

October 9, 2013

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

## Person to Contact:

Shigefumi Kadota, Head of Finance &amp; Administration

Division

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**Notice concerning Results of New Investment Unit Issuance through Third-Party Allotment**

TOKYO, October 9, 2013 – SIA REIT, Inc. (hereafter referred to as “SIA REIT”) announced today that SMBC Nikko Securities Inc. provided notification that it would not be submitting an application by the application due date of November 6, 2013 to subscribe all of the new investment units planned for issuance through third-party allotment (the third-party allotment to be executed after the secondary offering through over-allotment) approved at the SIA REIT’s board of directors meetings held on September 4 and September 30, 2013.

As a result, SIA will not issue new investment units through third-party allotment on this occasion. The number of investment units issued as of today’s date is 75,100 units.

In addition, changes in assumptions have precipitated revisions to the earnings and distribution forecasts from the “Notice concerning Forecasts of Financial Results for the Fiscal Periods Ending February 2014 and August 2014” released today. Please see the “Notice concerning Revisions to Forecasts of Financial Results for the Fiscal Periods Ending February 2014 and August 2014” also released today for further details.

## (Reference)

## Overview of New Investment Unit Issuance through Third-Party Allotment

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|--|--|
| (1) Number of investment units to be offered | 3,735 units                              |
| (2) Payment amount (Issue price)             | ¥434,250 per unit                        |
| (3) Payment amount (Total issue price)       | ¥1,621,923,750                           |
| (4) Allottee and number of units             | SMBC Nikko Securities Inc. / 3,735 units |
| (5) Application due date                     | November 6, 2013 (Wednesday)             |
| (6) Payment date                             | November 7, 2013 (Thursday)              |

## Notes:

1. This press release distributed to: The Tokyo Stock Exchange Press Club (Kabuto Club), Ministry of Land, Infrastructure, Transport and Tourism (MLIT) Press Club and MLIT Press Club for Construction Publications
2. SIA REIT corporate website: <http://www.sia-reit.com/en>

NOTICE: This press release was prepared to notify the general public about the listing of SIA REIT and is not intended as a solicitation for investment in SIA REIT.