

November 25, 2008

Sojitz Corporation
Sojitz Commerce Development Corporation

**‘MALLAGE SHOBU’ Large-scale Shopping Center in Saitama Prefecture,
Developed by the Sojitz Group, is Scheduled for its Grand Opening on
November 28, 2008**

The large-scale shopping center ‘MALLAGE SHOBU’, which was developed by Sojitz Corporation and Sojitz Commerce Development Corporation (Head office: Akasaka, Minato-ku, Tokyo; President: Shoji Sekiguchi; a wholly-owned subsidiary of Sojitz) in Shobu-machi, Minami Saitama-gun, Saitama Prefecture, will open on Friday, November 28.

‘MALLAGE SHOBU’, a large-scale three-story shopping center, has a site area of 143,000 m² and a total gross floor area of 140,000 m². The shopping center is located 5 kilometers west of Kuki station on the JR Utsunomiya and Tobu Iseaki lines, and at the junction of the Route 122 bypass and the Prefectural Road Route 12 ‘Kawagoe Kurihashi Line’. Further, it is about 3 kilometers from the ‘Shobu Shiraoka’ Interchange of the Ken-O Expressway, which is scheduled to partially open in 2010. ‘MALLAGE SHOBU’ sets as its trading area a 10 to 15 kilometer radius centered on the facility, and has a target of attracting about 1.2 million customers within that area.



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Facility concept

'MALLAGE SHOBU' is a three-story mall-type shopping center with a vaulted ceiling. It has key tenants such as the 'Yorkmart' supermarket and the 'NAFCO' home center at each end of the mall, with several large-scale specialty stores like the 'Kumazawa Shoten' bookstore and the Himaraya sports goods store, sandwiching about 250 specialty stores between both ends.

With 'Living a three-star daily life' as its concept, 'MALLAGE SHOBU' meets needs of customers in a wide age range by having a variety of shops; from apparel shops to Japanese and Western general merchandise stores, a restaurant zone offering convenient cafés, snacks and dining fine enough to satisfy gourmets, a large-scale bookstore and various types of learning classes that provide customers with intellectual stimulation, and by offering a wealth of services in areas such as travel, insurance and relaxation.

In addition to the above mentioned stores, 'MALLAGE SHOBU' will have a cinema complex, a radio-controlled toy shop, an amusement facility and a kids theme park, as well as an indoor waterfall pouring down from the 18-meter high ceiling of the vault hall, all of which allows customers to enjoy the shopping mall all day long.

The kids theme park on the first floor of the shopping mall uses 'Adventure in Nature' as its main theme, and is comprised of amusement facilities that are based on themes such as 'oasis', 'athletic', 'communication' and 'education'. A day-care center for kids is available for customers with children. 'MALLAGE SHOBU' thus aims to become a facility that is friendly to families raising child.

From an operational standpoint, the mall will issue a 'MALLAGE CARD' credit card to support customers' joy of shopping, with which card customers can receive a 3% discount on purchases at MALLAGE throughout the year (an 8% discount on purchases will be offered on 12 days of the year)*.

*Special discount services may not be available at some stores.



[Full view of MALLAGE SHOBU]

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