

No. of rooms for 12 room types: 1,557

* No Smoking in all rooms

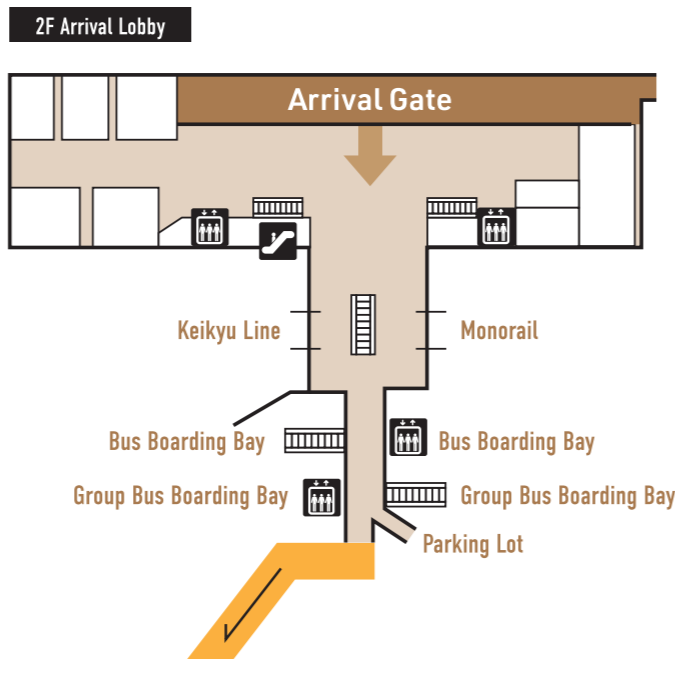
| ROOM TYPE | SIZE(sqm) | QUANTITY |
|-------------------------------|---------------------|----------|
| Japanese-Western-Style Deluxe | 42m ² | 8 |
| Ladies Fourth | 39m ² | 2 |
| Family room | 36m ² | 13 |
| Japanese-Western-Style | 29m ² | 58 |
| Superior Triple | 28-30m ² | 39 |
| Superior Twin | 23m ² | 518 |
| Superior King | 24m ² | 78 |
| Superior Queen | 20m ² | 693 |
| Ladies Twin | 18m ² | 16 |
| Ladies Queen | 20m ² | 40 |
| Moderate Queen | 18m ² | 90 |
| Universal Twin | 29m ² | 2 |

A Hotel Uniquely Suited for Tokyo Sightseeing and a Business Base

- Laundry Room
- Foreign Currency Exchange Machine and ATM
- Cleaning Service
- Wi-Fi
- Smoking Room
- Parking Lot
- Baggage Storage

* Some require a charge.

* Plans for opening are underway as of September 2022. The information listed is based on details available at the planning stage, so please be aware in advance that changes may be made without prior notification.



Sumitomo Realty & Development Shopping City
HANEDA AIRPORT GARDEN

Haneda Airport Terminal 3
2F Floor Conceptual Diagram

* Some facilities and other items are not shown in the floor guides and conceptual diagram of 2F of Haneda Airport Terminal 3 due to space limitations.

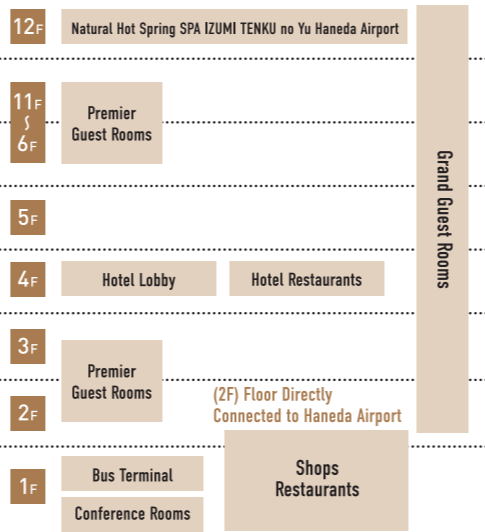
Directly Connected to Terminal 3

Directly Connected to Terminal 3
2 Stations 2 Railway Lines (from 2F Arrival Lobby)

1-min. walk from inside airport^{*1}

^{*1} 1-min. walk to Haneda Airport Garden entrance,
4-min. walk to Hotel entrance.

《FLOOR GUIDE》



Emergency Systems Provide Peace of Mind

Disaster Response

- Rapid disaster response is centered around Sumitomo Realty & Development's "Central Management Center" operating 24 hours a day all year round.
- Water, food, blankets, and other disaster prevention supplies for hotel guests are stockpiled.
- Hotel staff receive firefighting and earthquake preparedness training at a frequency beyond what is required by law.

Nearby Medical Facilities

- There is also a medical clinic inside each terminal at Haneda Airport.

Sumitomo Fudosan Villa Fontaine Co.,Ltd.

Inquiries: Villa Fontaine General Reservation Center

TEL: (+81)3-6863-8430

<Weekdays> 9:00 - 20:00 < Sat., Sun., public holidays > 9:00 - 18:00
(Except year-end holidays)

8-15-1, Nishi-shinjuku, Shinjuku-ku, Tokyo, 160-0023 Japan

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VILLA FONTAINE HANEDA AIRPORT



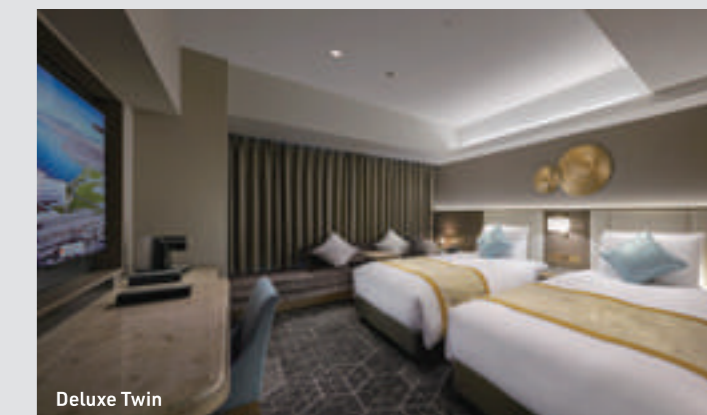
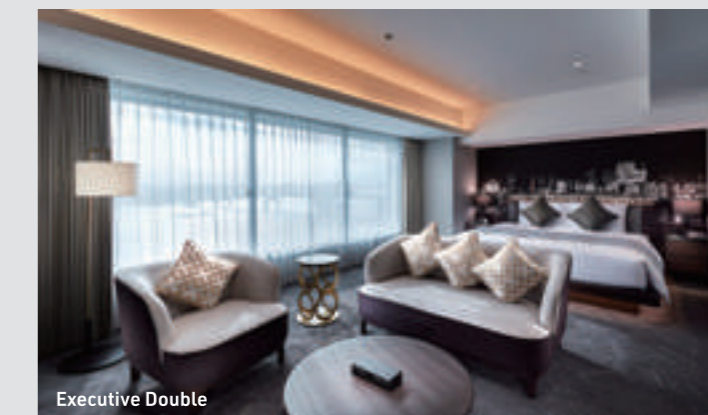
Directly connected to Haneda Airport Terminal 3
Two Airport Hotels will Come to Life, with a Total of 1,717 Rooms



For Sightseeing or Business. Wide Range of Facilities Perfect for the Gateway to Japan

- HOTEL
- Restaurants
- Natural hot spring
- MICE
- Shopping
- Bus Terminal

Artist's Conception
* This artist's conception of the completed buildings was created based on architectural drawings available at the planning stage with an airplane and other elements added through computer graphics and is different from how the actual buildings may appear.



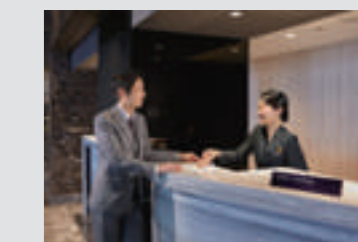
No. of rooms for 6 types: 160

* No Smoking in all rooms

| ROOM TYPE | SIZE(sqm) | QUANTITY |
|----------------|-------------------|----------|
| Fontaine Suite | 173m ² | 1 |
| Premier Suite | 97m ² | 5 |
| Executive King | 53m ² | 8 |
| Executive Twin | 49m ² | 8 |
| Deluxe King | 33m ² | 64 |
| Deluxe Twin | 33m ² | 74 |

Attentive Services to Make Your Hotel Stay Comfortable

Serving guests arriving from all parts of the world. We are pleased to support your travel with our concierge, doorman and bell staff.



PREMIER Exclusive Services

24-Hr. Fitness Gym
24-Hr. Room Service



* Usage fee is required to the guests staying at Villa Fontaine Grand.
* Plans for opening are underway as of September 2022. The information listed is based on details available at the planning stage, so please be aware in advance that changes may be made without prior notification.

Restaurant Restaurants Where You Can Select Menus According to the Dining Occasion

VILLA FONTAINE PREMIER

IL RISTORANTE TOKYO

The restaurant is based on the concept of "Small twists on Japan's attention to detail." It extends hospitality to customers with cuisine using ingredients from Japan's four seasons and services through which they can feel distinctly Japanese sensitivities and culture. There are also special rooms for entertaining guests and parties. We strongly urge you to experience this restaurant where you can get a real feel for Japan both at the start of your trip and at its end.



BAR & LOUNGE THE THRONE

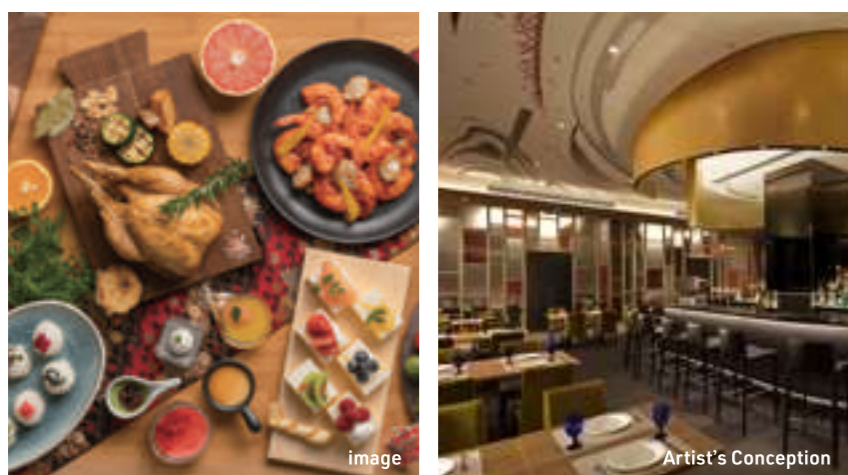
Bar & Lounge where the view of the river and nightscape of the opposite side orchestrate an elegant time.



VILLA FONTAINE GRAND

ALL DAY DINING GRANDE AILE

Enjoy buffets-style and à la carte meals featuring a wide variety of cuisine that uses seasonal ingredients. Chefs cook freshly-prepared dishes and perform right in front of your eyes in a sizzling kitchen format.



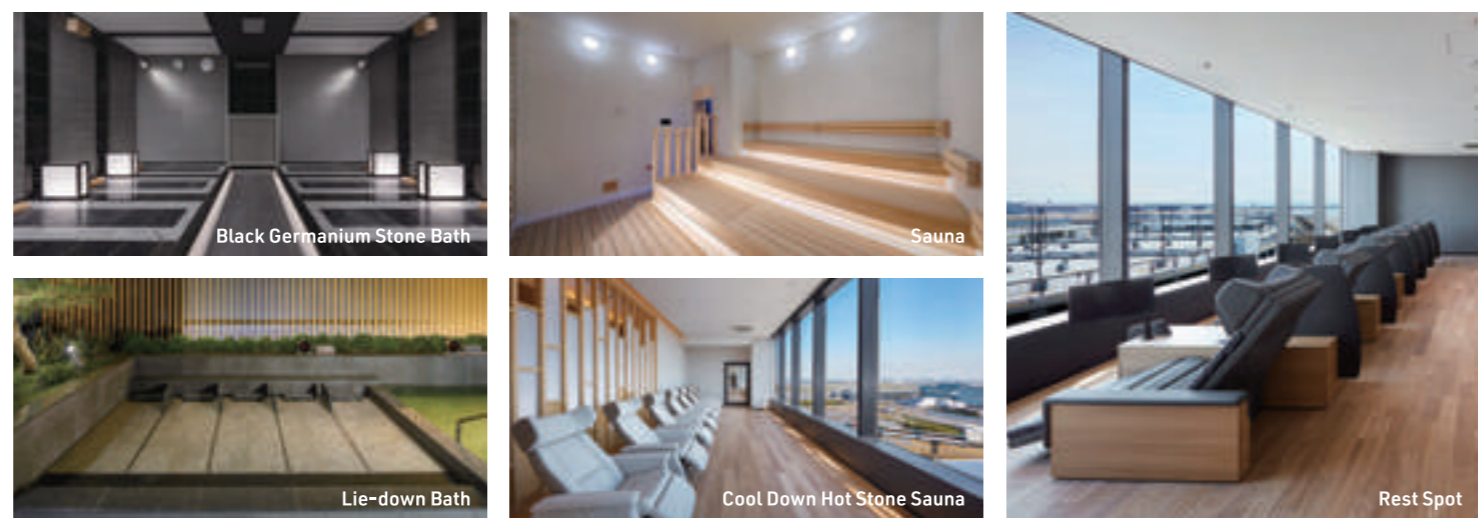
* Plans for opening are underway as of September 2022. The information listed is based on details available at the planning stage, so please be aware in advance that changes may be made without prior notification.

Spa Natural Hot Spring SPA IZUMI TENKU no Yu Haneda Airport



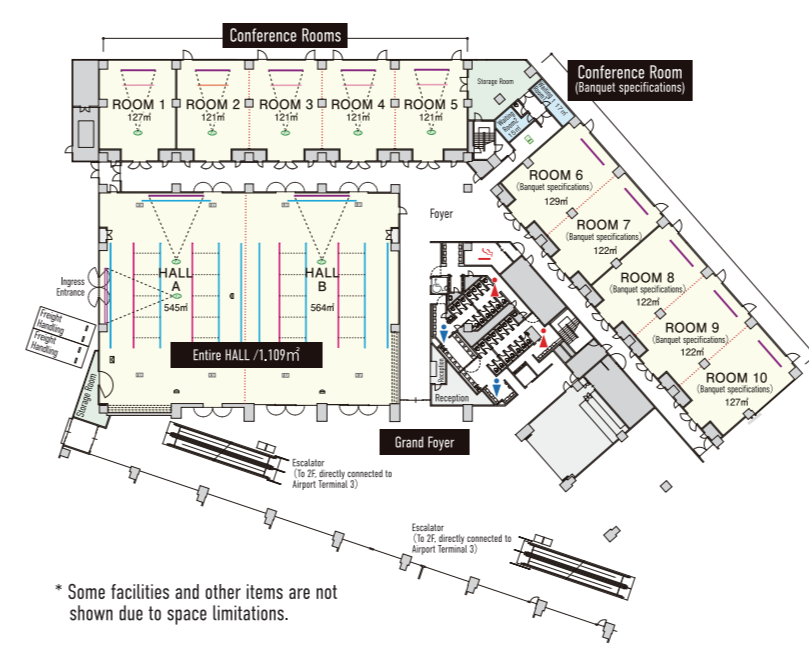
Enjoy a natural hot spring bath at the airport. Soak in the healing water while taking in views of Mt. Fuji.

Spend a relaxing time while enjoying a natural hot spring bath directly connected to the airport. The water is a natural hot spring water pumped up from a source owned by the Hotel beneath the airport. The weak alkaline water is hypertonic, enabling the hot spring minerals to easily permeate throughout the body and can be effective in alleviating ailments such as sensitivity to the cold and dry skin.



* Natural Hot Spring (heated water, recirculation filtration) * There may be times when you cannot enjoy the spectacular views due to weather conditions. * Plans for opening are underway as of September 2022. The information listed is based on details available at the planning stage, so please be aware in advance that changes may be made without prior notification.

Conference room Rental Conference Room and Event Hall Convenient for Training Programs with accommodations and Similar Activities



| Hall name | Size | Guest Capacity | Ceiling height |
|--------------------|--------|--------------------|----------------|
| Entire HALL | 1,109㎡ | 336 - 1,000 people | 4.5 m |
| HALL A | 545㎡ | 176 - 480 people | 4.5 m |
| HALL B | 564㎡ | 176 - 480 people | 4.5 m |
| ROOM 1 | 127㎡ | 30 - 98 seats | 4.0 m |
| ROOM 2-5 | 121㎡ | 30 - 98 seats | 4.0 m |
| ROOM 2+3, 3+4, 4+5 | 242㎡ | 60 - 196 seats | 4.0 m |
| ROOM 2+3+4, 3+4+5 | 363㎡ | 90 - 294 seats | 4.0 m |
| ROOM 2+3+4+5 | 484㎡ | 120 - 392 seats | 4.0 m |
| ROOM 6 | 129㎡ | 30 - 96 seats | 4.0 m |
| ROOM 7-9 | 122㎡ | 30 - 96 seats | 4.0 m |
| ROOM 10 | 127㎡ | 30 - 96 seats | 4.0 m |
| ROOM 6+7 | 251㎡ | 60 - 192 seats | 4.0 m |
| ROOM 8+9 | 244㎡ | 60 - 192 seats | 4.0 m |
| ROOM 8+10 | 249㎡ | 60 - 192 seats | 4.0 m |
| ROOM 8+9+10 | 371㎡ | 90 - 288 seats | 4.0 m |

* Some facilities and other items are not shown due to space limitations.

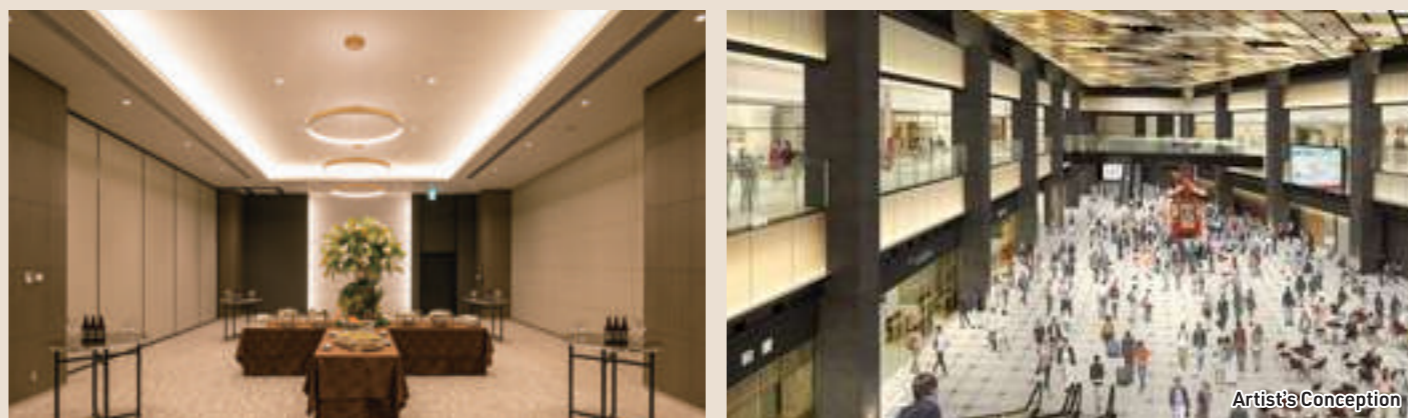
Rental Items (Charges apply to some items.) Projectors, microphones, speakers, screens, etc. Simultaneous interpretation equipment and other items can also be arranged according to your requirements.

Conference Rooms Available for a Variety of Occasions

The HALL is a 1,000 m² super-large event hall that can accommodate MICE events as well. It can be used for a variety of applications by interconnecting the rooms. It can also accommodate car displays and similar events when used simultaneously with the Grand Foyer.



▲ HALL (seminars, academic conferences) ▲ ROOM 8+9 (seated buffet)



▲ ROOM (standing buffet) ▲ Grand Foyer (events, special events, exhibitions)

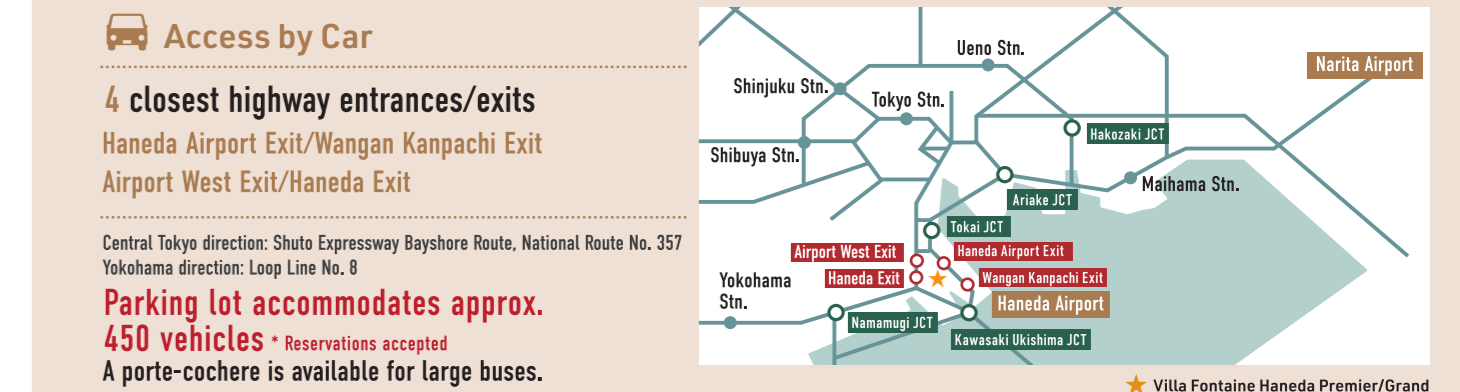
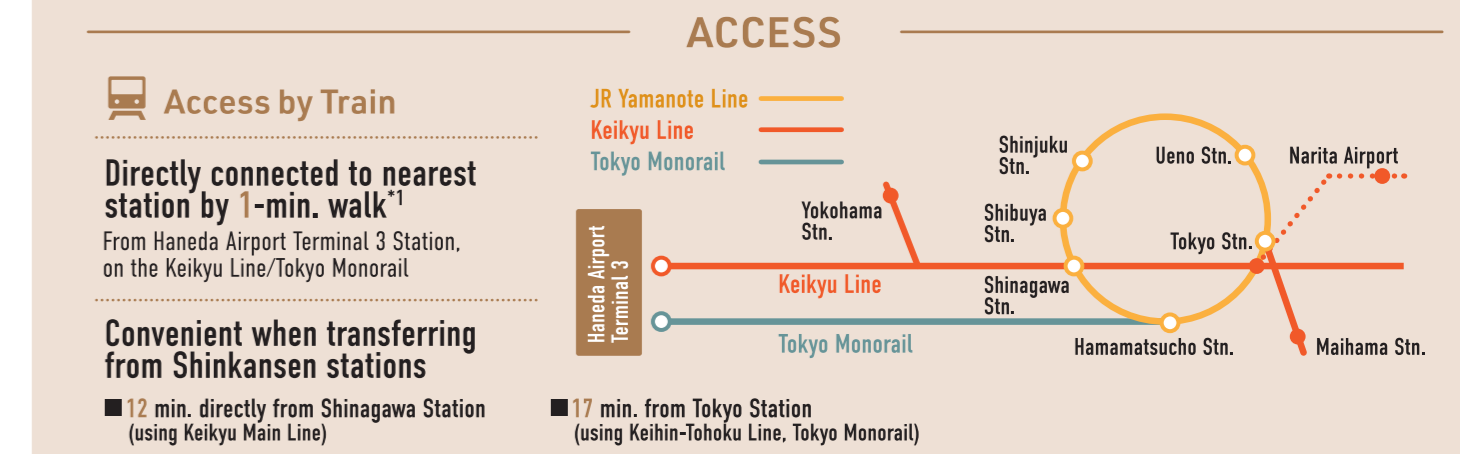
* These artist's conceptions were created based on interior designs available at the planning stage with people and other elements added through computer graphics and is slightly different from how the actual facility interiors may appear. * Plans for opening are underway as of September 2022. The information listed is based on details available at the planning stage, so please be aware in advance that changes may be made without prior notification.

Shopping HANEDA AIRPORT GARDEN

Shopping Zone Convenience stores, Drug stores, Multi-brand souvenir shops with items from around the country, Multi-brand confectionery shops with sweets from around the country, Famous Japanese products.

Restaurants Haneda Food Selection, OEDO FOOD HALL. A restaurant area with famous establishments from various locations in Japan. A food court with approximately 230 seats that can easily accommodate large groups.

Nearby Facilities KING SKYFRONT Located in the Tonomachi District of Kawasaki City (southwest area of Haneda Airport, across from Tama River), this is a base for open innovation creating new industries from research and development.



Access by Bus In addition to the already existing means of access, the newly-built Bus Terminal makes access even more convenient. 1 Fixed-route buses connecting various Kanto region locations, including Tokyo, Kanagawa, Chiba, and Saitama. 2 Interurban buses directly connecting regional cities and sightseeing cities. 3 Shuttle Bus between terminals. * Some locations are not shown on the train and road maps due to space limitations. * Source: JR East Japan website. * Train travel times are according to Jorudan data and the shortest times are displayed. Times were computed based on travel to the destination during the day between 11:00 - 16:00. In addition, these are travel times from the nearest station to the Hotel and do not include waiting time and transfer time.



Bus terminal All-weather Covered Bus Terminal Allowing Movement from Indoor Waiting Facilities on Rainy Days without Getting Wet. Until now, highway buses to Haneda Airport were mainly fixed-route buses traveling to and from the Kanto area, but now it is possible to access Haneda Airport from a large number of cities outside the Kanto area without transferring.

* 1 1-min. walk to Haneda Airport Garden entrance, 4-min. walk to Hotel entrance. * This artist's conception was created based on architectural drawings available at the planning stage with people and other elements added through computer graphics and is slightly different from how the actual terminal may appear. * Plans for opening are underway as of September 2022. The information listed is based on details available at the planning stage, so please be aware in advance that changes may be made without prior notification.