

Report of Organizational Actions Affecting Basis of Securities

OMB No. 1545-0123

► See separate instructions.

Part I Reporting Issuer

1 Issuer's name		2 Issuer's employer identification number (EIN)	
STERLING OFFICE AND INDUSTRIAL TRUST		81-1717620	
3 Name of contact for additional information	4 Telephone No. of contact	5 Email address of contact	
LISA REICH	701-353-2720	lreich@sretrust.com	
6 Number and street (or P.O. box if mail is not delivered to street address) of contact		7 City, town, or post office, state, and ZIP code of contact	
P.O. BOX 2108		FARGO, ND 58107	
8 Date of action		9 Classification and description	
VARIOUS		STOCK	
10 CUSIP number	11 Serial number(s)	12 Ticker symbol	13 Account number(s)
N/A	N/A	N/A	N/A

Part II Organizational Action Attach additional statements if needed. See back of form for additional questions.

14 Describe the organizational action and, if applicable, the date of the action or the date against which shareholders' ownership is measured for the action ► Sterling Office and Industrial Trust made distributions to common shareholders during 2024.

15 Describe the quantitative effect of the organizational action on the basis of the security in the hands of a U.S. taxpayer as an adjustment per share or as a percentage of old basis ► The above referenced distributions represent 41.26710% return of capital to the common shareholders.

16 Describe the calculation of the change in basis and the data that supports the calculation, such as the market values of securities and the valuation dates ► During 2024, Sterling Office and Industrial Trust paid \$3,470,818.88 out of current and accumulative earnings and profits. The distribution made to the common shareholders of \$2,438,677.69 in excess of earnings and profits represents a return of capital. The above referenced return of capital is based on the company's best estimate of 2024 earnings and profits as of January 13, 2025.

Part II **Organizational Action** (continued)**17** List the applicable Internal Revenue Code section(s) and subsection(s) upon which the tax treatment is based ▶

Internal Revenue Code Section 301(c)(2)

18 Can any resulting loss be recognized? ▶ No.**19** Provide any other information necessary to implement the adjustment, such as the reportable tax year ▶

The reportable tax year is 2024.

**Sign
Here**

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Signature ▶

Lisa Reich

Date ▶

1/16/2024

Print your name ▶

Lisa Reich

Title ▶

*CFO***Paid
Preparer
Use Only**

Print/Type preparer's name

Randall Barrus

Preparer's signature

Randall Barrus

Date

*1/15/25*Check ☐ if
self-employed

PTIN

P00690169

Firm's name ▶ Baker Tilly Advisory Group, LP

Firm's EIN ▶ 99-1405547

Firm's address ▶ 205 N. Michigan Avenue, Chicago, IL 60601

Phone no. (312) 729-8000

Send Form 8937 (including accompanying statements) to: Department of the Treasury, Internal Revenue Service, Ogden, UT 84201-0054