

September 16, 2014

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 Results of GRESB Survey
(Acquisition of “Green Star” and Selection as “Sector Leader”)

TOKYO, September 16, 2014 – SIA REIT, Inc. (hereafter referred to as “SIA REIT”) announced that it acquired an assessment of “Green Star,” the highest rating, in 2014 GRESB (Global Real Estate Sustainability Benchmark) survey in which it participated for the first time and that it was selected as “Sector Leader” in Asia’s office sector (small companies and funds sector), the first ever for a Japanese company or fund.

1. “Green Star” Rating

SIA REIT was given a high rating in the areas of “Management & Policy” and “Implementation & Measurement” for efforts on environmental considerations and sustainability, and acquired a “Green Star” rating, which is the highest assessment out of the four ratings.

The following efforts of SIA REIT were highly evaluated in the 2014 GRESB survey.

- Incorporation of sustainability goals into the business strategy and the establishment of a system for the promotion of sustainability
- Enhancement of risk assessment on sustainability
- Renovation of owned properties that contribute to saving energy and water
- Efforts for the accurate apprehension of energy consumption
- Actual performance in reduction of energy and water consumption and greenhouse gas emissions



Please refer to the following link for the 2014 GRESB survey results:

“Explore Results from the 2014 GRESB Survey” <https://www.gresb.com/results/overview>

2. Selection as “Sector Leader”

GRESB selects as “Sector Leader” companies and funds with outstanding efforts on environmental considerations and sustainability that have received the highest rating in each region or sector.

SIA REIT received particularly high evaluation, mainly in technical aspects such as its specific efforts for saving energy and its risk assessment, and was selected as “Sector Leader” in Asia’s office sector (small companies and funds sector^(Note)), the first for a Japanese company or fund.

(Note) Starting in 2014, GRESB uses GAV (gross asset value) to divide companies and funds into classifications of either large (GAV over USD 1 billion) or small (GAV USD 1 billion or below), and selects a “Sector Leader” in each classification.



Please refer to the following link for “Sector Leader”: <https://www.gresb.com/results/leaders>

3. About GRESB Survey

GRESB is an organization established in 2009 for the purpose of enhancing shareholder value by applying environmental, social and governance considerations to real estate investments. As of September 2014, over 130 leading institutional investors, investment institutions and such are members of GRESB, which has a total of about 890 trillion yen (about USD 8.9 trillion; converted at 1 U.S. dollar = 100 yen) in assets under management.

Rather than targeting individual real estate, the characteristic of the GRESB survey is it being a benchmark that evaluates the efforts of each company or fund for environmental considerations and sustainability. The survey is closely watched, as institutional investors utilize the GRESB survey when they select investment targets. In 2014, 637 real estate companies, REITs and private real estate funds worldwide participated in the survey conducted by the GRESB.

4. Future Approach of SIA REIT

Going forward, SIA REIT will continue to utilize the SIA Group’s ample know-how concerning facility management and promote efforts for environmental considerations and sustainability such as saving energy and resources.

SIA REIT corporate website:

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