

December 29, 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

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Notice concerning Completion of Changes in Major Shareholders, Parent Companies and Specified Associated Corporations at Asset Management Company

TOKYO, December 29, 2015 – SIA REIT, Inc. (hereafter referred to as “SIA REIT”) announced that changes in major shareholders, parent companies and specified associated corporations at Simplex REIT Partners Inc., the asset management company to which SIA REIT entrusts management of its assets (hereafter referred to as the “Asset Management Company”), announced in the “Notice concerning Changes in Major Shareholders, Parent Companies and Specified Associated Corporations at Asset Management Company” dated October 28, 2015, the “Notice concerning Change of Planned Date of Changes in Major Shareholders, Parent Companies and Specified Associated Corporations at Asset Management Company” dated December 15, 2015 and the “Notice concerning Changes in Major Shareholders, Parent Companies and Specified Associated Corporations at Asset Management Company (Follow-up)” dated December 28, 2015, have been completed today as follows.

1. Overview of the major shareholder, parent company and specified associated corporation

Name	Simplex Investment Advisors Inc. (Note 1)	
Office address	3-3-2 Kasumigaseki, Chiyoda-ku, Tokyo	
Title and name of representative	Kiyohiko Tsukada CEO	
Business lines	Administration of subsidiaries and all business incidental or related to such	
Paid-in capital	¥12,216,175,000 (as of December 28, 2015) (Note 2)	
Established	October 28, 2015	
Net assets	— (Note 3)	
Total assets	— (Note 3)	
Large shareholder and shareholding ratio	Mizuho Trust & Banking Co., Ltd.: 100%	
Relationship with SIA REIT or the Asset Management Company	Capital relationship	The company holds 15.0% of SIA REIT’s investment units. Moreover, the company is a parent company of the Asset Management Company directly holding all of its issued shares.
	Personnel relationship	Four of the company’s directors concurrently serve as directors of the Asset Management Company. There is no personnel relationship to note between the company and SIA REIT.
	Business relationship	There is no business relationship to note between the company and SIA REIT or the Asset Management Company. A sponsor support agreement has been concluded among Mizuho Trust & Banking Co., Ltd., which is the company’s parent company, SIA REIT and the Asset Management Company.

(Note 1) Although the business name and office address of the company are the same as those of the company which no longer falls under the category of major shareholder, parent company and specified associated corporation as of November 30, 2015, they are separate companies.

(Note 2) It has been resolved at the company's shareholders meeting that the paid-in capital be reduced to 100 million yen effective on February 13, 2016.

(Note 3) No applicable information as the first business year has not ended.

2. Overview of the parent companies and specified associated corporations

(1) Mizuho Trust & Banking Co., Ltd.

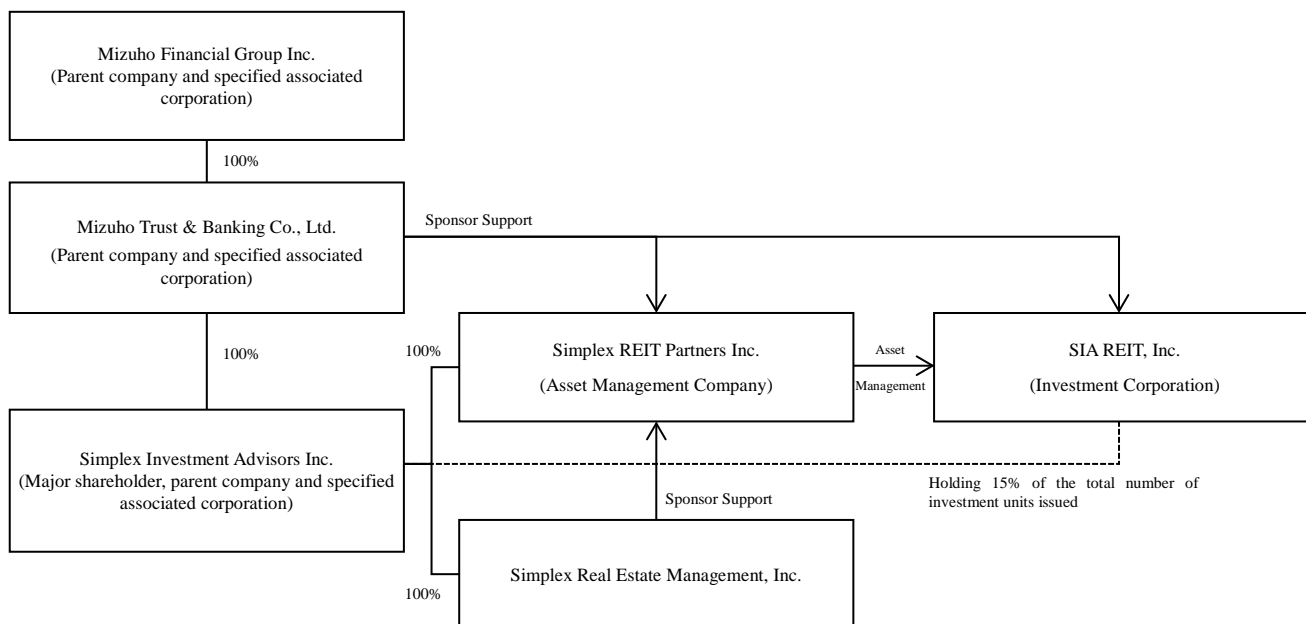
Name	Mizuho Trust & Banking Co., Ltd.	
Office address	1-2-1, Yaesu, Chuo-ku, Tokyo	
Title and name of representative	Takeo Nakano President & CEO	
Business lines	Trust services, banking services	
Paid-in capital	¥247.3 billion (as of September 30, 2015)	
Established	May 9, 1925	
Consolidated net assets	¥542.2 billion (as of September 30, 2015)	
Consolidated total assets	¥7,122.2 billion (as of September 30, 2015)	
Large shareholder and shareholding ratio	Mizuho Financial Group, Inc.: 100% (excluding treasury stock)	
Relationship with SIA REIT or the Asset Management Company	Capital relationship	The company indirectly holds all of issued shares of the Asset Management Company. There is no capital relationship to note between SIA REIT and the company.
	Personnel relationship	Four of the company's executives and employees serve as directors of the Asset Management Company. There is no personnel relationship to note between the company and SIA REIT.
	Business relationship	There is no business relationship to note between the company and SIA REIT or the Asset Management Company. The company concluded a new sponsor support agreement with SIA REIT and the Asset Management Company as of November 30, 2015.

(2) Mizuho Financial Group, Inc.

Name	Mizuho Financial Group, Inc.	
Office address	1-5-5, Otemachi, Chiyoda-ku, Tokyo	
Title and name of representative	Yasuhiro Sato President & CEO	
Business lines	Banking holding company	
Paid-in capital	¥2,255.7 billion (as of September 30, 2015)	
Established	January 8, 2003	
Consolidated net assets	¥9,264.8 billion (as of September 30, 2015)	
Consolidated total assets	¥192,246.7 billion (as of September 30, 2015)	
Large shareholders and shareholding ratios (as of September 30, 2015)	Japan Trustee Services Bank, Ltd. (Trustee account): 3.92% The Master Trust Bank of Japan ,Ltd. (Trustee account): 3.34% THE BANK OF NEW YORK MELLON SA/NV 10(Standing proxy: The Bank of Tokyo-Mitsubishi UFJ, Ltd.): 1.89% Japan Trustee Services Bank, Ltd. (Trustee account 9): 1.62% Nomura Securities Co., Ltd.: 1.60% STATE STREET BANK WEST CLIENT - TREATY 505234 (Standing proxy: Mizuho Bank, Ltd.): 1.39% STATE STREET BANK AND TRUST COMPANY 505223 (Standing proxy: Mizuho Bank, Ltd.): 1.20% Japan Trustee Services Bank, Ltd. (Trustee account 5): 1.09% Japan Trustee Services Bank, Ltd. (Trustee account 6): 1.09% Japan Trustee Services Bank, Ltd. (Trustee account 1): 1.09% (excluding the treasury stock)	
Relationship with SIA REIT or the Asset Management Company	Capital relationship	The company indirectly holds all of issued shares of the Asset Management Company. There is no capital relationship to note between the company and SIA REIT.
	Personnel relationship	There is no personnel relationship to note between the company and SIA REIT or the Asset Management Company.

	Business relationship	There is no business relationship to note between the company and SIA REIT or the Asset Management Company.
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<Reference: Schematic view (as of today)>



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