

For Immediate Release

**Sterling Office and Industrial Trust Acquires Diamond Industrial
(Fargo, ND)**

Company Release – May 21, 2026

FARGO, NORTH DAKOTA – Sterling Office and Industrial Trust announced its operating partnership, Sterling Office and Industrial Properties, LLLP, successfully acquired Diamond Industrial, a 195,000 square foot warehouse and distribution facility in Fargo, North Dakota. This property was acquired via 721 UPREIT Exchange for a transaction value of \$16,575,000. The acquisition closed on May 21, 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.

Michael P. Carlson
General Counsel & Secretary

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