

April 14, 2016

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 Head Office Relocation

TOKYO, April 14, 2016 – SIA REIT, Inc. (hereafter referred to as “SIA REIT”) announced that it has decided today to relocate its head office as follows. In addition, Simplex REIT Partners Inc., the asset management company to which SIA REIT entrusts the management of its assets (hereafter referred to as the “Asset Management Company”) has also decided to relocate its head office as below.

1. SIA REIT Head Office Address

(New address) 1-8-2 Marunouchi, Chiyoda-ku, Tokyo

2. Asset Management Company Head Office Address

(New address) 2-1-3 Nihonbashi, Chuo-ku, Tokyo

(New telephone number) 81-3-3242-7155

3. Head Office Relocation Date

June 6, 2016 (scheduled)

4. Overview of Head Office Relocation

With this relocation, SIA REIT will be relocated to a different address from that of the Asset Management Company. Since the Articles of Incorporation stipulates that the head office of SIA REIT be located in Chiyoda-ku, an amendment to the Articles of Incorporation at the general meeting of unitholders will be required if it is to be located in any location other than Chiyoda-ku. SIA REIT does not, from the perspective of economic rationality, plan to convene a general meeting of unitholders solely for the sake of proposing an amendment to the Articles of Incorporation concerning head office relocation. The head office address of SIA REIT will temporarily be relocated to a different address from that of the Asset Management Company, and is scheduled to be relocated to the same address with that of the Asset Management Company upon resolving the amendment to the Articles of Incorporation at the next general meeting of unitholders, taking proper procedures and such. As of present, the next general meeting of unitholders is scheduled to be held in May 2017.

5. Outlook for Financial Results

Since SIA REIT will not incur any financial burden due to the relocation, there will be no impact on financial results. For the forecast of financial results for the fiscal period ending August 2016 (6th fiscal period: March 1, 2016 to August 31, 2016) and fiscal period ending February 2017 (7th fiscal period: September 1, 2016 to February 28, 2017), please refer to “Summary of Financial Results for the Fiscal Period Ended February 2016” dated today.

SIA REIT will complete required procedures in regard to the above changes pursuant to requirements stipulated in the Financial Instruments and Exchange Act, Building Lots and Buildings Transaction Business Act and other applicable laws and regulations.