

June 28, 2016

To All Concerned Parties

Name of REIT Issuer:

SIA REIT, Inc.

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(TSE Code: 3290)

Contact:

Asset Management Company

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Notice concerning Tenant Relocation (New Lease)

TOKYO, June 28, 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 which has concluded the lease agreement is referred to as the “Tenant.”)

1. Background for Commencement of Lease

SIA REIT and the Tenant have concluded the lease agreement described in “2. Overview of Lease Agreement to be Commenced” below today. The Tenant conforms to the tenant selection standard described in the “Report on the 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	2,010.70m ²
(4)	Ratio of leased area applicable to the total leasable area of the Property (Note 2)	5.9%
(5)	Ratio of leased area applicable to the total leasable area of the SIA REIT’s portfolio (Note 3)	1.5%
(6)	Monthly rent (including common area charges)	Undisclosed (Note 1)
(7)	Lease and guarantee deposits, etc.	Undisclosed (Note 1)
(8)	Date of lease agreement	June 28, 2016
(9)	Scheduled commencement date of lease term	October 1, 2016

(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 (34,165.51m²), 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 (129,967.61m²), the figure is rounded to the first decimal place.

3. Outlook for Financial Results

The conclusion of the lease agreement with the Tenant has been reflected in the financial results forecast in “Summary of Financial Results for the Fiscal Period Ended February 2016 (REIT)” announced on April 14, 2016. Therefore, the forecast of financial results for the fiscal period ending August 2016 (sixth fiscal period: March 1, 2016 to August 31,

2016) and fiscal period ending February 2017 (seventh fiscal period: September 1, 2016 to February 28, 2017) has not been revised.

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