO GATE*

PARCO is proud to announce its plans to open a new shopping complex, Kawasaki ZERO GATE*, and has recently entered into a fixed-term building lease option agreement to secure a site for the complex.

1. Overview

Kawasaki (population: 1.5 million) is one of Japan's major cities. The area has high potential, as demonstrated by the construction of a new road link to Tokyo International Airport (Haneda) and an ongoing concentration of state-of-the-art industrial/research facilities along the Tokyo Bay waterfront. These, together with its recent designation as a National Strategic Economic Zone, support expectations for the further functional development of the city.

Under the agreement, PARCO will lease an entire building to be constructed near JR Kawasaki Station. PARCO expects this complex – tentatively named Kawasaki ZERO GATE – to enter commercial operation in early autumn 2019 and is planning store openings accordingly.

Kawasaki ZERO GATE is to be situated in a highly visible triangular plot across from JR Kawasaki Station, bordered by the main road in front of the station, Shinkawa Street, and Via CLUBCITTA.

To take full architectural advantage of site characteristics, the building will feature an approximately 100-meter long glass curtainwall. This will provide an attractive façade for tenants to express their own commercial appeals and to impart a sense of excitement and vitality to the surroundings.

PARCO will announce details such as tenant composition as they are determined.

This initiative is being advanced under Tactic 2 – produce commercial real estate – outlined in our Medium-term Business Plan (FY2017-21). It calls for us to establish new commercial facilities in urban areas that don't yet have a PARCO store.

2. Building overview

Name	Kawasaki ZERO GATE*
Address	1-1 Ogawa-cho, Kawasaki-ku, Kawasaki-city, Kanagawa Prefecture, Japan
Site area (planned)	Approx. 2,300 m ² (planned)
Floor area (planned)	Approx. 3,400 m ² (planned)
Structure / Scale	Steel frame; two above-ground floors (planned)
Investment amount	Approx. ¥1bn (planned)
Opening	Early autumn 2019 (planned)
Tenants	To be determined

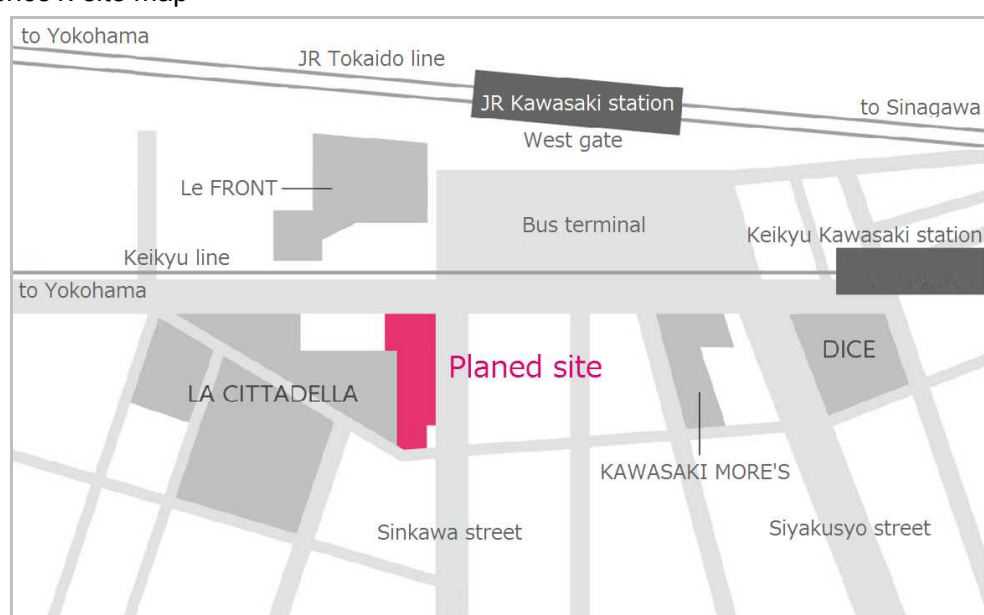
3. Building owner (lessor)

Name	MM Investment Partnership K.K.
Address	Horikawa-cho 580-16, Saiwai-ku, Kawasaki-city, Kanagawa prefecture
Representative name, title	Yasunori Yamanaka, Representative Director
Business description	Holding of real estate; sales, leasing, brokerage, management and other services for land and buildings
Relationship to PARCO	None

4. Outlook

The expected impact of this development on current year earnings is included in our earnings projections (released April 9, 2018) for that year.

Reference1: site map



Reference 1: Planned location of Kawasaki ZERO GATE*

*Provisional name