

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.

RECENT NEWS

9/21/2018

Sterling Office and Industrial Trust's Board of Trustees met on September 19, 2018 and declared its 10th consecutive quarterly dividend of \$0.140937 per share payable on October 15, 2018 to shareholders of record at the close of business September 28, 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 10th consecutive quarterly distribution of \$0.140937 per unit payable on October 15, 2018 to Limited Partnership unitholders of record at the close of business September 28, 2018. This distribution represents a 5.5% annual yield.

OFFICERS AND DIRECTORS

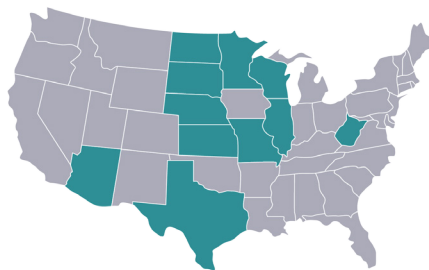
Executive Officers

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*

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.

CONTACT INFORMATION

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Q3 2018 HIGHLIGHTS

- ▶ Rental income was \$4,704,000.
- ▶ Net operating income was \$2,976,000.
- ▶ Weighted Shares and Units Outstanding were 7,431,000.
- ▶ Funds from Operations (FFO) were \$1,786,000 or \$0.24 per share/unit.