

For Immediate Release

**Sterling Office and Industrial Trust Acquires Golden Valley Industrial
(Golden Valley, MN)**

Company Release – February 2, 2026

FARGO, NORTH DAKOTA – Sterling Office and Industrial Trust announced its operating partnership, Sterling Office and Industrial Properties, LLLP, successfully acquired the Golden Valley Industrial property, a 95,559 square foot manufacturing and warehouse facility in Golden Valley, Minnesota, for an acquisition price of \$10,275,000. The transaction was funded using cash and 1031 Exchange proceeds. The acquisition closed on February 2, 2026.

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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For Additional Information
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