



Letter to Stockholders

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August 16, 2021

RE: Computershare to Replace DST Systems as Transfer Agent for Sila Realty Trust, Inc.

Dear Sila Realty Trust, Inc. Stockholder,

Computershare Trust Company, N.A. ("Computershare") and Sila Realty Trust, Inc. ("Sila") are pleased to notify you that effective August 16, 2021, Computershare, a global leader in transfer agency services, will be the new transfer agent for Sila, replacing DST Systems, Inc.

New Account Number

A statement is enclosed with your new account number. Please keep this statement for your records. If you are not a participant in the dividend reinvestment plan, you will see a transaction on your statement referencing a debit and credit transaction maintenance due to the conversion. Your share balance remains unchanged.

Impact to Stockholders

Stockholders that prefer to access their account online will need to establish new account access under the Computershare platform (see 'Accessing Your Account Online' below). Additionally, once you have online access, you will need to re-establish the electronic delivery of statements, tax forms, and proxy materials. If you do not currently access your account online, the impact of the transfer agent change is nominal.

Accessing Your Account Online

If you already have an existing Computershare account under the same name and tax ID as shown on the enclosed statement, your Sila shares will be automatically added to your account on Investor Center, Computershare's online and mobile portal to your stock portfolio.

If you are new to Computershare, simply register your account today at the website, www.computershare.com/sila. You will need your full SSN or your account number which can be found on the enclosed statement.

Managing your stock ownership is easy with Computershare's Investor Center. You can view account details, update account information, enroll in direct deposit, and opt-in to receive electronic communications and SMS text messaging.

For security purposes, stockholders that are businesses, fiduciary entities, or trusts will be limited to view-only access. If your shares are held in an IRA or custodial-held account, your custodian will continue to service your account in the same manner as before. All updates to your account must continue to go through your custodian.

Electronic Delivery

We encourage you to opt-in to receive electronic communications. Selecting this option accelerates the delivery of information to you and reduces mailing costs that are ultimately borne by all stockholders. You can do this easily once logged into Computershare's Investor Center.

Tax Certification

If you are a foreign stockholder, you will be required to recertify your TIN using the W-8 BEN tax form included in this mailing. If you are a US stockholder, and a W-9 is enclosed with this letter, you also need to certify your account. Please complete the form and return it to Computershare. A quick and easy way to certify your TIN is to visit www.computershare.com/sila.

Outstanding Checks

If you have outstanding distribution checks in your possession you can cash them until November 16, 2021. If you need to replace a distribution check, please contact Computershare.

SRP – Share Repurchase Program

If you have already submitted your SRP request, and it has been submitted in good order, please be assured your request has been forwarded to Computershare. If you would like to participate in the SRP please see the new forms with Computershare's information on Sila's website as well as www.computershare.com/sila, under the forms section. See Part II Item 5 in Sila's Annual Report on Form 10-K, filed with the SEC on March 24, 2021, for a summary of the current SRP terms. Please make sure to complete the form and submit by September 30, 2021.

Contacting Computershare

Please direct your inquiries and requests to Computershare using the options below:

Investor Center Website: www.computershare.com/sila

Toll Free: 833- 404-4107

Toll: 781-575-2428

Monday – Friday 8:30 a.m. to 6:00 p.m. (EST)

Email address: web.queries@computershare.com

Written requests:*By Regular Mail:*

Computershare
Alternative Investments
P.O. Box 43007
Providence, RI 02940-3007

By Overnight Delivery:

Computershare
Alternative Investments
150 Royall Street, Suite 101
Canton, MA 02021

We are excited to announce this change which we believe brings a more user-friendly platform to our stockholders, financial advisors, and custodians.

As always, thank you for your confidence in Sila Realty Trust, Inc.

Sincerely,
Sila Realty Trust, Inc.



August 16, 2021

RE: Computershare to Replace DST Systems as Transfer Agent for Sila Realty Trust, Inc.

To: Financial Advisors with clients invested in Sila Realty Trust, Inc.

Computershare Trust Company, N.A. ("Computershare") and Sila Realty Trust, Inc. ("Sila") are pleased to notify you that effective August 16, 2021 Computershare, a global leader in transfer agent services, will be the new transfer agent for Sila Realty Trust, Inc., replacing DST Systems, Inc.

Computershare provides access to your client accounts through the **Computershare Advisor Portal** 24 hours a day, 7 days a week. Once you log in, you will have access to all your client accounts across any alternative investment fund for which Computershare is the transfer agent.

The Computershare Advisor Portal provides access to:

- Your alternative investment portfolio (based on your email address)
- Individual investor details including:
 - Account details (number of shares, current estimated value per share, total value, statements, tax forms, and transaction history)
 - Distribution preference (cash or reinvestment)

Starting August 16, 2021, financial advisors will no longer have access to Sila client accounts through DST Vision. You will need to access the Computershare Advisor Portal.

IF YOU ARE ALREADY REGISTERED WITH COMPUTERSHARE'S ADVISOR PORTAL:

1. No action is needed. Computershare will automatically add your Sila accounts to your current Computershare Advisor Portal on August 16, 2021
2. If you are not able to locate your Sila accounts through the Advisor Portal after August 16, 2021, please contact us directly at advisorportalsupport@computershare.com.

IF YOU HAVE NOT REGISTERED WITH COMPUTERSHARE'S ADVISOR PORTAL:

Please visit www.Computershare.com/advisorportal and login by following the instructions below.

1. Under "username" input your work email address, type in the captcha, and click "next".
2. We will send an email to you with a temporary password.
3. You can then login with your temporary password and you will be prompted to change it.
4. You will then be required to accept the terms and conditions as well as create three security questions to assist you should you need to replace your password in the future.

Once logged in, you will see all your clients registered under your name and broker dealer, across any alternative investment fund for which Computershare is the transfer agent.

If you have difficulty logging in or are unable to see your clients, please use the link on the login page to request assistance, or email advisorportalsupport@computershare.com. When emailing, please include:

- Your name, email address and phone number
- Your financial institution's name
- A description of the issue
- If applicable, a screenshot illustrating the issue

We are excited to announce this change which we believe brings a more user-friendly platform to our stockholders, financial advisors, and custodians.

If you have any questions, please do not hesitate to reach out to our team at 833-404-4107.

As always, thank you for your confidence in Sila Realty Trust, Inc.

Sincerely,

Sila Realty Trust, Inc.



August 16, 2021

RE: CHANGE OF TRANSFER AGENT

Dear Sila Realty Trust, Inc. Custodians:

Computershare and Sila Realty Trust, Inc. are pleased to notify you that effective August 16, 2021 Computershare Trust Company N.A., a global leader in transfer agency services, will be the new transfer agent for Sila Realty Trust, Inc. replacing DST Systems, Inc.

If you are a DTCC AIP client and are already registered to receive Sila Realty Trust, Inc. information, all communication, activity, and position reports will be delivered through AIP. Non-AIP custodians can request to receive monthly position files through a secured FTP communication. ***This process may take up to two weeks to complete. Please provide the name and contact information of your firm's IT person who can coordinate the setup with Computershare's IT team.*** The benefit to completing this process is that you will be able to receive position reports for all other Non-traded Alternative Investment Sponsors for which Computershare is the transfer agent.

SRP

If you have already submitted your SRP request, and it has been submitted in good order, please be assured your request has been forwarded to Computershare. If you would like to participate in the SRP please see the new forms with Computershare's information on Sila's website as well as www.computershare.com/sila, under the forms section. **See Part II Item 5 in Sila's Annual Report on Form 10-K, filed with the SEC on March 24, 2021, for a summary of the current SRP terms.** Please make sure to complete the form and submit by September 30, 2021.

For the quickest response to your inquiries, please email your questions to:

advisorportalsupport@computershare.com

You may also call the toll-free number listed below and speak with a customer service representative to obtain information on specific accounts. Position files and reconciliation questions can be made through our Alternative Investment Service Desk at the email address below.

Telephone Inquiries:

Custodian Toll Free Number: 833- 404-4107 (U.S.) Monday through Friday, 8:30 am to 6:00 pm EST

E-mail Inquiries: advisorportalsupport@computershare.com

All transfer and re-registration paperwork should be sent as follows:

Regular Mail: Computershare
Attn: Alternative Investment Operations
P.O. Box 43007
Providence, RI 02940-3007

Overnight Mail: Computershare
Attn: Alternative Investment Operations
150 Royall Street, Suite 101
Canton, MA 02021

We are excited to announce this change and thank you for your confidence in Sila Realty Trust, Inc.

Sincerely,

Sila Realty Trust, Inc.