

Sila Realty Trust, Inc. Completes Acquisition of Burr Ridge Medical Office Building for \$59.95 Million

9/28/2023

TAMPA, Fla.--(BUSINESS WIRE)-- Sila Realty Trust, Inc. (the "Company"), a net lease real estate investment trust focused on investing in high quality healthcare properties across the continuum of care, today announced the acquisition of a 104,912 square foot medical office building located in Burr Ridge, Illinois (the "Burr Ridge Healthcare Facility") for \$59.95 million.

The Burr Ridge Healthcare Facility is fully leased to Loyola University Medical Center ("LUMC"), a nationally ranked academic health system based in Chicago's suburbs, which is part of the third largest metropolitan statistical area in the United States. LUMC is an academic subsidiary of Trinity Health, one of the largest not-for-profit, faith-based health care systems in the nation.

The Burr Ridge Healthcare Facility was purpose built for LUMC, and benefits from its proximity to LUMC's three affiliated hospitals, including the flagship Loyola University Medical Center with 547 licensed beds. Burr Ridge Healthcare Facility is LUMC's largest ambulatory care facility offering services from primary care and specialists who treat adults and children in several areas of expertise, including cardiology, women's health, ophthalmology, transplant, neurology, radiology, and rehabilitation services such as physical, occupational, speech and cardiac. The three-story building is situated on a 6.9-acre lot and is well located, approximately 20 miles southwest of downtown Chicago.

Michael A. Seton, President and Chief Executive Officer of the Company commented, "The Burr Ridge Healthcare Facility is a highly unique healthcare real estate property in that it serves its community through world class, academic-level expertise in primary, rehabilitation, specialty, surgical, and urgent care, all in one convenient and efficient building. We are pleased with this addition to our portfolio as, we believe, it demonstrates the Company's

ability to source accretive acquisitions in the current market environment and supports our goal to maximize stockholder value by adding properties with strong creditworthy tenancy."

About Sila Realty Trust, Inc.

Sila Realty Trust, Inc. is a public, non-traded net lease real estate investment trust headquartered in Tampa, Florida, that invests in high quality healthcare properties leased to tenants capitalizing on critical and structural economic growth drivers. The Company is focused on investing in and managing strategic healthcare assets across the continuum of care, with emphasis on lower cost patient settings, which generate predictable, durable, and growing income streams. As of June 30, 2023, the company owned 132 healthcare properties and two undeveloped land parcels located in 59 markets across the United States.

Forward-Looking Statements

Certain statements contained herein, other than historical fact, may be considered "forward-looking statements" within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended, and are intended to be covered by the safe harbor provided by the same. These statements are based on management's current expectations and beliefs and are subject to a number of trends and uncertainties. No forward-looking statement is intended to, nor shall it, serve as a guarantee of future performance. You can identify the forward-looking statements by the use of words such as "anticipate," "believe," "continue," "could," "estimate," "expect," "intend," "may," "outlook," "plan," "potential," "predict," "project," "seek," "should," "will" and other similar terms and phrases, including references to the Company's acquisition and growth strategies and goal to maximize stockholder value. Forward-looking statements are subject to various risks and uncertainties and factors that could cause actual results to differ materially from the Company's expectations, and you should not rely on forward-looking statements since they involve known and unknown risks, uncertainties and other factors, which are, in some cases, beyond the Company's control and could materially affect the Company's results of operations, financial condition, cash flows, performance or future achievements or events. Additional factors include those described under the section entitled Item 1A. "Risk Factors" of Part I of the Company's 2022 Annual Report on Form 10-K with the SEC, copies of which are available at www.sec.gov. The Company undertakes no obligation to publicly update or revise any forward-looking statement, whether as a result of new information, future events, or otherwise, except as required by law.

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Source: Sila Realty Trust, Inc.