

October 20, 2026
Hmlet Japan Co., Ltd.

【Hmlet Japan】 First Expansion into Fukuoka! Tenjin Area Opening in Nov. 2026

~ Providing fully furnished rental apartments for business professionals and digital nomads in Fukuoka, the gateway to Asia ~

Hmlet Japan Co., Ltd. (hereinafter "Hmlet Japan"), a provider of flexible living solutions (fully furnished rental apartments with flexible lease terms), is pleased to announce the opening of "**Hmlet Tenjin South**" (3 units) on Sunday, November 1, 2026. Located in a newly constructed residential building in Watanabe-dori, Chuo-ku, Fukuoka City, this marks the company's first expansion into the Kyushu region.

Following its expansion into Osaka in 2025, **Hmlet Japan is establishing a new accommodation in Fukuoka**—a rapidly growing economic center and gateway to Asia. Through this new location, Hmlet aims to support domestic and international business professionals, business travelers, digital nomads, expatriates, and researchers starting new lives in Japan by offering a flexible and comfortable living environment.



■ Providing Flexible Living Options in Fukuoka, Japan's Gateway to Asia

Hmlet Japan was established in 2019 as a joint venture between Mitsubishi Estate Co., Ltd. and Singapore-based Hmlet Pte. Ltd. The company operates a flexible living business featuring zero security deposits and key money, fully furnished apartments, bilingual customer support, and community-building initiatives.

Driven by the global shift toward flexible working styles, rising inbound demand, and the acquisition of Asian operational bases (Singapore and Hong Kong) in April 2026, **the group's total portfolio has expanded beyond 3,200 units across Japan and Asian markets.**

Fukuoka City, where the new property is located, is one of Japan's leading compact cities with exceptional accessibility to and from other Asian countries. In recent years, driven by startup support initiatives and major urban redevelopment projects such as "Tenjin Big Bang,"* accommodation demand from both domestic and international business professionals and digital

nomads has been surging. **To meet these diversifying lifestyles and accommodation needs, Hmlet Japan decided to open a location in the Tenjin area, Fukuoka's premier trend and business hub.**

Starting initially with 3 units, Hmlet Japan plans to sequentially open additional properties in major accessible areas across the city, including the Hakata area.

*Tenjin Big Bang is an ambitious urban redevelopment initiative launched by Fukuoka City to revitalize and modernize its central downtown district, **Tenjin**.

■ What is Special About "Hmlet Tenjin South"?

1. A Location Combining Prime Convenience with a Sophisticated Living Environment

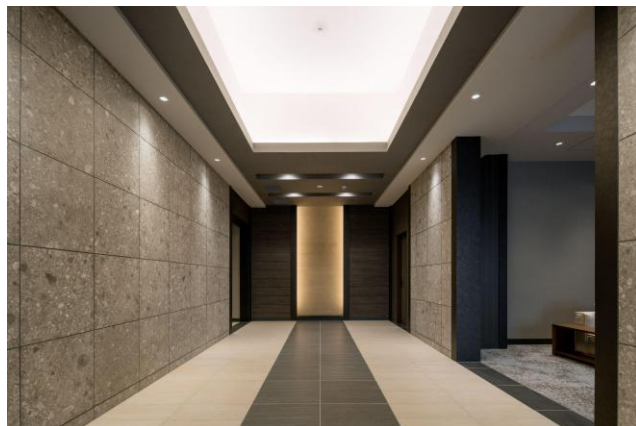
Situated near Fukuoka's two major centers—"Tenjin" and "Hakata", filled with major commercial facilities and department stores—the property is just a 3-minute walk from Watanabe-dori Station on the Fukuoka City Subway Nanakuma Line, and a 1-minute walk from the Nishitetsu Bus Stop (Watanabe-dori 2-chome). Excellent access to the Subway Airport Line and extensive bus routes allows travel to Fukuoka Airport in approx. 19 minutes and Hakata Station in approx. 11 minutes from Watanabe-dori Station. This location offers superb convenience for business trips, project stays, and regional travel.

The surrounding neighborhood features 24-hour supermarkets, drugstores, restaurants, sports gyms, and the historic "Yanagibashi Rengo Market," seamlessly blending high convenience with an enriched daily lifestyle.

2. High-End Shared Spaces & Curated Private Units

The first floor features a sophisticated lounge with a hotel-like lush interior design. The 3 newly launched units (1K and 1LDK floor plans) offer comfortable work spaces, fine furniture and appliances, and a cohesive design styled by Hmlet's interior coordinators. In addition to in-unit washing machines, a 24-hour communal laundromat space is available within the building.





3. Speedy and Fully Digitalized Move-In Experience

Everything from apartment hunting to contract signing can be completed seamlessly online. Cumbersome setup procedures for electricity, gas, water, and high-speed Wi-Fi are completely unnecessary, allowing residents to start a comfortable life from the very day they move in. Whether for short-to-medium stays or long-term residency, business or private, residents can launch their new life without stress.

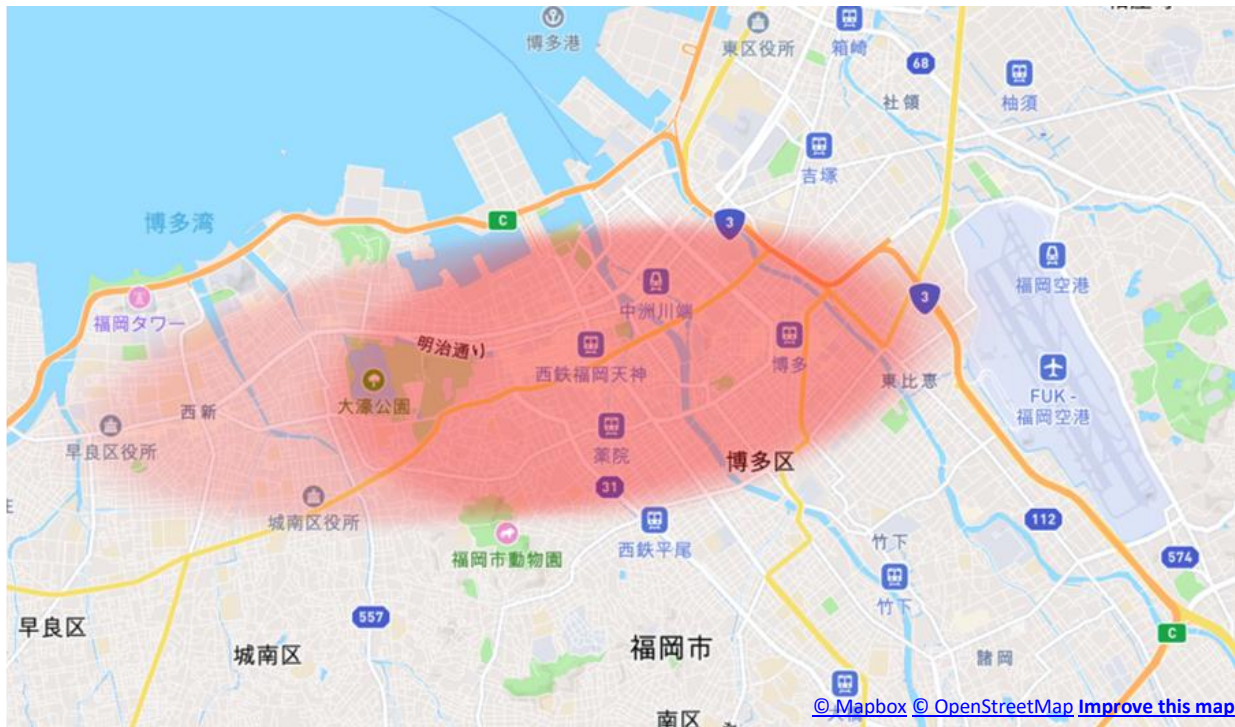
■ Property Overview

Property Name	Hmlet Tenjin South
Location	4-1-1 Watanabe-dori, Chuo-ku, Fukuoka City, Fukuoka Prefecture
Access / Transit	• Fukuoka City Subway Nanakuma Line "Watanabe-dori" Station: 3-min walk • Fukuoka City Subway Nanakuma Line / Nishitetsu Tenjin Omuta Line "Yakuin" Station: 7-min walk • Fukuoka City Subway Airport Line "Tenjin" Station: 15-min walk
Structure & Scale	Reinforced Concrete (partially steel frame), 16 stories above ground (3 units operated as Hmlet)
Floor Plans	1K (33.17 m ²), 1LDK (45.48 m ²)
Opening Date	Sunday, November 1, 2026

■ Future Outlook in the Fukuoka Area

To date, Hmlet has focused on providing flexible and comfortable living environments tailored to the lifestyles of our residents. In the Fukuoka area as well, leveraging our operational expertise gained from managing over 3,000 units both domestically and internationally, we aim to open approximately 300 units by 2030, centered in areas with excellent access to major parts of the city—including the Hakata and Tenjin districts—while responding to the evolving needs of residents.

- Planned Units for Expansion: 2 or more unit-leased apartments per building, 25 m²–70 m²
- Target Expansion Areas: Areas with excellent access to major parts of the city



■ Comment from Kenichi Sasaki, CEO of Hmlet Japan Co., Ltd.



"We are extremely delighted to announce the opening of 'Hmlet Tenjin South' in the vibrant area of Tenjin, Fukuoka—a major gateway to Asia.

In recent years, Fukuoka has undergone remarkable growth as an energetic business and startup hub, continuously attracting domestic and international companies and entrepreneurs. Guided by our vision to 'Create a new standard of living as the world's most trusted flexible living platform,' we strive to offer residences where everyone taking on new challenges in Fukuoka can smoothly launch their life and business without language barriers or cumbersome contracts.

Building momentum from this Fukuoka expansion toward our 2035 target of 35,000 units, we will continue to propose new living concepts alongside local communities and corporate partners."

■ About Hmlet Japan Co., Ltd.



Hmlet Japan is a flexible living operating company established in 2019 by Mitsubishi Estate Co., Ltd. and Hmlet Pte. Ltd., driven by the corporate vision to "Create a new standard of living as the world's most trusted flexible living platform." Foreign nationals account for approximately 90% of residents, with customers joining from over 50 countries.

Company Name	Hmlet Japan Co., Ltd.
Location	7F Marunouchi 2-chome Building, 2-5-1 Marunouchi, Chiyoda-ku, Tokyo
Established	October 2019
Representative	Representative Director & CEO: Kenichi Sasaki
Shareholder	FL Japan Holdings Co., Ltd. (100%) (Wholly-owned subsidiary of Mitsubishi Estate Co., Ltd.)
Business Outline	Operation and management of flexible living facilities
Official Website URL	https://hmlet.com/

■ Contact Information for Inquiries

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Inquiries regarding tenancy: <https://japan.hmlet.com/preview/tenjin-south> (In Japanese. English page will be available soon)