

**For Immediate Release**

**Sterling Office and Industrial Trust Sets 2024  
Stock Price and Redemption Rate**

Company Release – December 18, 2023

FARGO, NORTH DAKOTA – Sterling Office and Industrial Trust’s Board of Trustees met on December 13, 2023 and resolved the following:

1. Effective January 1, 2024, the share price shall remain at \$12.00 per share.
2. Effective January 1, 2024, the share redemption price shall remain at \$11.00 per share.
3. Effective January 1, 2024, the annual dividend yield shall remain at 5.5% per share.

Also on December 13, 2023, Sterling’s Board of Trustees, acting as General Partner of Sterling Office and Industrial Properties, LLLP, met and resolved the following:

1. Effective January 1, 2024, the unit price shall remain at \$12.00 per unit.
2. Effective January 1, 2024, the unit redemption price shall remain at \$11.00 per unit.
3. Effective January 1, 2024, the annual dividend yield shall remain at 5.5% per unit.

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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.

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