

Our Mission

Sterling Office and Industrial Trust's mission is to *provide investors the opportunity of long-term ownership in lower-risk and well-managed income-producing real estate.*

Company Description

Sterling Office and Industrial Trust was formed on March 2, 2016 to invest in a portfolio of free-standing, single and multi-tenant properties across the United States. Our investment objectives are to preserve capital, provide attractive and stable cash distributions and increase the value of assets in order to generate capital appreciation.

Officers and Directors

Executive Officers

Kenneth Regan *Chief Executive Officer*

Ryan Downs *President & Secretary*

Joel Thomsen *Chief Investment Officer*

Angie Stock *Chief Accounting Officer & Treasurer*

Board of Trustees

Timothy Haugen

Rup Nagala

Kenneth Regan

James Wieland

Daniel Wilson

Lance Wolf

Wilbur Wright *Chairman of the Board*

Contact Information

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Recent News

1/1/2018

Sterling Office and Industrial Trust's share price increased from \$10.00 to \$10.25.

Sterling Office and Industrial Properties, LLLP, also saw an increase in the unit price from \$10.00 to \$10.25.

3/22/2018

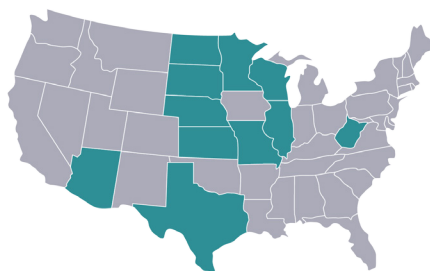
Sterling Office and Industrial Trust announced its operating partnership, Sterling Office and Industrial Properties, LLLP, successfully purchased Barry Pointe, a multi-tenant office property in Kansas City, Missouri. The property is comprised of one building totaling 18,502 square feet and occupied by six full service lease tenants. The property was purchased for \$2,280,000 on February 16, 2018 using a combination of cash and 1031 Exchange funds.

3/29/2018

Sterling Office and Industrial Trust's Board of Trustees met on March 28, 2018 and declared its 8th consecutive quarterly dividend of \$0.140937 per share payable on April 16, 2018 to shareholders of record at the close of business March 31, 2018. This dividend represents a 5.5% annual yield.

Sterling Office and Industrial Trust's Board of Trustees, acting as General Partner of Sterling Office and Industrial Properties, LLLP, also declared its 8th consecutive quarterly distribution of \$0.140937 per unit payable on April 16, 2018 to Limited Partnership unitholders of record at the close of business March 31, 2018. This distribution represents a 5.5% annual yield.

Geographic Footprint



Our operating partnership, Sterling Office and Industrial Properties, LLLP, was formed as a North Dakota limited liability limited partnership to acquire, own and operate properties on our behalf. To date, we have expanded our footprint across ten states.

Q1 2018 Highlights

- Rental income was \$4,163,000.
- Net operating income was \$2,708,000.
- Weighted Shares and Units Outstanding were 6,060,000.
- Funds from Operations (FFO) were \$1,552,000 or \$0.26 per share/unit.