

September 5, 2016

To All Concerned Parties

Name of REIT Issuer:
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 Contact:
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 Hiroyuki Katsuno, President and Representative Director
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Notice concerning Borrowing of Funds (Determination of Interest Rate)

SIA REIT, Inc. (hereinafter referred to as “SIA REIT”) announced today the determination of interest rate with respect to the borrowing of funds (hereinafter referred to as the “Borrowings”) announced in the press release “Notice concerning Release of Security Interest Related to Existing Borrowings, Borrowing of Funds and Prepayment of Existing Borrowings” dated as of August 19, 2016 and the press release “Notice concerning Borrowing of Funds (Determination of Borrowing Amount)” dated as of September 1, 2016 as follows.

(1) The Borrowings in phase 1

Agreement No.	Lender	Borrowing amount (thousand yen)	Interest rate	Drawdown date	Repayment date
0012	Mizuho Trust & Banking Co., Ltd. Mizuho Bank, Ltd. Sumitomo Mitsui Banking Corporation Shinsei Bank, Limited Resona Bank, Limited The Mie Bank, Ltd. The Bank of Fukuoka, Ltd.	5,925,000	0.58096% (Fixed)	September 7, 2016	September 7, 2019
0013	Mizuho Trust & Banking Co., Ltd. Mizuho Bank, Ltd. Sumitomo Mitsui Banking Corporation Shinsei Bank, Limited Resona Bank, Limited The Mie Bank, Ltd. The Bank of Fukuoka, Ltd.	1,975,000	0.69593% (Fixed)	September 7, 2016	September 7, 2020
0014	Mizuho Trust & Banking Co., Ltd. Mizuho Bank, Ltd.	255,000	0.29909% (Floating) (Note)	September 7, 2016	September 7, 2017

<Note> This document is an English translation of a press release on borrowing of funds (determination of interest rate) of SIA REIT. It is not intended as an inducement or solicitation for investment. We caution readers to undertake investment decisions based on their own investigation and responsibility. This translation of the original Japanese-language notice is provided for informational purposes only, and no warranties or assurances are given regarding the accuracy or completeness of this English translation. In the event of any discrepancy between this translation and the Japanese original, the Japanese original shall prevail in all respects.

(Note) The above interest rate will be applicable from September 7, 2016 to October 31, 2016 (The two -months Japanese yen TIBOR announced by JBA TIBOR Administration as of September 5, 2016 is 0.04909%). The base interest rate applied to the calculation period for interest paid on the second and the subsequent interest payment dates will be the one-month Japanese yen TIBOR announced by JBA TIBOR Administration two business days immediately prior to the immediately preceding interest payment date of each interest payment date. Please check the JBA TIBOR Administration website (<http://www.jbatibor.or.jp/english/rate/>) for the JBA Japanese yen TIBOR base rate.

(2) The Borrowings in phase 2

Agreement No.	Lender	Borrowing amount (thousand yen)	Interest rate	Drawdown date	Repayment date
0015	Mizuho Trust & Banking Co., Ltd. Mizuho Bank, Ltd. Shinsei Bank, Limited Resona Bank, Limited	8,149,000	0.58096% (Fixed)	September 7, 2016	September 7, 2019
0016	Mizuho Trust & Banking Co., Ltd. Mizuho Bank, Ltd. Shinsei Bank, Limited Resona Bank, Limited	8,149,000	0.69593% (Fixed)	September 7, 2016	September 7, 2020

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

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(Reference)

<Status of borrowings before and after Borrowings>

The tables below describe the overview of the status of borrowings of SIA REIT before and after the Borrowings.

【Before Borrowings】

Term (Note1)	Balance of borrowings (thousand yen)	Interest rate (Note2)	Fixed/Floating	Drawdown date	Repayment date
Short-term	1,455,470	0.63182%	Floating	October 13, 2015	October 10, 2016
Short-term	13,296,250	1.16976%	Fixed	October 10, 2013	October 10, 2016
Long-term	3,427,660	0.68182%	Floating	October 13, 2015	October 10, 2017
Long-term	5,458,750	1.08473%	Fixed	October 10, 2014	October 10, 2017
Long-term	6,471,625	0.83182%	Floating	October 10, 2013	October 10, 2018
Long-term	6,659,625	1.38226%	Fixed	October 10, 2013	October 10, 2018
Long-term	1,546,250	1.03182%	Floating	October 10, 2013	October 10, 2019
Long-term	2,977,500	1.35961%	Fixed	October 10, 2014	October 13, 2020
Total	41,293,130				

【After Borrowings】

Term (Note1)	Balance of borrowings (thousand yen)	Interest rate (Note 3)	Fixed/Floating	Drawdown date	Repayment date
Short-term	255,000	0.29909%	Floating	September 7, 2016	September 7, 2017
Long-term	3,427,660	0.68182%	Floating	October 13, 2015	October 10, 2017
Long-term	5,458,750	1.08473%	Fixed	October 10, 2014	October 10, 2017
Long-term	6,471,625	0.83182%	Floating	October 10, 2013	October 10, 2018
Long-term	6,659,625	1.38226%	Fixed	October 10, 2013	October 10, 2018
Long-term	5,925,000	0.58096%	Fixed	September 7, 2016	September 7, 2019
Long-term	8,149,000	0.58096%	Fixed	September 7, 2016	September 7, 2019
Long-term	1,975,000	0.69593%	Fixed	September 7, 2016	September 7, 2020
Long-term	8,149,000	0.69593%	Fixed	September 7, 2016	September 7, 2020
Long-term	2,977,500	1.35961%	Fixed	October 10, 2014	October 13, 2020
Total	49,448,160				

(Note1) “Short-term” refers to borrowings with a maturity period of one year or less (including the Long-term borrowings due in one year or less), and “Long-term” refers to borrowings with a maturity period of more than one year, on the time before or after Borrowings.

(Note2) The interest rates applicable as of the date of this press release are described.

(Note3) The interest rates determined as of the date of this press release and applicable from September 7, 2016 are described.

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