

### 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

#### 5/31/2018

Sterling Office and Industrial Trust announced its operating partnership, Sterling Office and Industrial Properties, LLLP, successfully purchased Five Star Commerce Center, a multi-tenant industrial property in Maple Grove, Minnesota. The property is comprised of three buildings totaling 163,012 square feet and occupied by 13 full service lease tenants. The property was purchased for \$12,470,000 on May 24, 2018 using debt, 1031 Exchange funds and a 721 UPREIT.

#### 6/20/2018

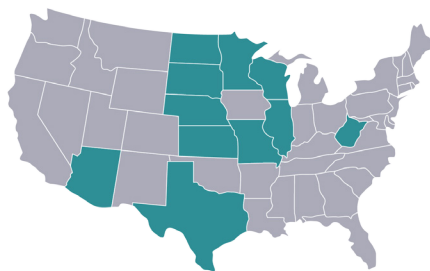
Sterling Office and Industrial Trust convened its 2018 Annual Shareholder Meeting on Wednesday, June 20, 2018 at the Holiday Inn in Fargo, North Dakota. More than 50 shareholders and unitholders attended the event.

#### 6/27/2018

Sterling Office and Industrial Trust's Board of Trustees met on June 20, 2018 and declared its 9<sup>th</sup> consecutive quarterly dividend of \$0.140937 per share payable on July 16, 2018 to shareholders of record at the close of business June 30, 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 9<sup>th</sup> consecutive quarterly distribution of \$0.140937 per unit payable on July 16, 2018 to Limited Partnership unitholders of record at the close of business June 30, 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 eleven states.

### Q2 2018 Highlights

- Rental income was \$4,309,000.
- Net operating income was \$2,681,000.
- Weighted Shares and Units Outstanding were 7,120,000.
- Funds from Operations (FFO) were \$1,583,000 or \$0.22 per share/unit.