

June, 29, 2016

To All Concerned Parties

Name of REIT Issuer:

SIA REIT, Inc.

1-8-2 Marunouchi, Chiyoda-ku, Tokyo, Japan

Hiroyuki Katsuno, Executive Director

(TSE Code: 3290)

Contact:

Asset Management Company

Simplex REIT Partners Inc.

Hiroyuki Katsuno, President and Representative Director

Contact Person:

Shigefumi Kadota, Head of Finance & Administration Division

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Notice concerning Tenant Relocation (New Lease)

TOKYO, June 29, 2016 –SIA REIT, Inc. (hereafter referred to as “SIA REIT”) announced that tenant relocation (new lease) is scheduled in J Tower, which is one of the properties in its portfolio, as follows. (Hereafter, the tenant with which the lease agreement is determined to be entered into is referred to as the “Tenant.”)

1. Background for Commencement of Lease

Simplex REIT Partners, Inc., the asset management company to which SIA REIT entrusts its asset management, determined to enter into the lease agreement with the Tenant as described in “2. Overview of Lease Agreement to be Commenced” below today. The Tenant conforms to the standard of tenant selection stated in the “Report on Management Structure and System of the Issuer of Real Estate Investment Trust Units and Related Parties” dated May 30, 2016.

2. Overview of Lease Agreement to be Commenced

(1)	Name of the Tenant	Undisclosed (Note 1)
(2)	Name of property	J Tower (hereafter referred to as the “Property”)
(3)	Total leased area in the lease agreement	7,709.40 m ²
(4)	Ratio of leased area applicable to the total leasable area of the Property (Note 2)	22.6%
(5)	Ratio of leased area applicable to the total leasable area of SIA REIT’s portfolio (Note 3)	5.9%
(6)	Monthly rent (including common area charges)	Undisclosed (Note 1)
(7)	Lease and guarantee deposits, etc.	Undisclosed (Note 1)
(8)	Scheduled date of lease agreement	June 30, 2016
(9)	Scheduled commencement date of lease term	January 1, 2017

(Note 1) The information is undisclosed as consent for disclosure has not been obtained from the Tenant.

(Note 2) Based on the total leasable area of the Property as of May 31, 2016 (34,165.51 square meters), the figure is rounded to the first decimal place.

(Note 3) Based on the total leasable area of the SIA REIT’s portfolio as of May 31, 2016 (129,967.61 square meters), the figure is rounded to the first decimal place.

3. Outlook for Financial Results

Please refer to the “Notice concerning Revision to Forecast of Financial Results and Cash Distribution for the Fiscal Period Ending August 2016 (6th Fiscal Period) and February 2017 (7th Fiscal Period)” dated today for the forecast of financial result for the SIA REIT’s operating condition in consideration of the influence by the Tenant

relocation, etc.

For the progress of our growth strategy including the current status of leases on the Property, please refer to the material titled "Supplement to the Progress of Action Plan and the Revision to Forecast of Financial Results" dated today.

SIA REIT corporate website: <http://www.sia-reit.com/en/>