

August 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 of Price, etc. for
Issuance of New Investment Units and Secondary Offering of Investment Units

SIA REIT, Inc. (hereinafter referred to as “SIA REIT”) announced that it has resolved at the board of directors’ meeting today, the issue price, selling price and other matters concerning the issuance of new investment units and secondary offering of investment units that was decided at the previous board of directors’ meeting held on August 19, 2016, as follow.

1. Issuance of New Investment Units through Public Offering (Primary Offering)

- | | | |
|-----|---|--|
| (1) | Paid-in amount
(Issue value) : | 377,742 yen per unit |
| (2) | Total paid-in amount
(Issue value) : | 7,139,323,800 yen |
| (3) | Issue price
(Offer price) : | 390,975 yen per unit |
| (4) | Total issue amount
(Offer price) : | 7,389,427,500 yen |
| (5) | Application period : | From August 31, 2016 (Wednesday) to September 1, 2016 (Thursday) |
| (6) | Payment date : | September 6, 2016 (Tuesday) |
| (7) | Transfer date : | September 7, 2016 (Wednesday) |

(Note) The underwriters will purchase and underwrite at the paid-in amount (issue value) and offer at the issue price (offer price).

2. Secondary Offering of Investment Units (Secondary Offering through Over-Allotment)

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|-----|--|--|
| (1) | Number of investment units
to be sold : | 945 units |
| (2) | Selling price : | 390,975 yen per unit |
| (3) | Total selling price : | 369,471,375 yen |
| (4) | Application period : | From August 31, 2016 (Wednesday) to September 1, 2016 (Thursday) |
| (5) | Transfer date : | September 7, 2016 (Wednesday) |

<Note> This document is a press release to make a public announcement of the issuance of new investment units and secondary offering of investment units 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.

3. Issuance of New Investment Units by Way of Third-Party Allotment

- | | | |
|-----|--|-----------------------------|
| (1) | Paid-in amount
(Issue value) : | 377,742 yen per unit |
| (2) | Total paid-in amount
(Issue value) : | 356,966,190 yen (Maximum) |
| (3) | Application period
(Application date) : | October 4, 2016 (Tuesday) |
| (4) | Payment date : | October 5, 2016 (Wednesday) |

(Note) The investment units not applied by the end of the application period (application date) stated in (3) above shall be cancelled.

<Reference>

1. Calculation of the issue price and the selling price

- | | | |
|-----|--|---------------------------|
| (1) | Base date for calculation : | August 30, 2016 (Tuesday) |
| (2) | Price on the base date (closing price) : | 401,000 yen |
| (3) | Discount rate : | 2.50% |

2. Syndicate cover transaction period

From September 2, 2016 (Friday) to September 30, 2016 (Friday)

3. Use of the proceeds

The proceeds from the issuance of new investment units by way of the primary offering (7,139,323,800 yen) are scheduled to be used as part of funds for acquiring assets to be acquired as stated in “Notice Concerning Acquisition and Leasing of Assets” dated August 19, 2016. Furthermore, the proceeds from the issuance of new investment units by way of third-party allotment (356,966,190 yen) 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 (Note) or part of repayment of borrowings in the future.

(Note) As defined in Article 2, Paragraph 1 of the Act on Investment Trusts and Investment Corporations.

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

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