

April 8, 2014

To All Concerned Parties

Name of REIT Issuer:

SIA REIT, Inc.
3-3-2 Kasumigaseki, 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
Person to Contact:
Shigefumi Kadota, Head of Finance & Administration
Division
Tel: +81-3-5532-5713

Notice concerning Partial Assignment of Loan Obligations for Existing Borrowings

Tokyo, April 8, 2014 – SIA REIT, Inc. (hereafter referred to as “SIA REIT”) announced that it today decided to consent to partial assignment between banks of its loan obligations (hereafter referred to as the “Assignment of Loan Obligations”) relating to the borrowings announced in the “Notice concerning the Borrowing of Funds” dated October 10, 2013, as described below.

1. Overview of the Assignment of Loan Obligations

(1)	Financial institution that plans to assign the loan obligations	Sumitomo Mitsui Banking Corporation
(2)	Financial institution to which the loan obligations are to be assigned	The Mie Bank, Ltd.
(3)	Loan obligations to be assigned	997,500 thousand yen out of the 5,735,625 thousand yen that is the principal balance as of the scheduled date of assignment for the loan obligations related to the borrowings totaling 6,750,000 thousand yen (repayment date: October 10, 2018; floating rate) announced in the “Notice concerning the Borrowing of Funds” dated October 20, 2013
(4)	Execution date of assignment agreement	April 8, 2014
(5)	Scheduled date of assignment	April 10, 2014

2. Background of the Assignment of Loan Obligations

SIA REIT has received a notice from the financial institution that plans to assign the loan obligations and the financial institution to which the loan obligations are to be assigned, requesting consent to the assignment of its loan obligations as described above. Accordingly, SIA REIT has decided to consent.

Furthermore, there will be no change in the details of the loan agreement, such as terms and conditions of borrowings, as the current content is succeeded from the assigning financial institution to the financial institution to be assigned.

3. Outlook of Financial Results

The Assignment of Loan Obligations will give no impact on the financial results of SIA REIT.

This press release distributed to:

The Tokyo Stock Exchange Press Club (Kabuto Club), Ministry of Land, Infrastructure, Transport and Tourism (MLIT) Press Club and MLIT Press Club for Construction Publications

SIA REIT corporate website:

<http://www.sia-reit.com/en>