

January 31, 2023

Sumitomo Realty & Development Co., Ltd.  
Sumitomo Fudosan Retail Management Co., Ltd.  
Sumitomo Fudosan Villa Fontaine Co., Ltd.

**A mixed-use complex,  
directly connected to Haneda Airport International Terminal 3**  
**Grand Opening of Haneda Airport Garden**  
**Spreading the charm and culture of various regions of Japan  
from the world-famous Haneda**

Sumitomo Realty Group is pleased to announce **the grand opening of Haneda Airport Garden, a complex directly connected to Haneda Airport International Terminal 3 on January 31 (Tuesday) at 10 a.m.**

The Group has made all-out efforts to develop this facility to respond to the diverse needs for Haneda Airport as a 24-hour international hub airport. After more than two years of postponement due to the COVID-19 pandemic, this day has finally come.

The fully opening Haneda Airport Garden will extensively leverage the potential of its location directly connected to Haneda Airport International Terminal 3 to become a new hub that both enhances convenience for international travelers and creates a vibrant atmosphere for urban international-exchange tourism. As such, **it will play a role in the Haneda Global Wings program to spread Japan's charms to the world.** Through the operation of this facility, **we will strive to provide outstanding hospitality and special experiences befitting a global hub airport** for every customer, including tourists and business people visiting Japan, those making domestic and business trips, and day-trip visitors to the airport.



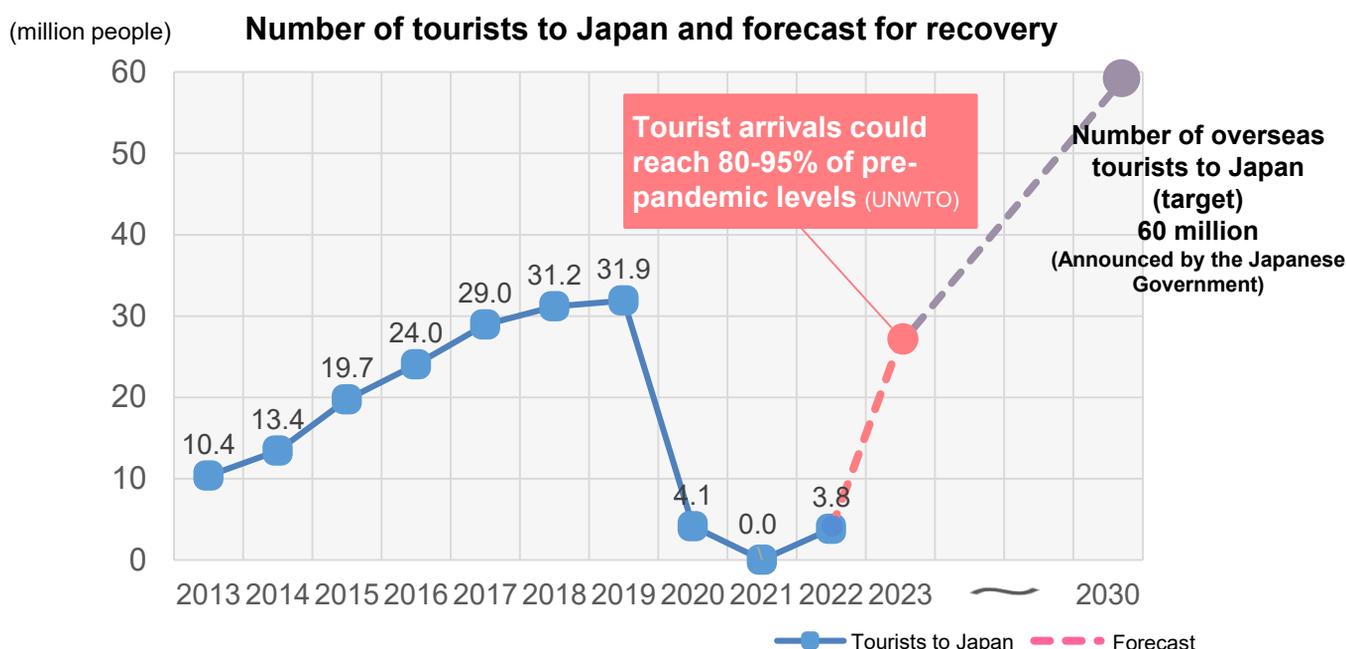
Opening ceremony of Haneda Airport Garden held on January 25

# Restarting Tourism: Revitalization of Tourism of Japan and 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 aviation demand including inbound tourism.

However, following the significant relaxation of travel restrictions in October 2022, the number of visitors from overseas has continued to rise, exceeding one million in December last year (announced by the Japan National Tourism Organization), and vibrancy is returning to Haneda Airport with overseas visitors. In addition, China eased travel restrictions by changing its Zero-COVID policy, and the Japanese government formally decided to downgrade COVID-19 to Class 5, equivalent to seasonal influenza, effective May 8 this year.

2023 is expected to be a year of full-fledged recovery of the tourism industry and of inbound tourism toward the government's goal of achieving 60 million overseas visitors to Japan. Sumitomo Realty Group will promote both tourism and business trips to Japan centering on Haneda Airport Garden.



Source: "Number of inbound and outbound travelers," the Japan Tourism Agency. (JP) [https://www.mlit.go.jp/kankocho/siryoutoukei/in\\_out.html](https://www.mlit.go.jp/kankocho/siryoutoukei/in_out.html)  
 Source: "World Tourism Barometer, January 2023," the United Nations World Tourism Organization (UNWTO). <https://en.unwto-ap.org/news/tourismbarometer-jan2023/>

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

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 World's Best Airports: Comprehensive evaluation

	Airport	
1	Hamad Airport	Qatar
2	<b>Haneda Airport</b>	<b>Japan</b>
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

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

\*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.

# Exterior of and Area around Haneda Airport Garden



Aerial view of Haneda Airport Garden

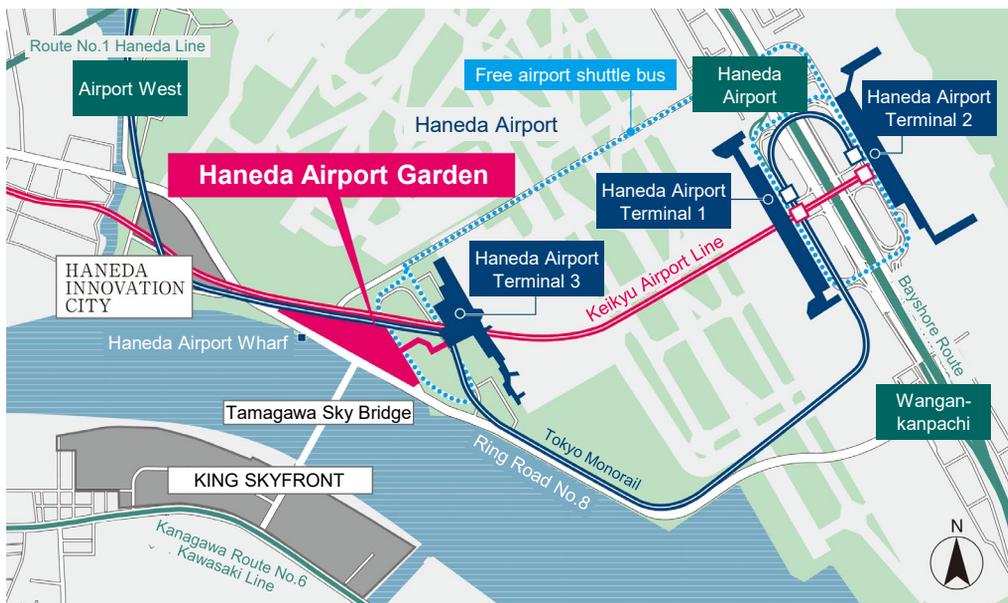


Exterior of Haneda Airport Garden



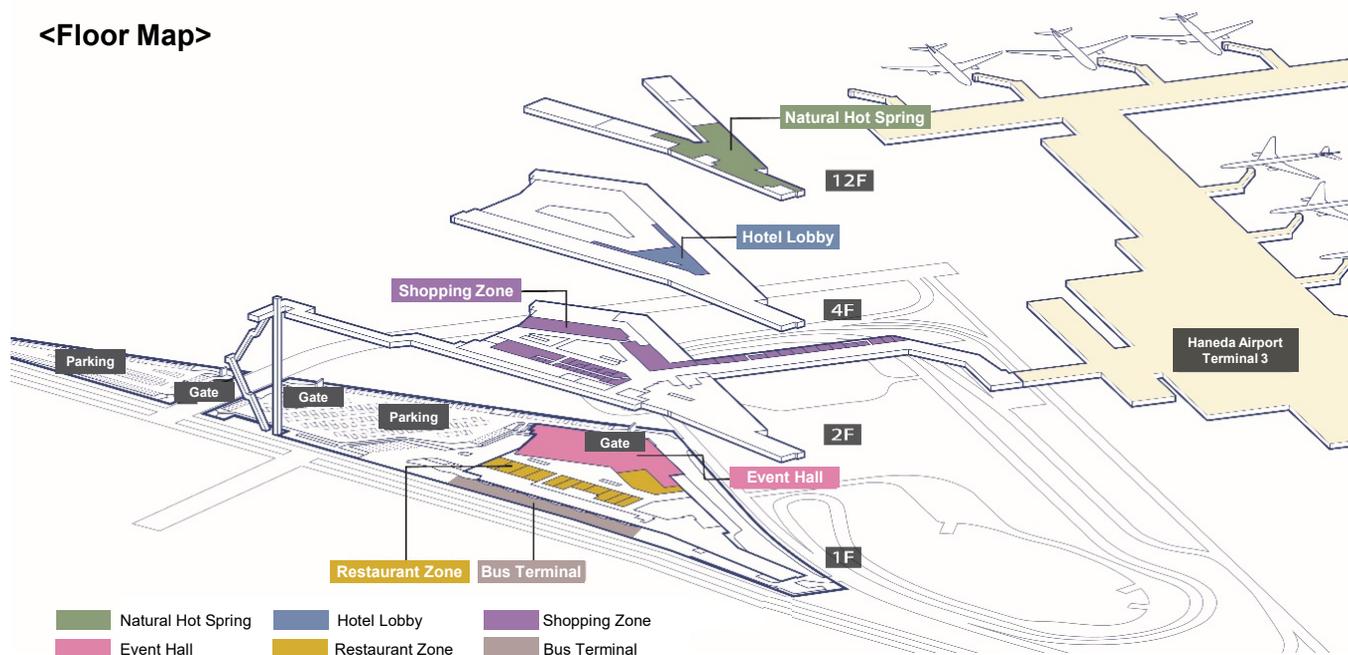
Haneda Airport Garden entrance directly connected to the airport

## <Area around the site>

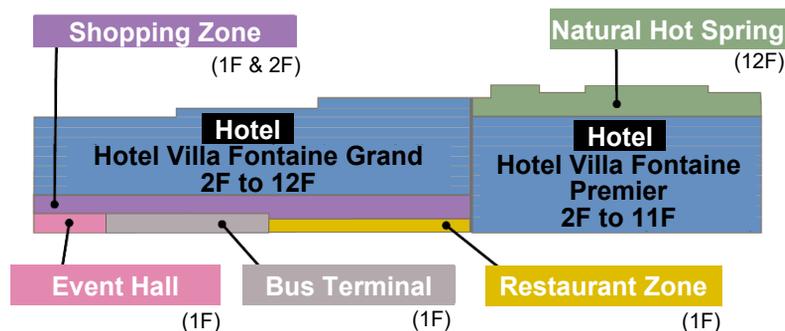


# Facilities of Haneda Airport Garden

## <Floor Map>



## <Cross section>



Exterior of Haneda Airport Garden from Tama River side

## <Facilities>

Name	Purpose	Description
Hotel Villa Fontaine Premier Haneda Airport	Hotel	A luxury hotel offering guestrooms with river view, totaling 160 across six types (from 33 sqm to 173 sqm). A restaurant applying Japan's elaborate cooking techniques.
Hotel Villa Fontaine Grand Haneda Airport	Hotel	The hotel has 12 types of guestrooms numbering 1,557, ranging in size from 18 sqm to 42 sqm. A high-grade hotel to meet a wide range of needs, with a buffet restaurant attached.
Spa "Izumi Tenku no Yu Haneda Airport"	Spa (Natural hot spring)	Rooftop natural hot spring connected to the airport facility. Open 24 hours a day to both hotel guests and airport visitors, offering saunas, "ganbanyoku" hot stone saunas, and "akasuri" body-scrub treatment.
Bellesalle Haneda Airport	Event hall and conference rooms	A spacious event hall with a capacity of approximately 1,000 people and conference/banquet rooms, making it a MICE venue suitable for a various events and international conferences.
Sumitomo Fudosan Shopping City Haneda Airport Garden	Retail facility	Total of approx. 80 shops/restaurants; shops offering traditional Japanese crafts, travel essentials and souvenirs, and Japan's famous restaurants and a food court offering various dining experiences.
Haneda Airport Garden Bus Terminal	Bus terminal	The all-weather bus terminal connects Haneda Airport with various regions of Japan for easier access.



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 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.

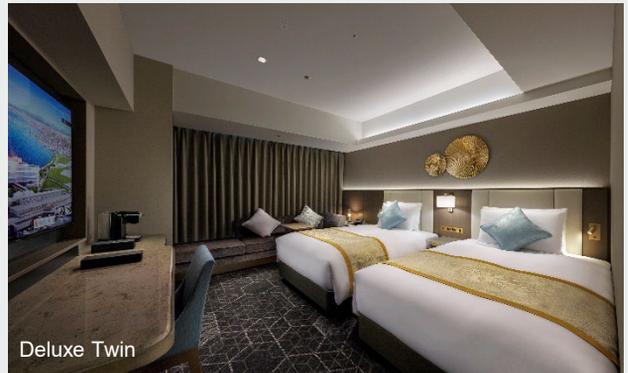


Hotel lobby

Room type	Size	No. of rooms
Fontaine Suite	173 m <sup>2</sup>	1
Premier Suite	97 m <sup>2</sup>	5
Executive King	53 m <sup>2</sup>	8
Executive Twin	49 m <sup>2</sup>	8
Deluxe King	33 m <sup>2</sup>	64
Deluxe Twin	33 m <sup>2</sup>	74



Executive King



Deluxe Twin



Fontaine Suite

### Attentive service for a comfortable stay

In order to meet various needs, we provide supports for guests from all over the world, including a doorman to greet guests and bell service to guestrooms, not to mention concierge service.



Image



Driveway

### Services limited to Premier guests

- Fitness gym
- 24-hour room service (Hours: 5 a.m. to midnight)



**WORLDHOTELS™**  
COLLECTION

WorldHotels™ is a global hotel group with over 50 years of experience and curates a collection of the finest and most unique independent hotels. Hotel Villa Fontaine Premier Haneda Airport, a member of WorldHotels, offers a high standard of service and moments of relaxation. <https://www.worldhotels.com/>

# Hotel Villa Fontaine Grand Haneda Airport

Twelve types of guestrooms numbering 1,557



Villa Fontaine Grand offers 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 that cater to guests' diverse needs, such as rooms for three to four people, Japanese-Western style rooms with *tatami* mats, and wheelchair-friendly universal rooms.



Room type	Size	No. of rooms
Japanese-Western Deluxe	42 m <sup>2</sup>	8
Ladies Fourth	39 m <sup>2</sup>	2
Family Room	36 m <sup>2</sup>	13
Japanese-Western Style	29 m <sup>2</sup>	58
Superior Triple	28 - 30 m <sup>2</sup>	39
Superior Twin	23 m <sup>2</sup>	518
Superior Queen	20 m <sup>2</sup>	693
Superior King	24 m <sup>2</sup>	78
Ladies Twin	18 m <sup>2</sup>	16
Ladies Queen	20 m <sup>2</sup>	40
Moderate Queen	18 m <sup>2</sup>	90
Universal Twin	29 m <sup>2</sup>	2

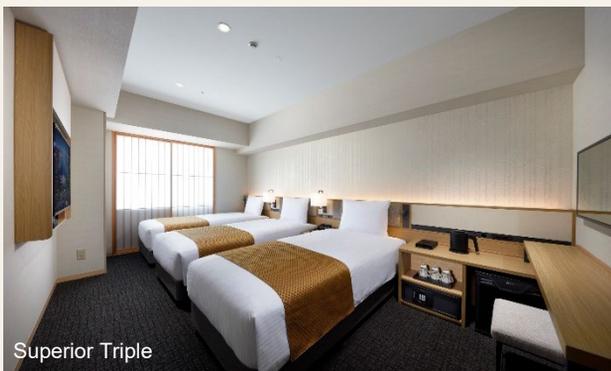
Hotel lobby



Japanese-Western Style Deluxe



Superior Twin



Superior Triple



Superior Queen

## A hotel suitable as a base for both sightseeing and business in Tokyo

- Laundry room
- Foreign exchange machine & ATM
- Cleaning service
- Wi-Fi
- Smoking room
- Parking lot
- Luggage storage

\* Some for a fee



Automated check-in machines



Premier / Grand common entrance

## Spa “Izumi Tenku no Yu Haneda Airport”

天然温泉 泉天空の湯  
羽田空港

A pleasant moment in a natural hot spring at the airport with a view of Mt. Fuji. Open 24 hours a day for hotel guests and non-guests alike.

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 facility has an area of about 2,000 square meters and draws its own natural hot spring water from about 1,500 meters underground. The natural hot spring 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. It is mildly alkaline, which can be beneficial for guests with poor blood circulation or dry skin.



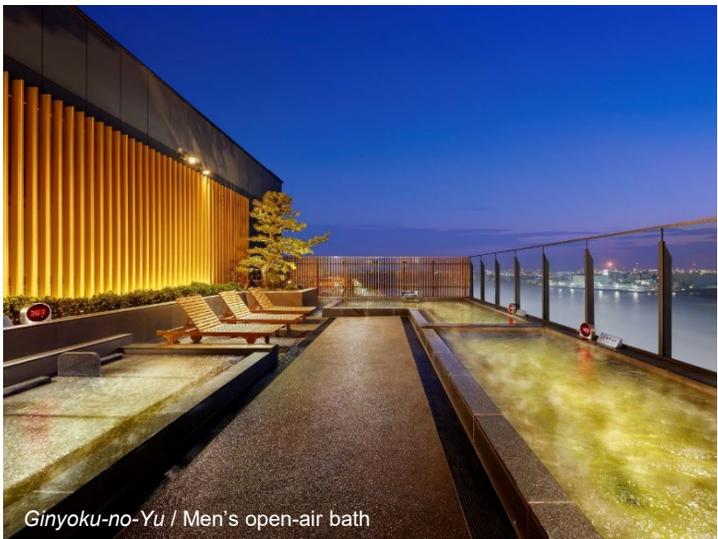
Fujimi-no-Yu / Women's open-air bath

**Spa facility**  
Offers hot spring baths, saunas, “*ganbanyoku*” hot stone saunas, massage, and “*akasuri*” body-scrub treatment.

**Observatory restaurant**  
Serves Japanese set menus and more with a panoramic view of Mt. Fuji and the sky.



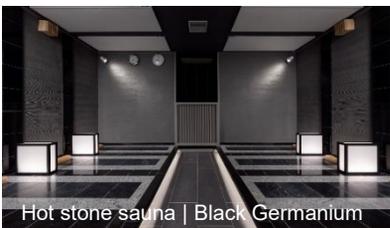
Entrance



Ginyoku-no-Yu / Men's open-air bath



Izumi Tenku Dining



Hot stone sauna | Black Germanium



Sauna



Rest Spot



Lie-down bath



Hot stone sauna | Cool Down

Restaurants in Hotels

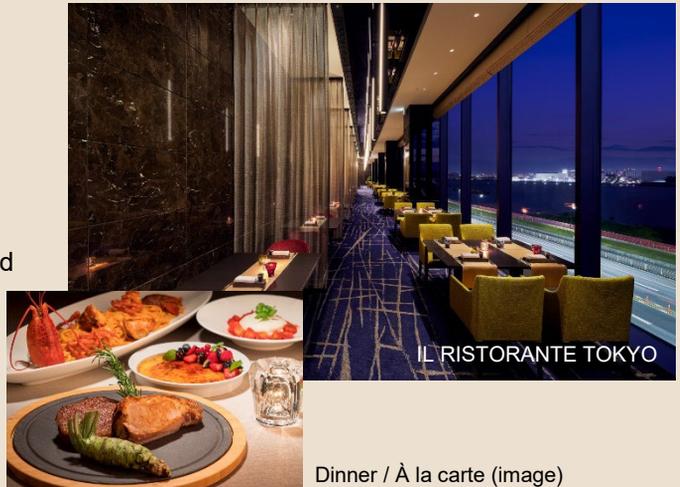
IL RISTORANTE TOKYO / BAR & LOUNGE THE THRONE  
ALL DAY DINING GRANDE AILE

VILLA FONTAINE PREMIER

IL RISTORANTE TOKYO

A restaurant with the concept of "Japanese mindset and elaborate cooking techniques" welcomes guests with dishes using ingredients from each of the four seasons of Japan, and services that reflects the spirit and culture of Japan.

Location : 4<sup>th</sup> floor  
 Menus : Course meals, À la carte  
 Breakfast : 6 a.m. to 10 a.m.  
 Dinner : 5 p.m. to 10 p.m.  
 No. of seats : 59



Dinner / À la carte (image)

BAR & LOUNGE  
THE THRONE

The Bar & Lounge offers an elegant time with a view of the river and nightscape of the opposite shore.

Location : 4<sup>th</sup> floor  
 Bar : 5 p.m. to 10 p.m.  
 No. of seats : 52



BAR & LOUNGE THE THRONE

VILLA FONTAINE GRAND

ALL DAY DINING  
GRANDE AILE

A variety of dishes using seasonal ingredients are offered at the buffet or à la carte. The chef cooks right in front of the guests in the "sizzling kitchen," directly serving freshly prepared dishes to them.

Location : 1<sup>st</sup> floor  
 Menus : Buffet / À la carte  
 Breakfast : 6 a.m. to 10 a.m.  
 Lunch : 10 a.m. to 5 p.m.  
 Dinner : 5 p.m. to 10 p.m.  
 Late-night meals: 10 p.m. to 1 a.m.  
 No. of seats : 275  
 (22 seats at the bar counter)



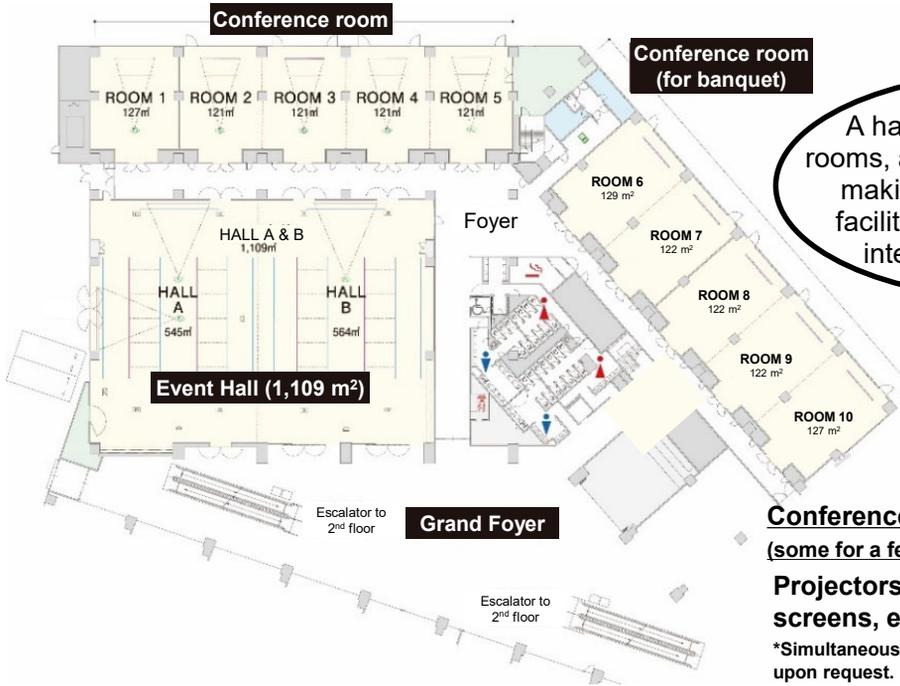
ALL DAY DINING GRANDE AILE



Sizzling kitchen (image)

# Bellesalle Haneda Airport

**Conference rooms and an event hall convenient for events/activities including workshops with a hotel stay**



A hall, conference / banquet rooms, and a foyer all on one floor, making it a MICE-compatible facility that can accommodate international conferences

**Conference equipment available (some for a fee)**

**Projectors, microphones, speakers, screens, etc.**

\*Simultaneous interpretation equipment can be arranged upon request.

## Conference rooms suitable for various occasions

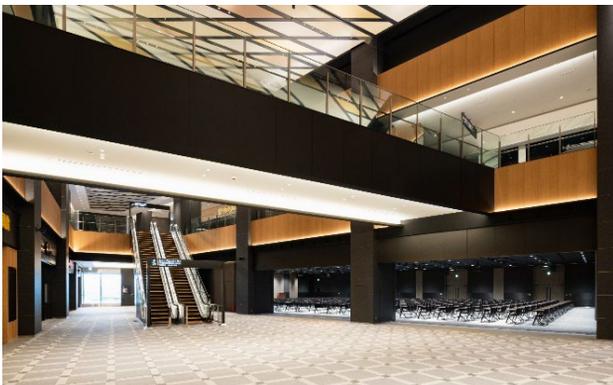
Consisting of the event hall and conference rooms, the facility is the largest on the premises of Haneda Airport, with an area of approximately 2,400 square meters. The spacious event hall of over 1,000 square meters can be used for MICE activities, and the conference rooms can be connected for various uses.



▲HALL (Seminar and academic conference)



▲ROOM 8 and 9 (Seated buffet)



▲Grand Foyer

\*With the hall doors fully open

Located in the center of Haneda Airport Garden, the Grand Foyer can be used in combination with the event hall. It can be utilized not only for meetings but also for large-scale events such as car exhibitions.

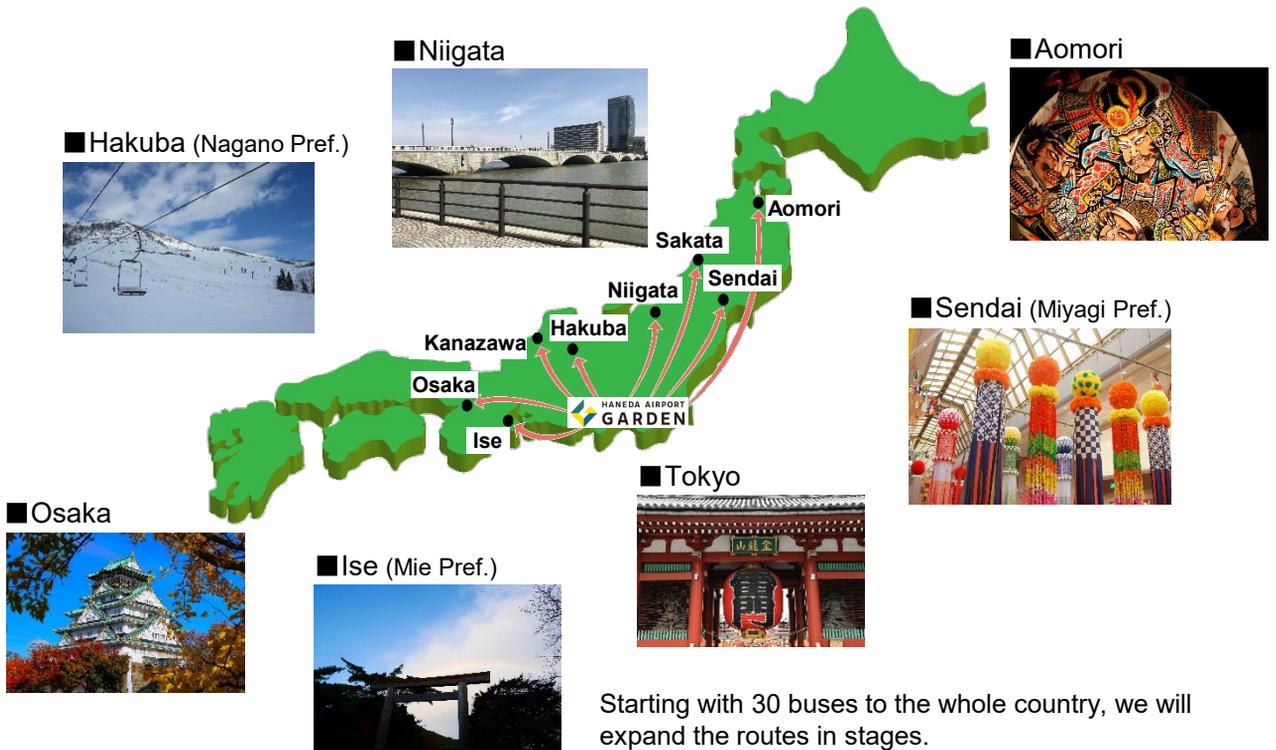
Floor area	: Approx. 184 m <sup>2</sup> (56 tsubo)
Ceiling height	: Approx. 13.5 m

# Haneda Airport Garden Bus Terminal

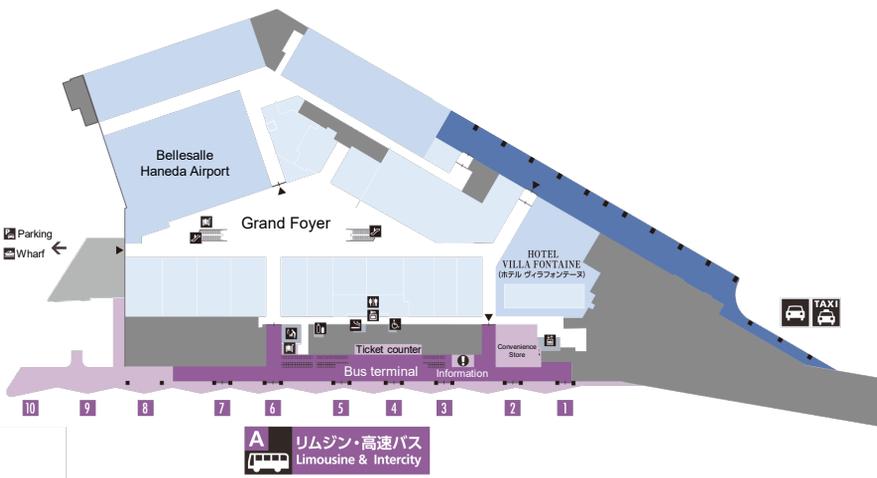
The new bus terminal starting operation creates new routes for sightseeing and directly connects Haneda Airport with various regions of Japan. The development of this bus terminal will not only enhance airport functions and contribute to the revitalization of regional tourism by playing a role in transporting passengers to various tourist destinations in Japan, but will also enhance the attractiveness of Haneda Airport with a safe, secure, and comfortable bus terminal space to support a comfortable stay for passengers.

In addition to facilities such as a waiting area, restroom, and nursing room, this all-weather bus terminal is adjacent to commercial facilities and a spa facility, allowing passengers to comfortably enjoy shopping, dining, hot springs, and other activities during their waiting time. We expect to attract visitors from both Japan and overseas and to enhance the bus terminal's services in stages in line with the expansion of tourism demand.

## <Conceptual operation map of Haneda Airport Garden Bus Terminal>



Starting with 30 buses to the whole country, we will expand the routes in stages.



Bus terminal

# Sumitomo Fudosan Shopping City Haneda Airport Garden | Zones and Stores

This commercial facility has five zones with **stores transmitting Japanese culture, traditions, techniques, and tastes** by offering specialty products and local gourmet food from various regions of Japan.

- ◆ **Japan Promenade** – Offering a variety of Japanese cultural products
- ◆ **Haneda Sando** - Discover Japanese-style souvenirs and goods for people overseas
- ◆ **HANEDA COLLECTION** – Lining up a variety of items to make trips more pleasant
- ◆ **Haneda Food Selection** – Featuring a collection of gourmet food from all over Japan
  - Oedo Food Hall** - Enjoy ramen, soba noodles, steaks, and dishes rich in ingredients from Tokyo
- ◆ **Shopping Area on 1F & 2F** - Offering convenient shopping experience with a drug store, convenience stores, apparel shops, and more

<Zones>

## Japan Promenade



Good old Japanese culture is brought back to the present day with a lineup of stores for goods and food. Fine made-in-Japan products are available on the path with *noren* curtains decorated in traditional Japanese colors.

## 羽田参道

(Haneda Sando)



The path decorated with a *torii* gate-like (a *torii* is a gate at the entrance of a Shinto shrine) design is lined with stores offering sake, Japanese sweets, rice crackers, etc., as well as bags and other travel essentials.

## HANEDA COLLECTION



It features a variety of items that may make your trip more pleasant. This shopping area, designed to resemble the starry sky, offers items ranging from fashionable clothing and accessories to items that make travel more comfortable.

## Haneda Food Selection



The food and beverage zone features restaurants showcasing the unique qualities of regions throughout Japan. Visitors can enjoy meals at a wide variety of restaurants depending on their mood, including the Edo-themed food hall (about 230 seats), casually enjoyable during their travel.

With 74 stores ranging from shops for souvenirs, clothing and accessories, and food, to drugstores and convenience stores, the shopping area on the first and second floors offers convenient and diverse shopping experiences not only for overseas visitors but also for domestic visitors to the airport.



## 1F

### <Haneda Food Selection>

A total of 10 restaurants, a wide variety of gourmet foods representing Japan and popular restaurants around the country.



**DOTONBORI KAMUKURA**  
Ramen



**torikai souhonke**  
Toriyori (chicken dishes)



**SHABU-SHABU TAJIMAYA**  
Shabushabu and sukiyaki



**HANAYAMA UDON**  
the 5th generation  
Udon (noodles)



**okonomiyaki · teppanyaki**  
**88 pachi-pachi**  
Okonomi yaki and teppan yaki



**Unagi Yondaimo Kikukawa**  
Unagi (eel)



**Japan Loves Curry**  
Curry



**BAIRAN**  
Chinese food



**misokatsu YABATON**  
Pork cutlet



**Seafood IZAKAYA**  
"Umai!! Yum!! Sakana"  
Izakaya (pub)

## 2F

### <Haneda Food Selection>

More options including a café and popular gourmet food on the 2nd floor.



**Tully's Coffee**  
Café



**TOKYOYAKINIKUHEIJOEN**  
Yakiniku (grilled meat)



**TsukijiSushiko Takumi**  
Sushi

## 1F

### <Oedo Food Hall>

The food hall seats 230 people and features an "Edo" theme, allowing customers to casually enjoy seafood, noodles, meat, and other dishes using a wide variety of Tokyo ingredients.



**Multi-tiered boxes**  
of Seafood



**Lava Plate Steak**



**Soba noodles**  
(100% buckwheat)



**Edomae ramen**



**EDO Café & Deli**



# Sumitomo Fudosan Shopping City Haneda Airport Garden | Tenants

## 2F

### <Japan Promenade>

Goods and food retail outlets that bring good and old Japanese culture to the present. A total of 15 stores line the street with “*noren*” curtains in traditional Japanese colors.



**KUROCHIKU**  
Japanese goods



**Bakery MIYABI**  
Bakery



**HAKUCHIKUDO**  
Folding fans and japanese trinkets



**SUGI BEE GARDEN**  
Honey



**Fukui Yougasa**  
Umbrellas



**Paperglass TOKYO**  
Glasses and reading glasses



**MOSUKE-DANGO**  
Light meals, coffee and japanese sweets



**KURADUKURIHONPO**  
Japanese sweets



**HARIO Satellite**  
Coffee equipment & glass accessories



**SHINISE YAMATOYA**  
Bags



**boco STORE**  
Bone conduction earphones and speakers



**KINKUME**  
Prime Fish Set Meal



**JAPANESE TEA KIMIKURA**  
Japanese tea and sweets



**PAPABUBBLE**  
Candy and chocolate



**KYOTO SARYO SUISEN**  
Matcha Dining Cafe

## 2F

### <Haneda Sando>

The zone is characterized by a series of “torii-like” gateways. 17 shops with a collection of Japanese specialties and made-in-Japan products, including sake, Japanese sweets and rice crackers, ideal as souvenirs.



**GACHA WORLD**  
Capsule toys



**HIPSHOP**  
Underwear



**si gu sa**  
Chopsticks and Japanese utensils



**OJICO**  
Women's, men's and kids



**CHOYA SHIRT**  
Shirts



**Sirotan Friends park**  
Character goods



**KYOTO Rokkakukan Sakurado**  
Makeup brushes



**VICTORINOX**  
Bags, watches and Multi-tools



**Flava Hat**  
Hats



**kichijojikikuya**  
Japanese tableware and kitchen goods



**MSPC PRODUCT**  
Bags



**PinPonStudio**  
Cosmetics, foods, and sundries



**SASARAYA**  
Senbei (rice crackers)



**T-shirts & Souvenirs SPARKLE**  
T-shirts and souvenirs



**Yamakoshihono**  
Kitchen goods, liquor and daily goods



**EBISU MAMEZONO**  
Kintsuba (sweet beans)



**GTN**  
Comprehensive support for foreigners in Japan

# Sumitomo Fudosan Shopping City Haneda Airport Garden | Tenants

## 2F

### <HANEDA COLLECTION>

A variety of additional items that you can take with you on your travels. 16 shops support a pleasant and comfortable travel experience.

 <p><b>EXGEL SEATING LAB</b> Cushions</p>	 <p><b>Anker Store</b> Smartphone accessories</p>	 <p><b>Lekarka</b> Cosmetics</p>	 <p><b>LAULEA</b> Swimwear</p>	 <p><b>andé TOKYO</b> Socks and fashion goods</p>	 <p><b>CHIFURE GROUP</b> Cosmetics</p>
 <p><b>Esthe Pro Labo</b> Supplements and nutritional foods</p>	 <p><b>AXXZIA</b> Cosmetics</p>	 <p><b>Maison de FLEUR</b> Fashion goods</p>	 <p><b>Three Four Time</b> Fashion goods</p>	 <p><b>LOVE CHROME TOKYO</b> Beauty supplies</p>	 <p><b>watch store TOKIA</b> Watches and repair</p>
 <p><b>AMPLEUR</b> Cosmetics</p>	 <p><b>ACCOMMODE</b> Bags and accessories</p>	 <p><b>PoANCA</b> Hats</p>	 <p><b>TAKUMI</b> Craft wood and paper</p>		

\*Lekarka is not listed here with a photo. (Included in the store list)

## 2F

### <Shopping Area on 1F & 2F>

The stores range from shops for souvenirs, clothing and accessories, and food, to drugstores and convenience stores.

 <p><b>TOBI-BITO SOUVENIR TOKYO</b></p> <p>The shop offers a selection of miraculous souvenirs from Japan, ranging from world-favorite Japanese anime goods, beautifully hand-made traditional crafts to carefully selected food and Japanese sake, based on the concept of "TOKYO MIRACLE!"</p>	 <p><b>TOBI-BITO SWEETS TOKYO</b></p> <p>A collection of world-famous items as well as popular sweets from across Japan! A wide range of sweets from department stores as well as local shops are available. In addition, the National Museum's new official merchandise is available for the first time in Japan, so please come and visit us!</p>
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 <p><b>LAWSON</b> Convenience store</p>	 <p><b>KINOKUNIYA</b> Wine and groceries</p>	 <p><b>THE KURASHI STORE OF HOKKAIDO</b> Groceries and souvenirs</p>	 <p><b>GUESS</b> Women's and men's</p>	 <p><b>KOKUYODOORS</b> Stationery and daily goods</p>	 <p><b>Beauty Connection</b> Beauty supplies Scheduled to open this summer</p>
 <p><b>Matsumotokiyo</b> Drug store</p>	 <p><b>Access Ticket</b> Foreign exchange and ticket sales</p>	 <p><b>RELAXLE GREEN+</b> Relaxation</p>			

# Sumitomo Fudosan Shopping City Haneda Airport Garden | Store List

## ■ Japan Promenade: 15 stores (First in Tokyo: 8 stores)

	Name	Items / Category	First in Tokyo	New Category	Haneda-only
1	KUROCHIKU	Japanese goods	●		
2	Bakery MIYABI	Bakery	●	●	
3	HAKUCHIKUDO	Folding fans and Japanese trinkets	●		
4	SUGI BEE GARDEN	Honey			
5	Fukui Yougasa	Umbrellas	●	●	●
6	Paperglass TOKYO	Glasses and reading glasses			
7	MOSUKE-DANGO	Light meals, coffee and Japanese sweets			●
8	KURADUKURIHONPO	Japanese sweets	●		
9	HARIO Satellite	Coffee equipment & glass accessories	●	●	●
10	SHINISE YAMATOYA	Bags	●	●	●
11	boco STORE	Bone conduction earphones and speakers			
12	KINKUME	Prime fish set meal			
13	JAPANESE TEA KIMIKURA	Japanese tea and sweets	●		●
14	PAPABUBBLE	Candy and chocolate			
15	KYOTO SARYO SUISEN	Matcha Dining Cafe			

## ■ Haneda Sando: 17 stores (First in Tokyo: 3 stores)

	Name	Items / Category	First in Tokyo	New Category	Haneda-only
16	VICTORINOX	Bags, watches and multi-tools			●
17	Yamakoshihonpo	Kitchen goods, liquor and daily goods	●	●	
18	si gu sa	Chopsticks and Japanese utensils	●	●	●
19	KYOTO Rokkakukan Sakurado	Makeup brushes	●		●
20	MSPC PRODUCT	Bags			●
21	SASARAYA	Senbei (rice crackers)			●
22	T-shirts & Souvenirs SPARKLE	T-shirts and souvenirs			●
23	EBISU MAMEZONO	Kintsuba (sweet beans)			●
24	HIPSHOP	Underwear			
25	kichijojikikuya	Japanese tableware and kitchen goods			
26	OJICO	Women's, men's and kids			
27	Flava Hat	Hats			
28	Sirotan Friends park	Character goods			
29	CHOYA SHIRT	Shirts			
30	GACHA WORLD	Capsule toys			
31	GTN	Comprehensive support for foreigners in Japan			
32	PinPon Studio	Cosmetics, foods and sundries			

# Sumitomo Fudosan Shopping City Haneda Airport Garden | Store List

## ■ HANEDA COLLECTION: 16 stores (First in Tokyo: 3 stores)

	Name	Items / Category	First in Tokyo	New Category	Haneda-only
33	Maison de FLEUR	Fashion goods			
34	AXXZIA	Cosmetics			●
35	Esthe Pro Labo	Supplements and nutritional foods			●
36	CHIFURE GROUP	Cosmetics			
37	andè TOKYO	Socks and fashion goods	●	●	
38	LAULEA	Swimwear			●
39	Lekarka	Cosmetics			
40	Anker Store	Smartphone accessories			
41	EXGEL SEATING LABO	Cushions			●
42	TAKUMI	Craft wood and paper	●	●	
43	Three Four Time	Fashion goods			●
44	PoANCA	Hats	●	●	
45	ACCOMMODE	Bags and accessories			●
46	LOVE CHROME TOKYO	Beauty supplies		●	
47	watch store TOKIA	Watches and repair			
48	AMPLEUR	Cosmetics			

## ■ Haneda Food Selection: 14 stores (First in Tokyo: 1 store)

	Name	Items / Category	First in Tokyo	New Category	Haneda-only
49	Unagi Yondaime Kikukawa	Unagi (eel)			
50	HANAYAMA UDON the 5 <sup>th</sup> generation	Udon (noodles)			●
51	Japan Loves Curry	Curry		●	
52	okonomiyaki • teppanyaki 88 pachi-pachi	Okonomi yaki and teppan yaki			
53	torikai souhonke	Toririyori (chicken dishes)			
54	DOTONBORI KAMUKURA	Ramen			
55	SHABU-SHABU TAJIMAYA	Shabushabu and sukiyaki			●
56	misokatsu YABATON	Pork cutlet			
57	BAIRAN	Chinese food			
58	Seafood IZAKAYA "Umai!! Yum!! Sakana"	Izakaya (pub)			
59	Oedo Food Hall	Food hall	●	●	
60	Tully's Coffee	Café			
61	TOKYO YAKINIKU HEIJOEN	Yakiniku (grilled meat)			
62	Tsukiji Sushiko Takumi	Sushi			

# Sumitomo Fudosan Shopping City Haneda Airport Garden | Store List

## ■ Shopping Area on 1F & 2F: 12 stores (First in Tokyo: 4 stores)

	Name	Items / Category	First in Tokyo	New Category	Haneda-only
63	TOBI·BITO SWEETS TOKYO	Souvenirs	●	●	
64	TOBI·BITO SOUVENIR TOKYO	Souvenirs	●	●	●
65	KINOKUNIYA	Wine and groceries		●	
66	THE KURASHI STORE OF HOKKAIDO	Groceries and souvenirs	●		
67	KOKUYODOORS	Stationery and daily goods			●
68	Beauty Connection	Beauty supplies			
69	GUESS	Women's and men's			
70	RELAXLE GREEN+	Relaxation	●	●	●
71	Matsumotokiyoshi	Drug store			
72	Access Ticket	Foreign exchange and ticket sales			
73	LAWSON	Convenience store			
74	RievenHouse	Convenience store			

Shopping Zone	Floor	Category	No. of Stores
Japan Promenade	2 <sup>nd</sup>	Stores for goods Café	15
Haneda Sando	2 <sup>nd</sup>	Stores for goods	17
HANEDA COLLECTION	2 <sup>nd</sup>	Stores for goods	16
Haneda Food Selection	1 <sup>st</sup> and 2 <sup>nd</sup>	Restaurants	13
Shopping Area on 1F & 2F	1 <sup>st</sup> and 2 <sup>nd</sup>	Stores for goods Services	13
TOTAL			74

Category	No. of Stores
Stores for goods (Goods, clothing and accessories, and food)	54
Café and restaurants	17
Services	3
TOTAL	74

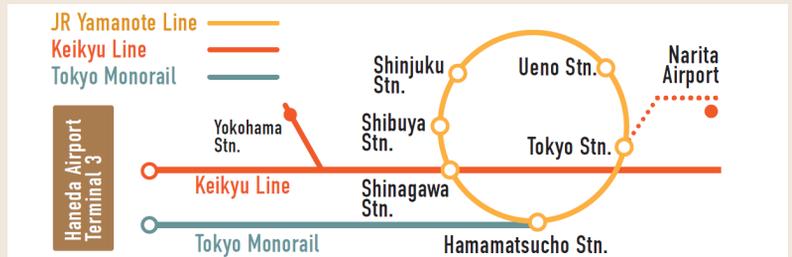
## Access

### Access by train

Directly connected to the nearest stn. by **one-min. walk\***

\*From Haneda Airport Terminal 3 Stn., on the Keikyu Line and Tokyo Monorail

Convenient when transferring from Shinkansen Stations



■ 12 min. directly from Shinagawa Stn. (by Keikyu Main Line)

■ 17 min. from Tokyo Stn. (by Keihin-Tohoku Line and Tokyo Monorail)

### Access by car

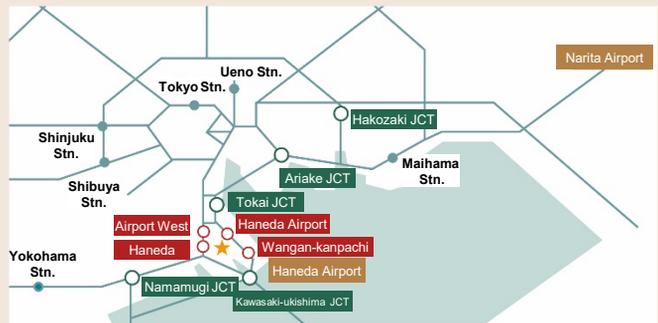
Four nearest expressway entrances / exits

Haneda Airport / Wangan-kanpachi Airport West / Haneda

For Tokyo : Bayshore Route / Wangan-doro Avenue  
For Yokohama : Ring Road No.8

**Parking facility for approximately 440 vehicles** \*Bookable

Equipped with a covered driveway that can accommodate large buses.



★ Haneda Airport Garden

### Access by bus

In addition to the existing well-developed bus network, the new bus terminal brings even more convenience

**1** Route buses connecting to Tokyo, Kanagawa, Chiba, Saitama and other Kanto areas

**Boarding** Terminal 3 Airport Limousine Bus (pre-existing) / Haneda Airport Garden Bus Terminal (New)

**3** Free shuttle bus between terminals

■ Usage fee: Free ■ Time required: Approx. 10 min.

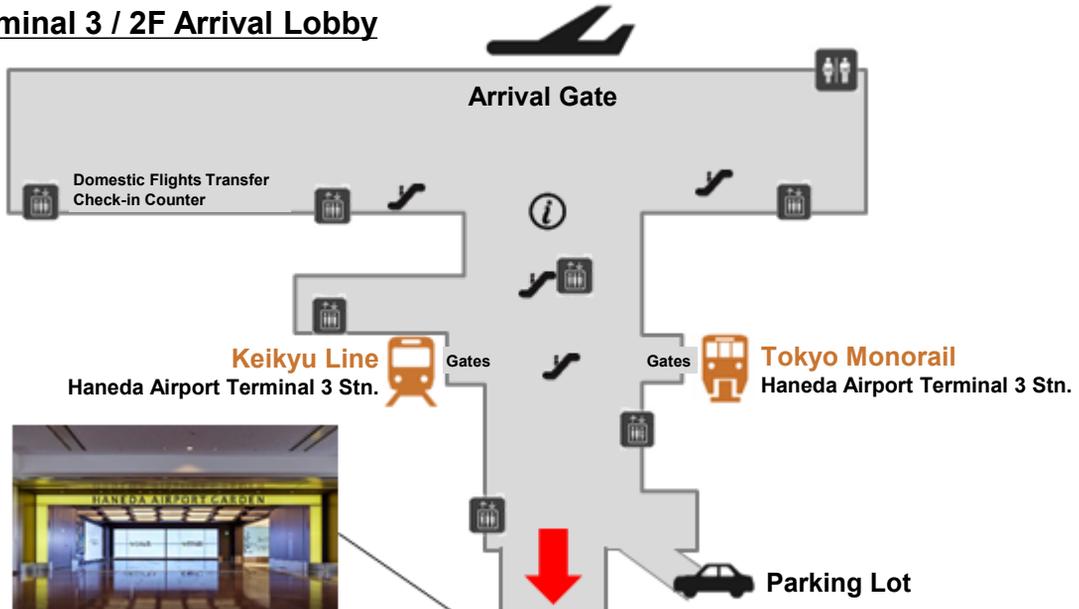
**2** Medium-distance buses that connect directly to regional and tourist cities

**Boarding** Haneda Airport Garden Bus Terminal (New)

\*The railway and road maps are simplified.

\*The time required by train is according to Japan Transit Planner (by Jorudan Co., Ltd.), and the time indicated is the shortest possible time. Travel time was calculated based on arriving at the destination in the day time between 11 a.m. and 4 p.m. The calculations represent the time required from the nearest station and do not include waiting or transfer time.

## Terminal 3 / 2F Arrival Lobby



Haneda Airport Garden entrance directly connected to 2F arrival lobby

**Haneda Airport Garden**

# 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
Total store floor area	7,536 sqm
No. of floors	12 above ground
Main purposes	Hotels (a luxury hotel with 160 guestrooms and a high-grade hotel with 1,557 guestrooms) 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 opened in December 2022, the grand opening scheduled for January 31, 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)
- March 2020 Construction completed

## Background to the present through the postponed opening

- April 2020 Postponed the opening
- December 2022 Opened hotels, spa and event halls

**January 31, 2023 Grand opening of Haneda Airport Garden**  
**A commercial facility and a bus terminal**



Exterior of Haneda Airport Garden from airport side

## News releases related to Haneda Airport Garden

- ◆A mixed-use complex, directly connected to Haneda Airport International Terminal 3 Haneda Airport Garden (released on October 6, 2022)

[https://english.sumitomo-rd.co.jp/sites/default/files/2022-11/20221006\\_release\\_haneda-airportgarden\\_shidou.pdf](https://english.sumitomo-rd.co.jp/sites/default/files/2022-11/20221006_release_haneda-airportgarden_shidou.pdf)

【Videos】 (Japanese only)

- ◆A mixed-use complex, directly connected to Haneda Airport International Terminal 3 Haneda Airport Garden (released on October 6, 2022)

[https://www.sumitomo-rd.co.jp/uploads/20221014\\_video-release\\_haneda-airport-garden\\_shidou.pdf](https://www.sumitomo-rd.co.jp/uploads/20221014_video-release_haneda-airport-garden_shidou.pdf)

- ◆Airport hotels, Hotel Villa Fontaine Premier Haneda Airport and Hotel Villa Fontaine Grand Haneda Airport Opened (released on December 21, 2022)

[https://www.sumitomo-rd.co.jp/uploads/20221221\\_release\\_VF-haneda-premiere-grand-open.pdf](https://www.sumitomo-rd.co.jp/uploads/20221221_release_VF-haneda-premiere-grand-open.pdf)

- ◆Haneda Airport Garden Bus Terminal Started Operation (released on January 12, 2023)

[https://www.sumitomo-rd.co.jp/uploads/20230112\\_release\\_HANEDA-AIRPORT-GARDEN-busterminal-1.pdf](https://www.sumitomo-rd.co.jp/uploads/20230112_release_HANEDA-AIRPORT-GARDEN-busterminal-1.pdf)