

October 6, 2022

Sumitomo Realty & Development Co., Ltd.
Haneda Airport Urban Development Corporation
Sumitomo Fudosan Retail Management Co., Ltd.
Sumitomo Fudosan Villa Fontaine Co., Ltd.

**A mixed-use complex,
directly connected to Haneda Airport International Terminal 3
Haneda Airport Garden**

Coming soon: Largest* airport hotel complex with 1,717 guestrooms in Japan

Sumitomo Realty & Development Co., Ltd. (Headquarters: Shinjuku-ku, Tokyo; President: Kojun Nishima) and its three affiliated companies (wholly owned subsidiaries) have decided to **fully open Haneda Airport Garden, a mixed-use development project directly connected to Haneda Airport Terminal 3, in January 2023**, which has been postponed amid the COVID-19 pandemic.

Prior to the full opening, Hotel Villa Fontaine Premier Haneda Airport and Hotel Villa Fontaine Grand Haneda Airport, two hotels that serve as the core facilities, will start to accept guests on Wednesday, December 21, 2022.

This mixed-use development project is to respond to the diverse needs for Haneda Airport as a 24-hour international hub airport. The core facilities are **airport hotels under two brands, Premier and Grand, offering a total of 1,717 guestrooms** that provide the hospitality and functionality expected of a global hub airport hotel. The complex also has various features, such as **a MICE-compatible event hall and conference rooms, a natural hot spring with a view of Mt. Fuji and airplanes, an all-weather bus terminal that connects the airport with regional cities and tourist destinations** in various parts of Japan, shops selling Japanese cultural products and travel goods, restaurants in the hotels, and a food court. **The commercial facility has an extensive lineup of approximately 90 shops.**

*The number of guestrooms in the premises is the largest among all airport hotels in Japan, according to a research by JTB Tourism Research & Consulting Co., Sep 2022.



Image

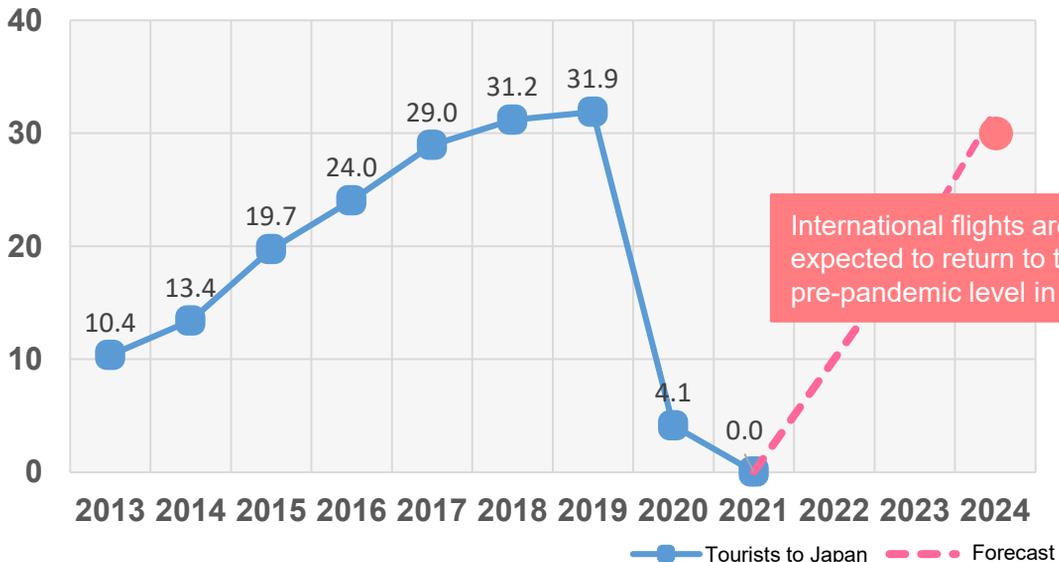
Revitalization of Japanese tourism, restart of Haneda Airport

We had initially planned to open this complex in April 2020, but had to postpone the project following a state of emergency declaration amid the COVID-19 pandemic. The global pandemic hampered people's activities and movements, drastically reducing tourists to Japan and demand for air travel.

However, with the exception of a few countries and regions, travel restrictions are now being eased worldwide at an accelerated pace. Japan has also eased restrictions on the number of visitors in stages and resumed accepting international visitors with certain conditions. For this reason, travel demand is increasing in reaction to prolonged restrictions. Accordingly, the increasing trend of inbound tourism, predicted before the pandemic, is expected to bounce back quickly.

(million people)

Number of tourists to Japan and forecast for recovery



Source: "Number of inbound and outbound travelers", the Japan Tourism Agency. https://www.mlit.go.jp/kankochou/siryoutoukei/in_out.html
 Source: A press release from the United Nations World Tourism Organization (UNWTO). <https://www.unwto.org/news/tourist-numbers-down-83-but-confidence-slowly-rising>

◆ Haneda Airport again recognized as the world's cleanest airport in the post-COVID world

World Airport Awards 2022

World's Best Airports: Comprehensive evaluation

	Airport	
1	Hamad Airport	Qatar
2	Haneda Airport	Japan
3	Singapore Changi Airport	Singapore
4	Narita Airport	Japan
5	Incheon Airport	Korea
6	Paris Charles de Gaulle Airport	France
7	Munich Airport	Germany
8	Istanbul Airport	Turkey
9	Zürich Airport	Switzerland
10	Kansai Airport	Japan
11	Helsinki-Vantaa Airport	Finland
12	Chubu Centrair Airport	Japan
13	Heathrow Airport	United Kingdom
14	Dubai International Airport	Dubai
15	Amsterdam Airport Schiphol	Netherlands
16	Madrid Barajas Airport	Spain
17	Copenhagen Airport	Denmark
18	Guangzhou Baiyun Airport	China
19	Vienna International Airport	Austria
20	Hong Kong International Airport	China

Source: The Skytrax website
<https://www.worldairportawards.com/the-worlds-top-10-airports-of-2022/>

Haneda Airport was ranked first in the Best Airports in Asia category for the second consecutive year and second in the World's Best Airports category (comprehensive evaluation) for the fourth consecutive year in the 2022 World Airport Awards run by the UK's Skytrax. In the World's Cleanest Airports category, Haneda Airport was also ranked first for the seventh consecutive year for its cleanliness and comfort.

With our facilities adjacent to this highly acclaimed airport, we aim to provide new features and experiences as we put the safety of our guests first. We will provide facilities and services with the spirit of Japanese hospitality.

*World Airport Awards 2022 is a survey based on the results of questionnaires collected from air passengers in more than 100 countries and regions at 500 airports around the world. This year's survey includes customer experience prior to the pandemic, and takes into account the actual number of passengers.

The hotel complex directly connected to Haneda Airport, a gateway to Japan



Haneda Airport Garden is a mixed-use development project to showcase Japan's charm to the world. The hotel complex provides services and the functions with the combination of hospitality, community (liveliness), and convenience.

Meanwhile, Japanese people, for their part, have also been expressing growing interest in, and taking a second look at, Japanese culture over the past two years amid the pandemic. Therefore, we aim to meet the satisfaction of not only international visitors but also Japanese people.

Hospitality and convenience

- **Largest airport hotel with a total of 1,717 guestrooms in Japan**, (160 luxury rooms and 1,557 high-grade rooms), **connected directly to the airport**
- **A natural hot spring (approximately 2,000 sqm)** with a view of Mt. Fuji and airplanes
- **Omotenashi Center (information center)** responding to the needs of airport visitors in multiple languages
- **Approximately 30 restaurants with a total of around 1,600 seats**, ranging from a large restaurant with around 280 seats to a food court
- **The shopping zone with about 60 stores** where visitors may find items that symbolize Japanese culture and technology

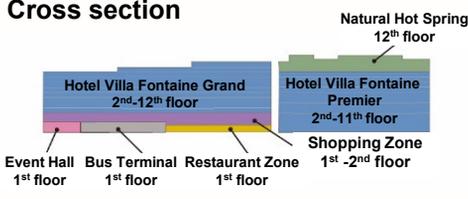
Activity and interaction

- **The largest MICE-compatible event hall and conference rooms** at Haneda Airport (about 2,400 sqm)
- **Grand Foyer**, a 1,000 sqm, two-story atrium space with a maximum ceiling height of 13 meters, **which can be used for various events**
- Digital signage displays in 37 locations disseminate Japanese culture

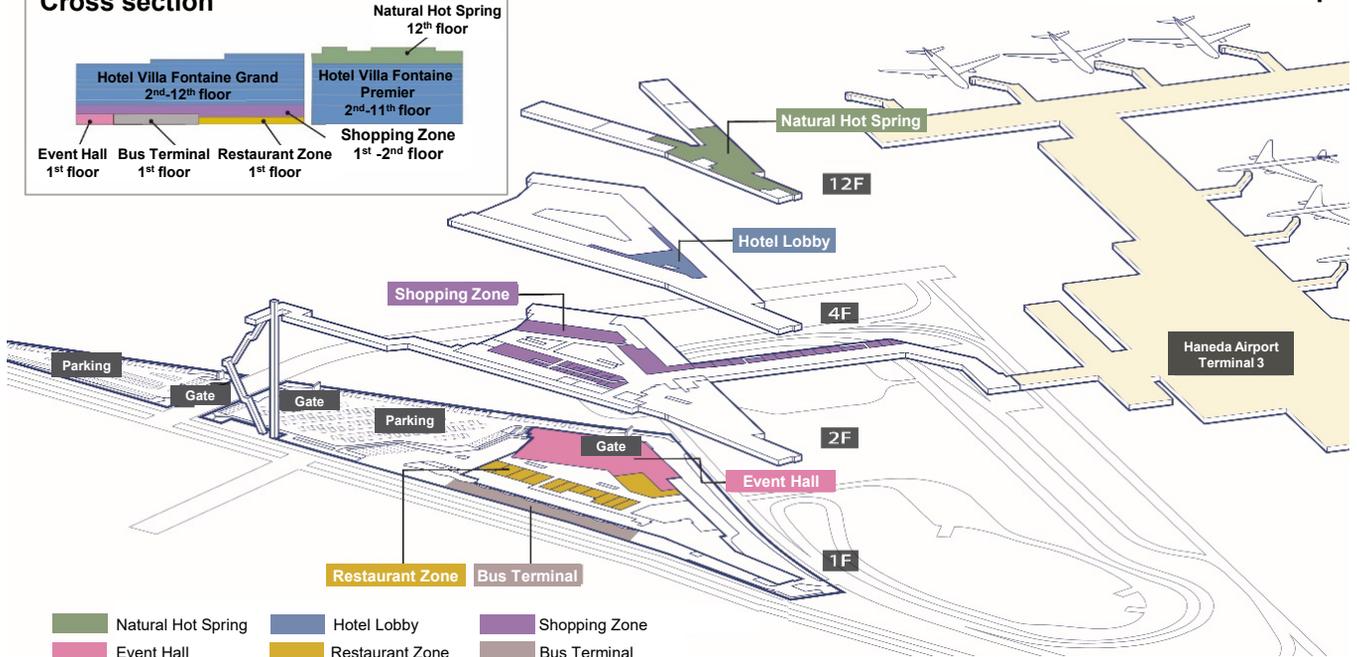
Easy access

- **One-minute walk from Haneda Airport Terminal 3 Station** on Keikyu Airport Line/Tokyo Monorail
- **An all-weather bus terminal** directly connecting Haneda with various regions of Japan
- A bookable parking facility accommodating more than 450 vehicles

Cross section



Floor Map

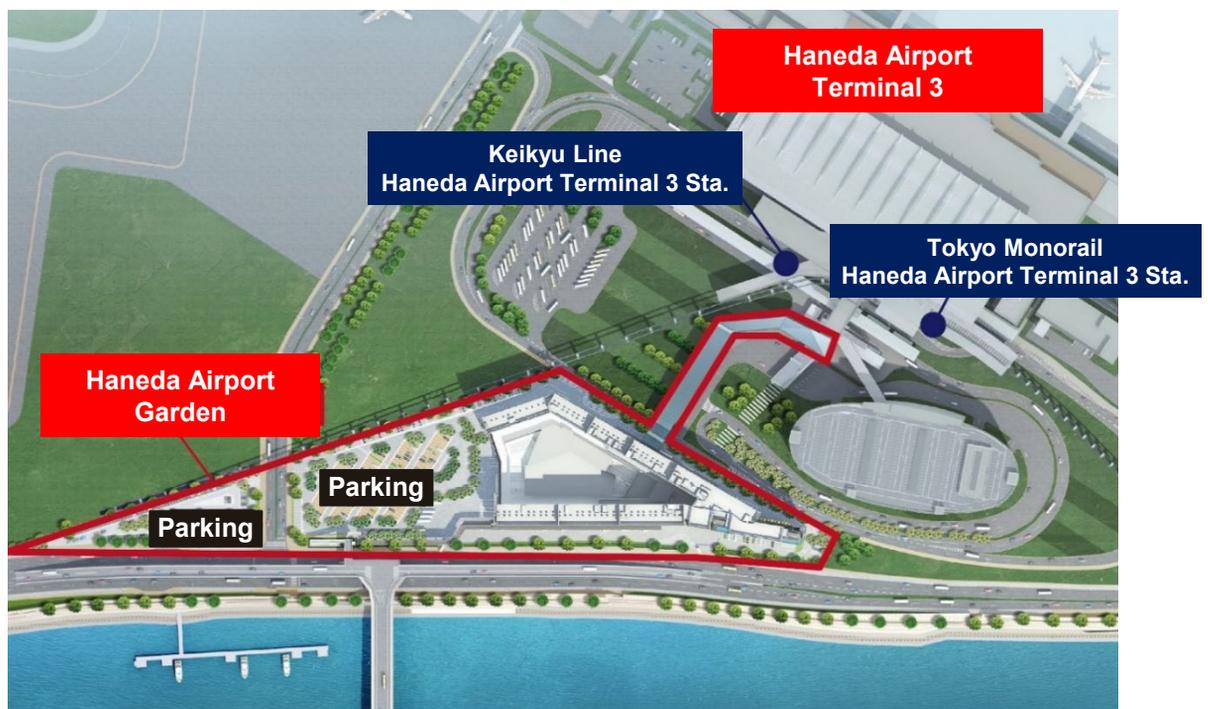


Overview of Haneda Airport Garden

Haneda Airport Garden, which is directly connected to Haneda Airport Terminal 3, will fully leverage the potential of its location. By enhancing convenience for international travelers and creating a vibrant atmosphere for urban international-exchange tourism, this new hub will perform a role of further improving Haneda Airport, a gateway to Japan.

The project goes beyond the operation of facilities adjacent to the airport. In collaboration with Haneda Innovation City and with KING SKYFRONT on the other side of the Tama River, we will contribute to the creation of one of the world's most advanced business areas and to the achievement of sustainable development of the local community.

Name	Purpose	Description
Hotel Villa Fontaine Premier Haneda Airport Scheduled to open in December, 2022	Hotel	The hotel has six types of guestrooms numbering 160, ranging in size from 33 sqm to 173 sqm. It is a luxury hotel with comfortable guestrooms with a river view and carefully selected furnishings.
Hotel Villa Fontaine Grand Haneda Airport Scheduled to open in December, 2022	Hotel	The hotel has 12 types of guestrooms numbering 1,557, ranging in size from 18 sqm to 42 sqm. It is a high-grade hotel with various rooms that can accommodate one to four people, including Japanese-Western style rooms and rooms exclusively reserved for ladies.
Spa "Izumi Tenku no Yu Haneda Airport" Scheduled to open in December, 2022	Spa (Natural hot spring)	The natural hot spring with a view is directly connected to the airport. Open 24 hours a day, it is available not only to hotel guests but also to airport visitors. Customers can enjoy an open-air bath with a view of Mt. Fuji and airplanes, four indoor baths, saunas and hot stones saunas.
Bellesalle Haneda Airport Scheduled to open in December, 2022	Event hall and conference rooms	A spacious event hall with a capacity of approximately 1,000 people and 10 conference/banquet rooms are directly connected to the airport and suitable for MICE which can be used for international conferences, academic conferences and various other events.
Sumitomo Fudosan Shopping City Haneda Airport Garden Scheduled to open in January, 2023	Retail facility	Sixty stores offer a variety of Japanese cultural products, clothes, miscellaneous items, travel goods and souvenirs, and 30 restaurants, ranging from hotel restaurants to a food court, cater to a variety of needs.
Haneda Airport Garden Bus Terminal Scheduled to open in January, 2023	Bus terminal	The all-weather bus terminal connects Haneda Airport with various regions of Japan for easier access.

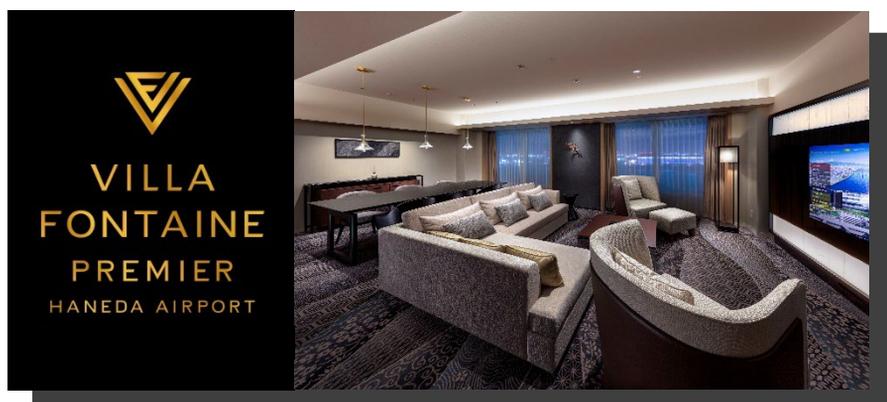


Largest airport hotel with 1,717 guestrooms directly connected to the airport in Japan

The two hotels, which serve a global hub airport, provide outstanding hospitality and functionality that meet the needs of business people and tourists from all over the world and from all over Japan.

◆ Hotel Villa Fontaine Premier Haneda Airport Luxury hotel with six types of guestrooms numbering 160

Full-service luxury hotels near the airport do not have many guestrooms available. As Haneda airport becomes a 24-hour international hub airport, we have launched a new luxury hotel brand, Villa Fontaine Premier. We are committed to providing services and a comfortable stay that only luxury hotels can offer.



We have six types of guestrooms numbering 160, ranging from 33 sqm rooms to a 173 sqm suite, all equipped with standalone shower booths. All these guestrooms have a river view and carefully selected furnishings to provide a superior stay.

Guestroom (living room)



Luxurious hotel lobby



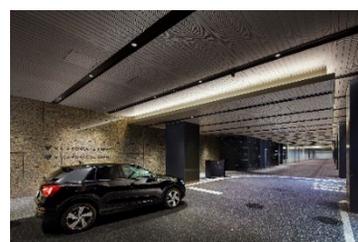
Guestroom (bedroom)



Bathroom (example)



Lounge



VIP-ready driveway

Services and carefully selected furnishings available only at luxury hotels



Hospitable greetings by doormen



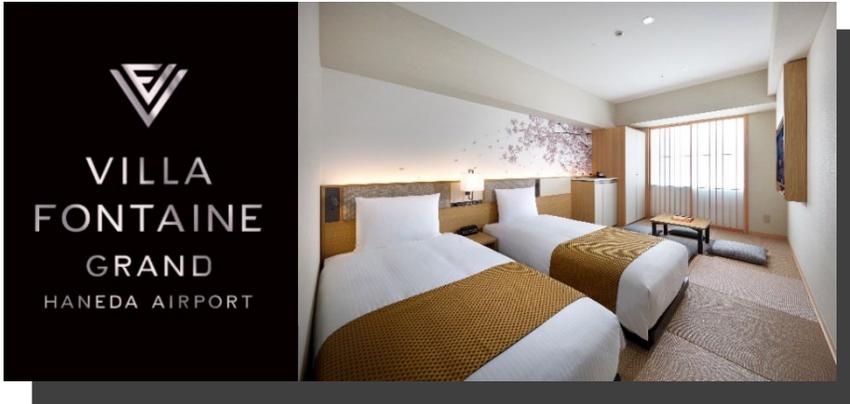
Concierge will support your stay

- Concierge service
- Greetings by doormen and bellhops
- Equipped with a standalone shower booth
- 24-hour room service
- Fitness facility for the exclusive use of guests etc.

◆ Hotel Villa Fontaine Grand Haneda Airport

Twelve types of guestrooms numbering 1,557, catering to diverse needs

Villa Fontaine Grand is a high-grade hotel offering a quality stay with full furnishings and functionality for every occasion, including travel, business trips, and MICE. In addition to providing face-to-face front desk services, it has automated check-in machines to optimize the service efficiency and ensure a pleasant hotel experience for the guests.



In addition to double rooms and twin rooms for two or more guests, we have a variety of guestrooms such as rooms for three to four people, Japanese-Western style rooms with tatami mats, and wheelchair-friendly universal rooms. We offer 12 types of guestrooms numbering 1,557 that cater to guests' diverse needs.

Guestroom (Japanese-Western style)



Spacious lobby welcoming more than 3,000 guests a day



Automated check-in machines



Guestroom (Moderate Queen)



Guestroom (Superior Triple)



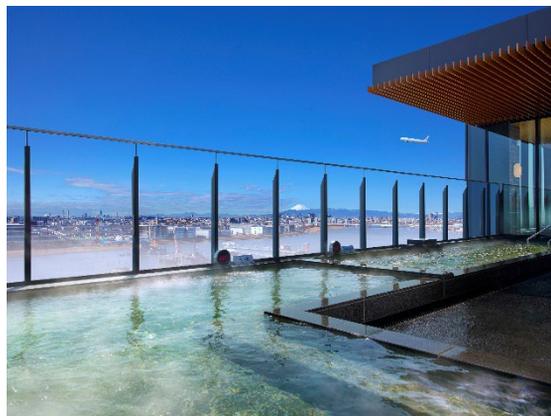
Guestroom (Superior Twin)



Premier/Grand common entrance

◆ Spa “*Izumi Tenku no Yu Haneda Airport*”

The spa facility is about 2,000 sqm and has an open-air natural hot spring. As the airport becomes a 24-hour international hub, the spa facility caters not only to hotel guests but also to airport visitors from early in the morning until late at night as a place of relaxation.



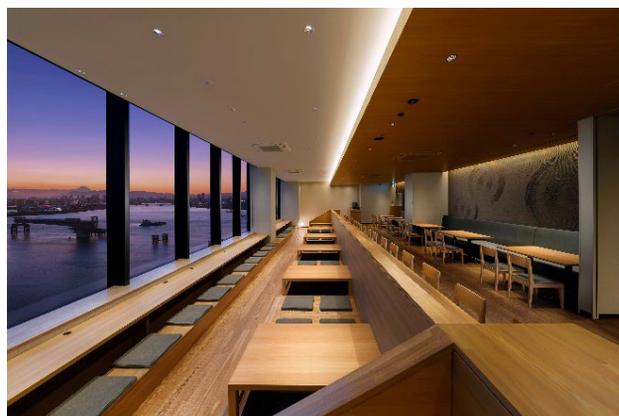
An open-air bath with a view of airplanes, city lights, and Mt. Fuji on clear days

In addition to a natural hot spring with a view of airplanes and Mt. Fuji, we have four different indoor baths (carbonated spring, cold bath, jet bath, etc.), three different “*ganbanyoku*” hot stones saunas, and two different saunas (a dry auto-loyly sauna and a Chinese herbal steam sauna). We also offer various services such as massage and “*akasuri*” body-scrub treatment at dedicated facilities. After bathing, guests can enjoy gourmet meals at the adjoining restaurants. Visitors can relax themselves all day at our spa facility.

The natural hot spring, drawn locally, is a sodium chloride hot spring containing iodine with excellent moisturizing and warming effects. It is known as “*bijin no yu*” or “*beauty hot water.*”



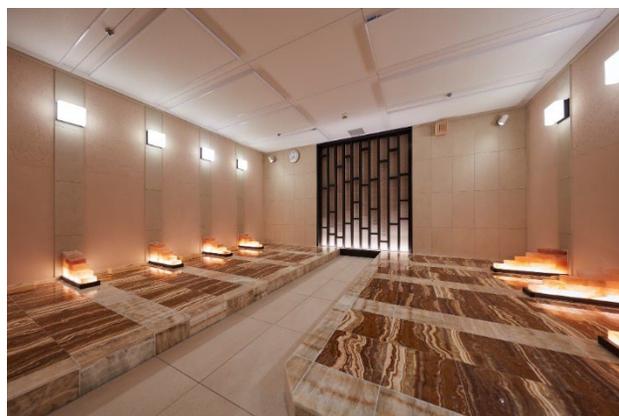
Four types of indoor baths with a view from Haneda



The adjoining restaurant with a view of the Tama River and Mt. Fuji



A dry sauna that promotes perspiration



Three different hot stones saunas that warm the body to the core

About 30 restaurants of various kinds with approximately 1,600 seats in total

◆ **Catering to diverse needs with ranging from a large restaurant with around 280 seats to a food court**

The hotels directly operate six luxury restaurants, cafes, and lounges, while the adjoining commercial facility has a 600 sqm food court with about 230 seats and various restaurants including those that serve light meals. In all, we have 30 restaurants, with some staying open until late at night to accommodate customers waiting for late flights.



IL RISTORANTE TOKYO



All Day Dining GRANDE AILE



Conceptual drawing

Restaurants in the commercial facility

The largest MICE-compatible event hall and conference rooms at Haneda Airport (about 2,400 sqm)

◆ **Bellesalle Haneda Airport**

Bellesalle Haneda Airport has a large event hall with a capacity of approximately 1,000 people (1,109 sqm, ceiling height of 4.5m) and 10 conference/banquet rooms. The MICE-compatible facility, directly connected to the airport, can be used for international conferences, academic conferences, and various other events.



A large event hall with a capacity of approximately 1,000 people



Conference rooms can be connected with one another in 15 different ways

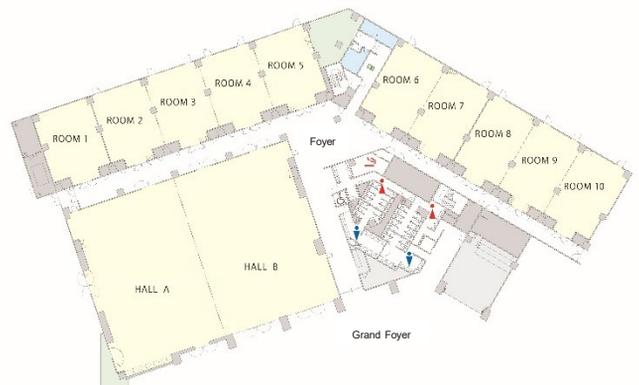
◆ **Grand Foyer, a 1,000 sqm atrium with a maximum ceiling height of 13 meters**

Grand Foyer can be used in combination with the event hall, conference/banquet rooms to create a spacious venue for various events.



Conceptual drawing

Grand Foyer, a 1,000 sqm atrium



Scheduled to open in January 2023

Shopping zone with around 60 stores that offer items that symbolize Japanese culture

◆ Sumitomo Fudosan Shopping City Haneda Airport Garden



A variety of items that may make your trip more pleasant, "HANEDA COLLECTION"

The shopping zone includes Japan Promenade, which features a variety of Japanese cultural products, and Haneda *Sando* for clothes and miscellaneous items. There is also a drugstore and a large convenience store for items necessary for the trip. The commercial facility has 60 stores not only for visitors from overseas but everyone visiting the airport.



A lineup of Japanese cultural products that symbolize good old Japan, "Japan Promenade"



A wide selection of souvenirs and travel essentials, "Haneda Sando"



A spacious shopping zone

Bus terminal directly connecting Haneda Airport with various regions of Japan

◆ Haneda Airport Garden Bus Terminal

The all-weather bus terminal functions to improve access between Haneda Airport and other regions of Japan, creating a new flow of people from Haneda Airport's outbound and inbound flights to regional cities. It has an indoor waiting area that allows passengers to board the bus without getting wet on a rainy day and provides a comfortable departure for the journey. As the terminal is adjacent to the shopping zone, passengers can also enjoy shopping while waiting.



The waiting area of the bus terminal



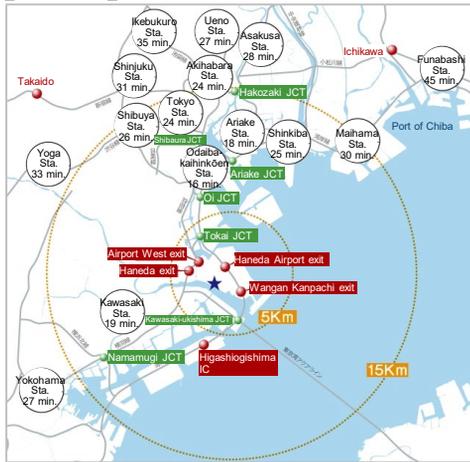
Buses and tourist destinations

◆ Easy access because it is directly connected to the airport

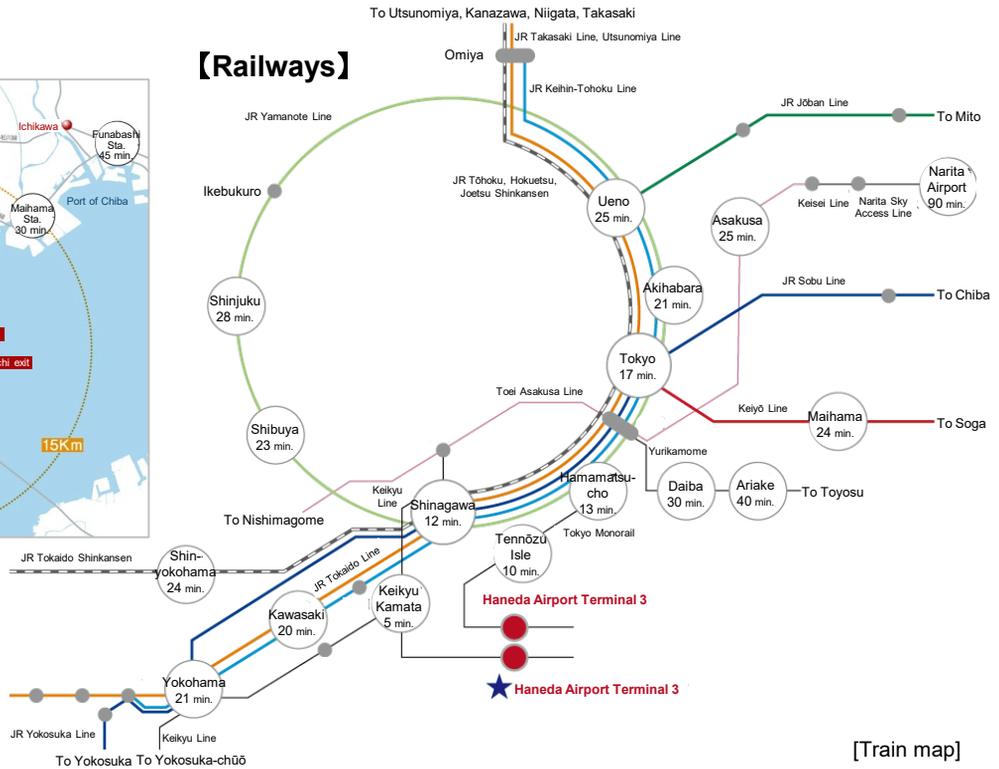
Railways/ Roads

The complex is directly connected to Haneda Airport Terminal 3 Station (underground) on Keiikyū Airport Line and to Haneda Airport Terminal 3 Station on Tokyo Monorail and it is one-minute walk from these train stations. Not only by train, it has easy access to Tokyo, Yokohama, and Kawasaki by car or bus. Haneda Airport Terminal 1 and Terminal 2 are accessible with shuttle buses and trains. In addition, we have a bookable parking facility that can accommodate about 450 vehicles which provides an option other than public transportation.

[Roads]



[Railways]



[Train map]

Bus routes

The bus terminal with 15 departure slots, to connect Haneda with various regions of Japan

In addition to the existing bus terminal, a new terminal with 15 departure slots will be operated on the first floor of Haneda Airport Garden. Besides limousine buses to major train stations in the Tokyo metropolitan area, we plan to attract direct bus routes to regional cities and tourist destinations. We will create tour routes that have not existed before.



*Medium-distance bus routes

Short Distance
Omori, Kamata, Kawasaki, etc.

Medium to Long Distance
Aomori, Sendai, Nagoya, Kanazawa, Kyoto, Hiroshima, etc.

Central Tokyo
Shinjuku, Shibuya, Tokyo, etc.

Water transportation project

Water transportation project promoted by the government and Tokyo Metropolitan Government as a new mode of public transportation

In 2020, the government and Tokyo Metropolitan Government led an experiment aimed at establishing water transportation as a tourism and as a new mean of transportation. Many people already use water transportation with the establishment of a route to Asakusa, etc., and there is a great expectation for this project. We will collaborate with a Tama River pier operator to revitalize water transportation.

*Operations are currently being suspended.

Outline of Haneda Airport Garden

Project name	Haneda Airport Direct Access Mixed-Use Development Project
Block name	Haneda Airport Garden
Location	2-7 Hanedakuko, Ota-ku, Tokyo
Access	Directly connected to Haneda Airport Terminal 3 Station on Keikyu Airport Line (one-minute walk) Directly connected to Haneda Airport Terminal 3 Station on Tokyo Monorail (one-minute walk)
Site area	43,000 sqm
Gross floor area	91,500 sqm
No. of floors	12 above ground
Main purposes	Hotels (a luxury hotel with 160 guestrooms, a high-grade hotel with 1,557 guestrooms, and <i>Omotenashi</i> Center (information center) Spa facility, a commercial facility, an event hall, conference/banquet rooms, a bus terminal, etc.
Schedule	Land lease and construction started in April 2018, hotels scheduled to open in December 2022, the grand opening scheduled for January 2023
Business operator	Haneda Airport Urban Development Corporation (a wholly owned subsidiary of Sumitomo Realty & Development Co., Ltd.)
Project operator	Sumitomo Realty & Development Co., Ltd. (based on a master lease agreement from the above business operator)
Design and construction	Nikken Sekkei Ltd., and Nishimatsu Construction Co., Ltd.

Background to the construction

- June 2016 Selected as the private-sector owner of a project to develop the former Haneda Airport site zone 2
- April 2018 Began construction after obtaining a leased land from the government (50-year fixed-term lease)

Background to the present through the postponed opening

- March 2020 Completed construction
- April 2020 Postponed the opening
- December 2022 Scheduled to start accepting guests to hotels**
- January 2023 Scheduled to grand open Haneda Airport Garden**



Exterior of Haneda Airport Garden

(Reference) Collaboration with facilities in the vicinity: Strategic urban development centered around Haneda Airport

New facilities are being established, and collaboration is being formed among these facilities. The collaboration is centered around Haneda Airport, which is increasing its presence as a global hub airport.

① Haneda Innovation City

Ota City and private sector companies are working together in a public-private partnership on an urban development project aiming for "creation of new industry and establishment of communication hub" that contributes to the strengthening of the international competitiveness of Japan's manufacturing technologies and to regional revitalization. The project consists of R&D labs, concert halls, etc. Full-scale operations began in September 2020. All facilities, including an advanced medical research center, are scheduled to open in 2023.



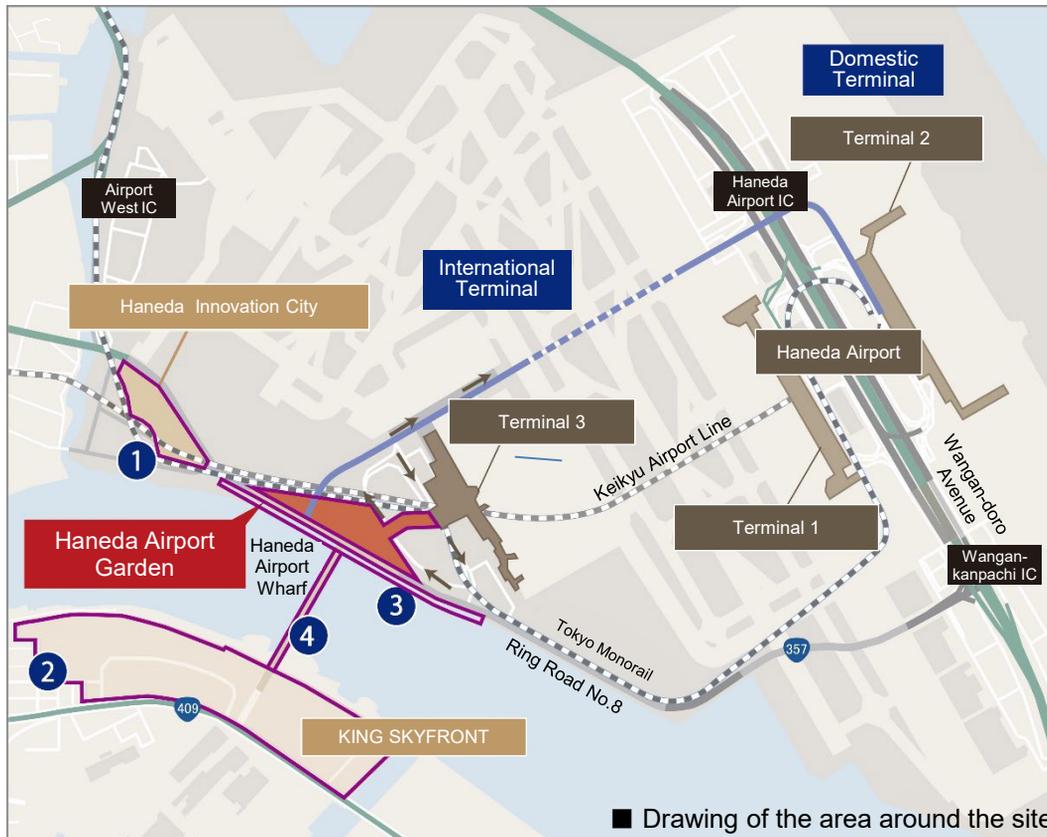
Source: The Haneda Innovation City website (accessed September 2021)

② KING SKYFRONT

KING SKYFRONT is an open innovation hub where more than 70 research institutes and world-class companies are located within an area of about 40 ha and doctors and researchers are working together to create new industry.



Source: The KING SKYFRONT website (accessed January 2021)



■ Drawing of the area around the site

③ Soramenade Haneda Ryokuchi

Taking advantage of the location near the Tama River which is full of nature, it has an observatory terrace with a view of airplanes taking off from Haneda Airport, rest facilities, and walking paths along the river. Initiatives to revitalize the waterfront and plans to expand the green space are currently in progress.



④ Tamagawa Sky Bridge

The project is led by Kawasaki City, Tokyo Metropolitan Government and partially Ministry of Land, Infrastructure, Transport and Tourism. The 675 meter bridge, which opened on March 12, 2022, was designed to be a catalyst for collaboration between Haneda Airport and Tonomachi. New bus routes launched in April 2022 are also expected to improve business convenience.



* Source: The press release on the opening of Tamagawa Sky Bridge by Tokyo Metropolitan Government

◇ Opening of Tamagawa Sky Bridge to connect Haneda, Ota City to Tonomachi, Kawasaki City

Haneda Innovation City (Representative: Haneda Mirai Kaihatsu Co., Ltd.), Haneda Airport Garden (Representative: Sumitomo Fudosan Retail Management Co., Ltd.), and KING SKYFRONT (Representative: KING SKYFRONT Network Council) on the other side of the Tama River, concluded a new collaborative agreement on March 12, 2022, the day when Tamagawa Sky Bridge opened. The three partners agreed to further strengthen their mutual collaboration to contribute to the creation of world-leading innovations and to the achievement of sustainable development of local communities. We will work together to make this site an advanced and attractive location, promote cooperation among businesses, revitalize tourism, and make this area more vibrant.