

Q3 2017 Performance Update

Our Commitment

The purpose of this quarterly fact sheet is to provide certain information regarding Sterling Office and Industrial Trust. Below is key performance information covering transactional activity from the previous quarter.

Company Description

Sterling Office and Industrial Trust was formed on March 2, 2016 to invest in a portfolio of free-standing, single and multi-tenant properties across the United States. Our investment objectives are to preserve capital, provide attractive and stable cash distributions and increase the value of assets in order to generate capital appreciation.

Officers and Directors

Executive Officers

Kenneth Regan *Chief Executive Officer*
Ryan Downs *President & Secretary*
Joel Thomsen *Chief Investment Officer*
Angie Stock *Chief Accounting Officer & Treasurer*

Board of Trustees

Timothy Haugen
Rup Nagala
Kenneth Regan
James Wieland
Daniel Wilson
Lance Wolf
Wilbur Wright *Chairman of the Board*

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Recent News

9/14/2017

Sterling Office and Industrial Trust announced its operating partnership, Sterling Office and Industrial Properties, LLLP, successfully purchased Pacific Hills III, IV, V and VI, a multi-tenant office property in Omaha, Nebraska. The purchase is comprised of three buildings occupied by 14 double net lease tenants and one unimproved parcel of land, totaling 103,657 square feet. The properties were purchased for \$10,342,500 using a combination of cash and debt.

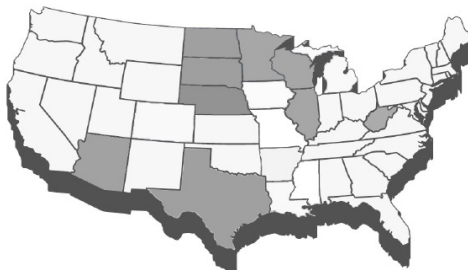
9/21/2017

Sterling Office and Industrial Trust announced a third quarter 2017 dividend of \$0.1375 per share paid to shareholders of record as of September 30, 2017. Sterling Office and Industrial Properties, LLLP also approved a distribution of \$0.1375 per unit paid to limited partnership unitholders of record as of September 30, 2017. The dividend and distribution was paid on October 16, 2017. This was the 6th consecutive quarterly dividend and distribution paid and equates to a 5.5% annual yield for shareholders and unitholders given the current share price.

9/21/2017

Sterling Office and Industrial Trust elected Ryan M. Downs as President and Secretary of the Trust. Prior Interim President and Secretary, Joel S. Thomsen, continues to serve the Trust as Chief Investment Officer. Mr. Downs is a Certified Public Accountant with a strong background in construction and real estate. He brings a wealth of experience in business operations and strategic leadership. Most recently, Mr. Downs was President of Thomsen Homes, LLC. Prior to that, he worked for Nor-son, Inc. as Vice President of Business Integration and Finance.

Geographic Footprint



Our operating partnership, Sterling Office and Industrial Properties, LLLP, was formed as a North Dakota limited liability limited partnership to acquire, own and operate properties on our behalf. To date, we have expanded our footprint across nine states.

Q3 2017 Highlights

- ▶ Rental income was \$2,540,000.
- ▶ Net operating income was \$1,771,000.
- ▶ Weighted Shares and Units Outstanding were 5,424,000.
- ▶ Modified Funds from Operations (MFFO) were \$994,000 or \$0.18 per share/unit.