

December 26, 2013

To All Concerned Parties

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### **Notice concerning Tenant Relocation**

**TOKYO, December 26, 2013** – SIA REIT, Inc. (hereafter referred to as “SIA REIT”) announced today that it received the following lease agreement termination notice from a tenant of Minami-Shinagawa JN Building and Minami-Shinagawa N Building, which are included in SIA REIT’s portfolio of properties.

#### **1. Overview of Tenant Relocation (Lease Agreement Termination)**

|     |  |   |
|-----|--|---|
| (1) | Name of tenant (hereafter referred to as “the Tenant”)   | TOSHIBA Lighting & Technology Corporation   |
| (2) | Name of properties   | Minami-Shinagawa JN Building / Minami-Shinagawa N Building  |
| (3) | Total leased area in the lease agreement   | 3,757.12 m <sup>2</sup> (Minami-Shinagawa JN Building: 3,111.28 m <sup>2</sup> ; Minami-Shinagawa N Building: 645.84 m <sup>2</sup> ) |
| (4) | Total leased area applicable to this termination   | 3,214.02 m <sup>2</sup> (Minami-Shinagawa JN Building: 2,568.18 m <sup>2</sup> ; Minami-Shinagawa N Building: 645.84 m <sup>2</sup> ) |
| (5) | Ratio of the leased area applicable to this termination to the total leased area of SIA REIT’s portfolio | 2.5% (Note)   |
| (6) | Date termination notice was received   | December 26, 2013   |
| (7) | Scheduled date of termination  | June 26, 2014   |

Note: The ratio of leased area applicable to this lease agreement termination to the total leased area of all the properties owned by SIA REIT as of October 31, 2013 was rounded to the nearest decimal place.

#### **2. Earnings Outlook**

As the Tenant’s scheduled termination date is June 26, 2014, there will be no impact on the earnings results for the fiscal period ending February 2014 (first fiscal period). In addition, there will be minimal impacts on future earnings results because SIA REIT’s leased area has increased by 2,497.92 m<sup>2</sup> net new lease agreements and terminations from the time at which the previous forecast of financial results was released until today and SIA REIT expects to increase other earnings during this time as well. As a result, the forecast of financial results for the fiscal period ending August 2014 (2nd fiscal period) will not be revised at the present time. Going forward, SIA REIT will continue to focus on sourcing new tenants for its portfolio properties.

Notes:

1. This press release distributed to: The Tokyo Stock Exchange Press Club (Kabuto Club), Ministry of Land, Infrastructure, Transport and Tourism (MLIT) Press Club and MLIT Press Club for Construction Publications
2. SIA REIT corporate website: <http://www.sia-reit.com/en>