

September 30, 2016

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:
Shigefumi Kadota, Head of Finance & Administration Division
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**Notice concerning Decision on Number of Investment Units to be Issued in Issuance of New
Investment Units by Way of Third-Party Allotment**

TOKYO, September 30, 2016 –SIA REIT, Inc. (hereinafter referred to as “SIA REIT”) announced that it received notice from the allocated party that it will subscribe for a portion of the investment units scheduled to be issued concerning the issuance of new investment units by way of third-party allotment (hereinafter referred to as the “Third-party Allotment”) resolved at the same time as the issuance of new investment units through public offering and secondary offering of investment units (secondary offering through over-allotment) at the board of directors’ meetings held on August 19, 2016 and August 30, 2016 as follows:

- | | |
|--------------------------------------------------|-----------------------------------------------------------------------------|
| (1) Number of new investment units to be issued: | 649 units
(Number of investment units scheduled to be issued: 945 units) |
| (2) Total paid-in amount (Issue value): | 245,154,558 yen
(377,742 yen per unit) |
| (3) Application period (Application date): | October 4, 2016 (Tuesday) |
| (4) Payment date: | October 5, 2016 (Wednesday) |
| (5) Allocated party: | Mizuho Securities Co., Ltd. |

<Note> This document is a press release to make a public announcement of the decision on number of investment units to be issued in issuance of new investment units by way of third-party allotment 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.

<Reference>

1. Issuance of new investment units by way of Third-party Allotment was resolved at the same time as the issuance of new investment units through public offering and secondary offering of investment units (secondary offering through over-allotment) at the board of directors' meetings held on August 19, 2016 and August 30, 2016.

As for the content of the Third-party Allotment, please refer to the "Notice concerning Issuance of New Investment Units and Secondary Offering of Investment Units" announced as of August 19, 2016 and "Notice concerning Decision of Price, etc. for Issuance of New Investment Units and Secondary Offering of Investment Units" announced as of August 30, 2016.

2. Changes in Number of Investment Units Issued After Third-party Allotment

Total number of outstanding investment units as of today	94,000 units
Increase in number of investment units by way of the Third-party Allotment	649 units
Total number of outstanding investment units after the Third-party Allotment	94,649 units

3. Use of Proceeds Procured by way of Third-party Allotment

The proceeds of 245,154,558 yen from the issuance of new investment units by way of Third-party Allotment will be kept as cash on hand and be deposited in financial institutions until the outlay, and are scheduled to be used for part of future acquisition funds of specified assets or part of repayment of borrowings in the future.

4. Outlook for Financial Results

As the impact of the Third-party Allotment on the financial results for the fiscal period ending February 2017 (seventh fiscal period: from September 1, 2016 to February 28, 2017) and the fiscal period ending August 2017 (eighth fiscal period: from March 1, 2017 to August 31, 2017) is minimal, there is no change to the financial results forecasts.

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

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