

October 8, 2015

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

Contact Person:

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Notice concerning Borrowing of Funds (Determination of Interest Rate)

TOKYO, October 8, 2015 – SIA REIT, Inc. (hereafter referred to as “SIA REIT”) announced that applicable interest rates for the borrowing of funds to be conducted on October 13, 2015 (as announced in the “Notice concerning Borrowing of Funds” dated October 7, 2015) have been determined as follows.

Contract No.	Lender	Borrowing amount (thousand yen)	Interest rate	Drawdown date	Principal repayment date
0010	Aozora Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited	1,459,130	0.72728% ^(Note) (Floating rate)	October 13, 2015	October 10, 2016
0011	Sumitomo Mitsui Banking Corporation Aozora Bank, Ltd. The Bank of Fukuoka, Ltd. The Mie Bank, Ltd. ORIX Bank Corporation	3,436,270	0.77728% ^(Note) (Floating rate)	October 13, 2015	October 10, 2017

(Note) The indicated interest rate is applicable for the period from October 13, 2015 through November 10, 2015 (rate obtained using a linear proportional distribution based on JBA 1-week Japanese Yen TIBOR 0.10818% and JBA 1-month Japanese Yen TIBOR 0.13000% as of October 8, 2015). Following the first interest payment date, the base interest rate to be applied for the calculation period of the interest due on each interest payment date is the one-month Japanese yen TIBOR announced by the JBA TIBOR Administration on the day two business days prior to the immediately preceding interest payment date. The Japanese yen TIBOR by JBA can be found on the website of the JBA TIBOR Administration (<http://www.jbatibor.or.jp/english/rate/>).