

SORTIS REIT INVESTOR FACT SHEET

As of March 10, 2022

INVESTMENT APPROACH

Sortis Real Estate Investment Trust, Inc. ("Sortis REIT") is a private REIT focused on investing in stabilized, income producing, core/core+ high quality assets with limited repositioning or lease-up. Sortis REIT's objectives are to provide regular and stable tax-efficient ^{1,2} income, preserve invested capital, realize appreciation in net asset value (NAV), and deliver a long-term investment alternative in commercial real estate (CRE) with lower volatility than publicly traded REITs.

ABOUT THE SPONSOR

Sortis Fund Manager, LLC ("Sortis"), the sponsor and investment advisor of Sortis REIT, has over \$400 million in assets under management across private lending, opportunity zone RE investments, development projects, operating companies, and CRE investments. Our largest fund, the Sortis Income Fund, has grown to over \$115mm in under five years and delivered a life to date net return to investors of over 10%. Sortis principals have invested or loaned over \$1.5 billion across most major real estate assets classes since inception, most notably multi-family, hospitality, retail, office, land, and residential.

Sortis is a creative, hands-on manager of real estate assets who has successfully navigated all stages of the real estate investment cycle and has a background in managing distress. We are in a strong position to source real estate investment opportunities through our network of relationships and other investment vehicles, and currently have a large pipeline of potential deals.

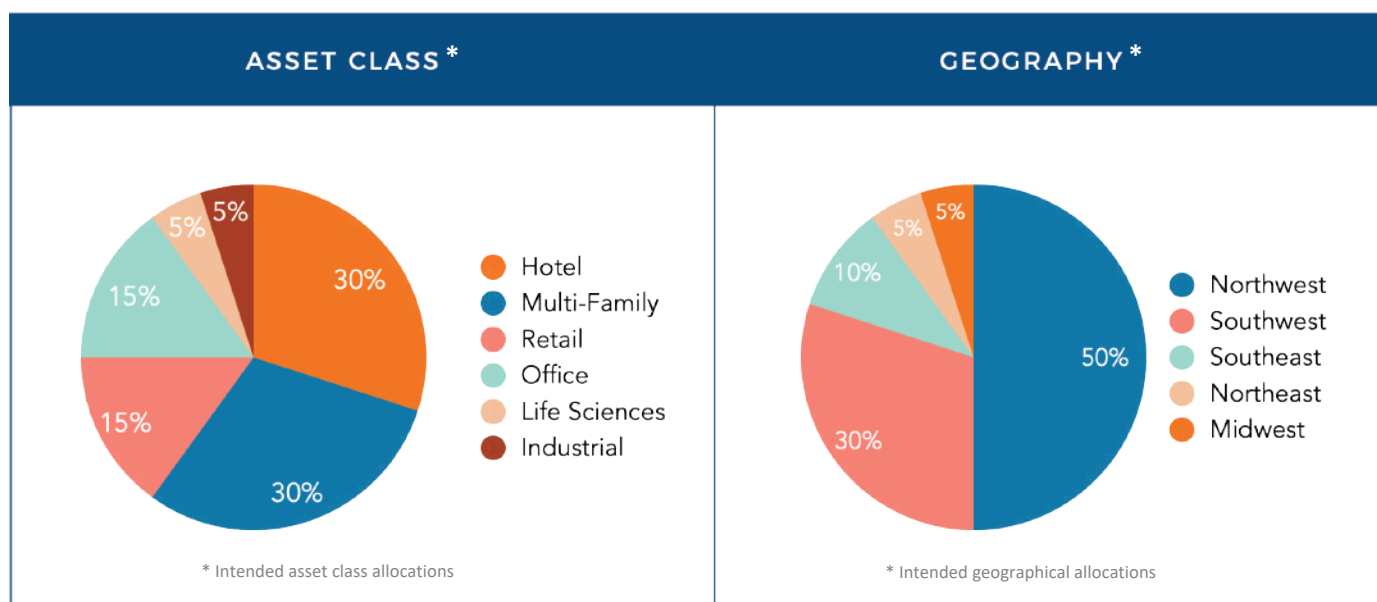
KEY TERMS

Structure	Non-exclusive traded, perpetual life real estate investment trust (REIT)
Maximum Offering [†]	\$1 billion
Asset Size	\$2 million to \$20 million per asset
Asset Class	Core/Core+ Real Estate
Asset Hold Time	5+ years per asset
Asset Cap Rate	5% to 6%
Distributions	Quarterly
Net Asset Value (NAV)	Calculated monthly
Offering Price	Prior quarter's NAV for each share class, plus applicable commissions & fees
Management Fee	1.25% of NAC per annum
Incentive Allocation	After 5% hurdle rate, 87.5%/12.5% investor/sponsor
Tax Reporting	Form 1099-DIV

[†] Offering only available to accredited investors

OUTSIZED INVESTOR RETURNS ON CORE ASSETS

- Moderate leverage
- Tax efficient returns ^{1,2}
- Increasing net asset value



¹ The Tax Cuts and Jobs Act of 2017 introduced a 20% tax rate reduction on REIT ordinary distributions. REITs also benefit from the Return of Capital tax shelter, which reduces the taxable portion of the distributions due to depreciation and amortization. Hospitality assets will help create shelter due to faster write off of furniture, fixtures, and equipment. REITs are not subject to Unrelated Business Taxable Income (UBTI).

² While our shares are less volatile, they have limited liquidity compared to publicly-traded REITs. The appraisal of properties is subjective and any volatility smoothing biases in the appraisal process may lower the volatility of our NAV and cause our NAV to not accurately reflect the actual value of such properties.