

**For Immediate Release**

**Sterling Office and Industrial Trust Announces  
Increase in Share Price, Unit Price, and Redemption Rate**

Company Release – December 18, 2025

FARGO, NORTH DAKOTA – Sterling Office and Industrial Trust’s Board of Trustees met on December 18, 2025 and resolved the following:

1. An increase in share price from \$12.50 to \$13.50 effective January 1, 2026.
2. An increase in the share redemption price from \$11.50 to \$12.50 effective January 1, 2026.
3. An expected increase to the annual dividend from \$0.6875 per share to \$0.7088 per share effective January 1, 2026 (payable at the conclusion of each fiscal quarter, starting in April 2026), representing a 5.25% annual dividend yield.

Also on December 18, 2025, Sterling’s Board of Trustees, acting as General Partner of Sterling Office and Industrial Properties, LLLP, met and resolved the following:

1. An increase in unit price from \$12.50 to \$13.50 effective January 1, 2026.
2. An increase in the unit redemption price from \$11.50 to \$12.50 effective January 1, 2026.
3. An expected increase to the annual distribution from \$0.6875 per unit to \$0.7088 per unit effective January 1, 2026 (payable at the conclusion of each fiscal quarter, starting in April 2026), representing a 5.25% annual distribution yield.

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**ABOUT STERLING OFFICE AND INDUSTRIAL TRUST**

Sterling Office and Industrial Trust is a registered, but unincorporated business trust formed in North Dakota to invest in primarily office and industrial buildings. The Trust operates as an Umbrella Partnership Real Estate Investment Trust, and holds all of its assets through Sterling Office and Industrial Properties, LLLP, which the Trust controls as General Partner.

Michael P. Carlson  
General Counsel & Secretary

**For Additional Information**  
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