

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

12/29/2017

Sterling Office and Industrial Trust announced its operating partnership, Sterling Office and Industrial Properties, LLLP, successfully purchased College Oaks Office Park, a multi-tenant office property in Overland Park, Kansas. The purchase is comprised of three buildings occupied by 28 double net lease tenants with a total of 236,775 square feet. The properties were purchased for \$25,520,000 on December 21, 2017 using a combination of cash and debt.

12/29/2017

Sterling Office and Industrial Trust's Board of Trustees met on December 13, 2017 and approved an increase in the share price from \$10.00 to \$10.25 effective January 1, 2018.

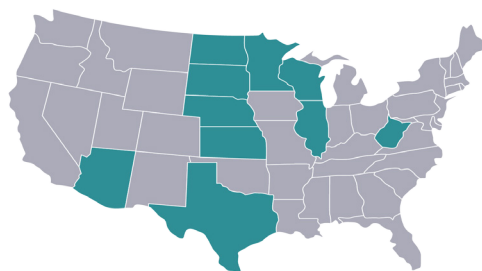
Sterling Office and Industrial Trust's Board of Trustees, acting as General Partner of Sterling Office and Industrial Properties, LLLP, also approved an increase in the unit price from \$10.00 to \$10.25 effective January 1, 2018.

12/29/2017

Sterling Office and Industrial Trust's Board of Trustees met on December 13, 2017 and declared its 7th consecutive quarterly dividend of \$0.1375 per share payable on January 15, 2018 to shareholders of record at the close of business December 31, 2017. 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 7th consecutive quarterly distribution of \$0.1375 per unit payable on January 15, 2018 to Limited Partnership unitholders of record at the close of business December 31, 2017. 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.

2017 Highlights

- Rental income was \$3,067,000.
- Net operating income was \$2,076,000.
- Weighted Shares and Units Outstanding were 5,455,000.
- Modified Funds from Operations (MFFO) were \$1,140,000 or \$0.21 per share/unit.