

For Immediate Release

**Sterling Office and Industrial Trust
Announces Completion of Share Offering**

Company Release – May 10, 2024

FARGO, NORTH DAKOTA – Sterling Office and Industrial Trust announced the successful completion of its recent share offering on March 31, 2024, raising approximately \$15,000,000. The offering proceeds will be used to pursue investment opportunities in accordance with the Trust's investment strategy and policies, as well as related portfolio initiatives.

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
4340 18th Avenue South, Suite 200
Fargo, ND 58103
(701) 353-2720