October 14, 2026

Mitsubishi Estate · Simon Co., Ltd.

# Fukaya-Hanazono Premium Outlets® Phase 2 Expansion Plan Announced

## New Area to Open in Summer 2028

## Featuring an Expanded Brand Lineup

Mitsubishi Estate · Simon Co., Ltd. (Head Office: Chiyoda-ku, Tokyo; President and CEO: Kiyoshi Ota) has decided to proceed with the Phase 2 expansion of Fukaya-Hanazono Premium Outlets® in Fukaya, Saitama Prefecture. Construction is scheduled to begin in February 2027, with the new area slated to open in summer 2028.

Fukaya-Hanazono Premium Outlets® opened in October 2022 as the tenth Simon Premium Outlets® center in Japan. Based on the concept of coexistence with the local community, the center offers popular Japanese and international brands, as well as distinctive local shops and Saitama's regional cuisine. Conveniently located near the Hanazono Interchange on the Kan-Etsu Expressway and Fukaya-Hanazono Station on the Chichibu Railway, it provides excellent access by both car and train and has welcomed more than 14 million visits to date.** Cumulative visits from October 2022 through March 2026.

Following the expansion, the center will grow to approximately 34,300 square meters of gross leasable area and approximately 160 stores, making it one of the leading outlet centers in the Kanto region.* The enhanced brand lineup will create a destination valued by a broad range of guests. *Plan as of October 2026. Subject to change.

| | Phase 1 (Current) | Phase 2 (Expansion) | After Phase 2 Expansion |
|---|---|---|---|
| Opening | October 20, 2022 | – | Summer 2028 |
| Site Area | Approx. 195,700 m² | – | Approx. 195,700 m² |
| Total Retail Floor Area | Approx. 27,500 m² | Approx. 6,800 m² | Approx. 34,300 m² |
| Number of Stores | Approx. 130 stores | Approx. 30 stores | Approx. 160 stores |



## Phase 2 Expansion Area: Site Map *The plan is subject to change.

The area shown in red (west of the existing facility) indicates the planned expansion area.




## Fukaya-Hanazono Premium Outlets®: Center Overview

・Location:1 Hanazono, Fukaya, Saitama Prefecture

・Hours: 10:00 a.m.–8:00 p.m. *Excludes certain stores; hours may vary by season.

・Access: Approximately 1.5 km from the Hanazono Interchange on the Kan-Etsu Expressway; three minutes on foot from Fukaya-Hanazono Station on the Chichibu Railway

・Closed: Once annually, in February

・Website: https://www.premiumoutlets.co.jp/en/fukayahanazono/

Fukaya-Hanazono Premium Outlets® features popular Japanese and international brands as well as restaurants serving regional specialties. In addition to shopping, guests can walk with their pets and enjoy “Asobo! Garigari-kun,” a playground operated by Fukaya-based Akagi Nyugyo Co., Ltd. Located approximately 1.5 km from the Hanazono Interchange and a three-minute walk from Fukaya-Hanazono Station, the center also serves as a convenient tourism base. Adjacent destinations include Fukaya Terrace Park and Fukaya Terrace Kewpie and Vegetable Friends Salad Palette,* while with just a short drive Chichibu and Nagatoro offer easy access to nature. The center is a popular day-trip leisure destination near the Tokyo metropolitan area. * Scheduled to reopen following renovation on November 14, 2026.






## About Mitsubishi Estate · Simon Co., Ltd.

https://mes.premiumoutlets.co.jp/

Mitsubishi Estate・Simon Co., Ltd. is a joint venture between Mitsubishi Estate Co., Ltd. and Simon Property Group, Inc. Its principal business is the development, ownership, and operation of outlet centers in Japan. The company currently operates ten Premium Outlets® centers across Japan.

## About Simon Premium Outlets®

https://www.premiumoutlets.com/

The global Simon Premium Outlets® portfolio offers exceptional brands at extraordinary savings through a diverse mix of luxury, designer and homeware retailers. Our Simon Premium Outlets in the United States, Puerto Rico, Canada, Japan, Malaysia, Mexico, South Korea, Thailand, and Indonesia are some of the most iconic and productive shopping destinations for residents and travelers including Woodbury Common Premium Outlets®, Orlando International Premium Outlets™, Desert Hills Premium Outlets®, Las Vegas North Premium Outlets™ and Wrentham Village Premium Outlets™. For more information visit PremiumOutlets.com and follow our social media accounts from there.