

The name SIA REIT is scheduled to be changed to **One REIT** ^(Note 1)

April 21, 2017

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:
Takeshi Akimoto, Head of Finance & Administration Division
Tel: +81-3-3242-7155

Notice concerning Expiration of Period of Exclusion of Distribution

TOKYO, April 21, 2017 - SIA, REIT, Inc. (hereinafter referred to as “SIA REIT”) announced that the right to receive distributions of SIA REIT will be extinguished as the period of exclusion will expire after three years have passed from the commencement date of payment in accordance with Article 35, Paragraph 4 of the Articles of Incorporation of SIA REIT.

Accordingly, the right to receive distributions for the fiscal period ended February 2014 (1st fiscal period) will be extinguished as the period of exclusion will expire on May 22, 2017 which is exactly three years from May 22, 2014, the commencement date of payment. Distributions can only be received within business hours of Sumitomo Mitsui Trust Bank, Limited.,^(Note 2) the transfer agent, and cannot be received on its holidays. Therefore, please complete the necessary procedures as early as possible.

Please note that the right to receive distributions after the fiscal period ended August 2014 (2nd fiscal period) will also be extinguished due to the expiration of the period of exclusion.

Please contact the following if you have any questions concerning the reception of distributions.

Contact: ^(Note2) Sumitomo Mitsui Trust Bank, Limited. Stock Transfer Agency Business
Department
0120-782-031 (Toll-free for Japan only)
Operating Hours / 9:00 a.m. - 5:00 p.m. (Closed Saturdays, Sundays, holidays, and
company holidays)

(Note 1) This is based on the condition that the proposal on the amendments to the Articles of Incorporation is approved as originally proposed at the general meeting of unitholders scheduled to be held on May 23, 2017.

(Note 2) Transfer agent is scheduled to be changed from Sumitomo Mitsui Trust Bank, Limited. to Mizuho Trust & Banking Co., Ltd. as of May 24, 2017.

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