

September 29, 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

Tel: +81-3-3242-7155

Notice concerning Change of Administrative Agents

TOKYO, September 29, 2016 – SIA REIT, Inc. (hereinafter referred to as “SIA REIT”) announced that it has resolved at the Board of Directors' Meeting today to change administrative agent concerning administrative work related to the unitholders registry as well as administrative work related to the operation of the administrative instruments defined in the Act on Investment Trusts and Investment Corporations as below.

1. Content of Targeted General Administrative Work

- (1) Preparation and keeping of unitholders registry and other administrative work related to unitholders registry and investment units (hereinafter referred to as “Unitholders Registry Management Business”).
- (2) Administrative work related to operations of the SIA REIT's administrative instruments (Board of Directors and General Meetings of Unitholders) (hereinafter referred to as “Administrative Instruments Operation Business”). Moreover, Sumitomo Mitsui Trust Bank, Limited will continue to be entrusted with administrative work related to accounts, preparation of accounting books and tax payments for SIA REIT.

2. Content of Change

	Before change	After change
Administrative agent concerning Unitholders Registry Management Business and Administrative Instruments Operation Business	Sumitomo Mitsui Trust Bank, Limited	Mizuho Trust & Banking Co., Ltd.
Head office address	1-4-1 Marunouchi, Chiyoda-ku, Tokyo	1-2-1 Yaesu, Chuo-ku, Tokyo
Capital (As of March 31, 2016)	342 billion yen	247.3 billion yen
Capital relationship	Not applicable	Parent company of Simplex REIT Partners Inc., the asset management company to which SIA REIT entrusts management of its asset.

3. Scheduled Transfer Period

- (1) Unitholders Registry Management Business : A separately agreed upon date that shall be either the day following the date on which the general meeting of unitholders is held that is scheduled to be held by the end of May 2017 or the date on which payment of distributions for the fiscal period ending February 2017 starts, whichever comes later.
- (2) Administrative Instruments Operation Business : September 29, 2016

4. Reason for Change

The decision to change the administrative agent concerning the Unitholders Registry Management Business and Administrative Instruments Operation Business was made to further enhance and improve efficiency of the general administrative work of SIA REIT.

5. Outlook for Financial Results

As the impact on the financial results for the fiscal period ending February 2017 (seventh fiscal period: September 1, 2016 to February 28, 2017) and the fiscal period ending August 2017 (eighth fiscal period: 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/>