



TRANSFER ON DEATH REQUEST AND AGREEMENT FORM

This form may be used by any current investor in Sila Realty Trust, Inc. to designate the person(s) to whom the investment should transfer upon the death of the investor.

1. Important Notice Regarding Transfer on Death ("TOD") Registration

- A TOD registration transfers ownership of your shares of Sila Realty Trust, Inc. to your designated beneficiary(ies) upon your death; provided that Sila Realty Trust, Inc. receives proof of death and any other documentation it deems necessary.
- Until your death, the TOD beneficiary(ies) designated herein will have no present interest in, or authority over, your shares of Sila Realty Trust, Inc.
- A TOD may only be held on Individual or Joint Tenants with Rights of Survivorship (JTWROS) registrations. The TOD will not be valid until the death of the last joint tenant.
- The TOD beneficiary must be a named individual or entity and cannot be one of the persons in the JTWROS registrations.
- No secondary designation is allowed. If your named beneficiary(ies) predecease(s) you, your shares will be transferred to your estate unless you complete a new TOD Registration and Agreement.
- **A minor may not be named as a beneficiary.**
- This agreement is between you and Sila Realty Trust, Inc. **You should discuss this TOD direction with your attorney to ensure that it is consistent with your estate and tax planning and is enforceable under the laws of your state.**
- Your TOD registration is revocable prior to your death by (i) the sale of your shares, (ii) assigning your shares to another person or entity, (iii) filing a revocation of your TOD registration or (iv) filing a change in your TOD registration with a new beneficiary(ies). **Subject to any applicable state law, your TOD registration may not be revoked by a provision in your will or any other instrument.**
- Upon your death, your shares and any previously declared and unpaid distributions with respect to your shares will be transferred to your designated beneficiary(ies) who survives your death after the receipt of the properly signed and executed transfer paperwork.
- If you reinvest your distributions pursuant to the Sila Realty Trust, Inc. Distribution Reinvestment Plan, the TOD registration with respect to your shares will also apply to shares you subsequently acquire pursuant to the Distribution Reinvestment Plan.
- As a result of your TOD registration, your shares will be transferred to your designated beneficiary(ies) upon your death. Your designated beneficiary(ies) may request the repurchase of your shares pursuant to the Sila Realty Trust, Inc. share repurchase program. Such repurchase requests will be processed in accordance with the terms and conditions described in the Sila Realty Trust, Inc. share repurchase program.
- Sila Realty Trust, Inc. may, but shall not be required to, include your TOD direction on your taxpayer information forms and other correspondence as part of the registration in which your shares are held.
- **Sila Realty Trust, Inc. will only honor a TOD registration that it has recorded in its registration records.** TOD registrations, changes and revocations will only be accepted when in proper form. Proper form requires: (a) endorsement by the investor(s); (b) instruction indicating either a new form of registration, removal of the current TOD beneficiary(ies) and/or designation of a new TOD beneficiary(ies); and (c) actual receipt by Sila Realty Trust, Inc. prior to your death.

2. To Be Completed by Investor(s)

By signing below, I (we) request that my (our) investment in Sila Realty Trust, Inc. be registered in TOD form and designate the following as the party(ies) to whom the investment shall pass after I am (we are) deceased. (Note: If more than four TOD Beneficiaries are to be named, please use additional page(s), include the information indicated below and sign each additional page.) If no percentage of shares is specified and, if one TOD Beneficiary is named, all shares will be deemed to be covered by this instruction for the benefit of such TOD Beneficiary and, if more than one TOD Beneficiary is named, all shares will be deemed to be covered by this instruction in equal parts among the named TOD Beneficiaries.

| | Name | % of Shares | Date of Birth | SSN or TIN | Relationship |
|----------------|------|-------------|---------------|------------|--------------|
| Beneficiary #1 | | | | | |
| Beneficiary #2 | | | | | |
| Beneficiary #3 | | | | | |
| Beneficiary #4 | | | | | |

> If you are a married resident of a community property state and are not naming your spouse as 100% primary beneficiary, spousal waiver is required and Section 3 must be completed.

3. Spousal Waiver

Complete this section ONLY if you are a married resident of a community property state and are not naming your spouse as 100% primary beneficiary. Legally married account holders of JTWR0S accounts residing in community property states do not need to complete this section.

I am the spouse of the above-mentioned account holder. I acknowledge that I have received a fair and reasonable disclosure of my spouse's property and financial obligations. I hereby give the account holder any interest I have in the funds or properties deposited in this account and consent to the beneficiary designation indicated above. I assume full responsibility for any adverse consequences that may result. By signing below, I consent to the terms and conditions of this agreement.

Printed Name of Primary Account Holder's Spouse: _____ Date: _____

Signature of Primary Account Holder's Spouse: _____

Printed Name of Co-Account Holder's Spouse: _____ Date: _____

Signature of Co-Account Holder's Spouse: _____

4. Signatures

By signing below, I (we) also make the following warranties, representations and agreements:

1. This instruction supersedes all prior instructions regarding the subject matter hereof.
2. Neither Sila Realty Trust, Inc. nor any of its respective directors, officers, employees or agents is responsible for determining the tax consequences of the decision to register this investment herein.
3. Sila Realty Trust, Inc. is not required to re-register the investment in the name of the beneficiary unless Sila Realty Trust, Inc. has received such documents as Sila Realty Trust, Inc. may require establishing that I am (we) are both deceased.
4. I (we) agree that Sila Realty Trust, Inc. will not be liable for, and I (we) will hold harmless, indemnify and defend Sila Realty Trust, Inc. and its agents, affiliates, successors, assigns, and their respective directors, officers, personnel and employees from and against any claims, losses or liabilities resulting from (a) any breach of warranty, representation or agreement in this agreement, or (b) any action Sila Realty Trust, Inc. takes in connection with the registration or re-registration in the name of the beneficiary(ies) or any distribution thereafter to the beneficiary(ies) or for the benefit of the beneficiary(ies), made as requested or authorized under this agreement.
5. If this agreement is established under JTWR0S, upon the death of one of the joint owners, ownership shall pass to the surviving joint owner, and Sila Realty Trust, Inc. may follow the instructions of the survivor with regard to the investment, including, without limitation, instructions to (a) revoke the Transfer on Death Registration or (b) change an existing Transfer on Death Registration.
6. Sila Realty Trust, Inc. has not provided any legal, tax or other advice to me. I understand that this TOD form may not be enforceable in every jurisdiction. I agree to obtain the advice of an attorney with regard to the enforceability of this form of registration in my state and its effect on my tax and estate planning.

Signature of Investor: _____ Date: _____

Medallion Signature Guarantee:

Signature of Joint Investor: _____ Date: _____

Account Number: _____

Medallion Signature Guarantee:

If this form is not being received with transfer paperwork, a Medallion Signature Guarantee is required.

Send Completed Requests To:

Regular Mail

Sila Realty Trust, Inc.
c/o DST Systems, Inc.
P.O. Box 219359
Kansas City, MO 64121-9359

Investors: 833-404-4107

Overnight Mail

Sila Realty Trust, Inc.
c/o DST Systems, Inc.
430 W. 7th Street
Suite #219359
Kansas City, MO 64105-1407