

**For Immediate Release**

**Sterling Office and Industrial Trust Acquires  
Pacific Hills II  
(Omaha, Nebraska)**

Company Release – August 7, 2023

FARGO, NORTH DAKOTA – Sterling Office and Industrial Trust announced its operating partnership, Sterling Office and Industrial Properties, LLLP, successfully acquired Pacific Hills II, a multi-tenant office building located in Omaha, Nebraska for a total acquisition price of \$1,732,000.00. The Pacific Hills II office building consists of over 10,300 square feet of leasable space and is fully occupied. The property was acquired through a 721 “UPREIT” exchange on August 1, 2023.

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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.

**For Additional Information**

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