

May 11, 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:
Shigefumi Kadota, Head of Finance & Administration Division
Tel: +81-3-5532-5713

Notice concerning Amendments to Statement of Operational Content and Procedures

TOKYO, May 11, 2015 – SIA REIT, Inc. (hereafter referred to as “SIA REIT”) announced the following decision made today by Simplex REIT Partners Inc., the asset management company to which SIA REIT entrusts management of its assets, to amend part of the content of its statement of operational content and procedures.

1. Reasons for the amendments to the statement of operational content and procedures

SIA REIT is scheduled to submit a proposal concerning partial amendments to the Articles of Incorporation to its second general meeting of unitholders (hereafter referred to as the “General Meeting of Unitholders”) that is scheduled to be held on May 14, 2015. In the event that the proposal is approved, the statement of operational content and procedures will need to be revised in line with the amended Articles of Incorporation. Accordingly, the following amendments stated in “2. Content of the amendments to the statement of operational content and procedures” are to be made, subject to the condition that the proposal is approved by vote at the General Meeting of Unitholders.

For the proposal concerning partial amendments to the Articles of Incorporation, please refer to the “Notice concerning Partial Amendments to the Articles of Incorporation and the Election of Directors” dated April 14, 2015.

2. Content of the amendments to the statement of operational content and procedures

New establishment of a provision to add renewable energy generation facilities to SIA REIT’s investment targets in response to amendments to the Order for Enforcement of the Act on Investment Trusts and Investment Corporations, and amendments to relevant texts.

3. Planned date of the amendments and planned date of notification

(1) Planned date of the amendments

May 14, 2015

(2) Planned date of notification

Pursuant to the Financial Instruments and Exchange Act, notification will be made with the Commissioner of the Financial Services Agency after the amendments without delay.

4. Future outlook

The amendments will have no impact on the financial results for the fiscal period ending August 2015 (4th fiscal period: March 1, 2015 to August 31, 2015) and fiscal period ending February 2016 (5th fiscal period: September 1, 2015 to February 29, 2016), and thus SIA REIT will not make any revisions to its forecast of financial results for those periods.

SIA REIT corporate website:

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