

**Report of Organizational Actions
 Affecting Basis of Securities**

► See separate instructions.

Part I Reporting Issuer

1 Issuer's name STERLING OFFICE AND INDUSTRIAL TRUST			2 Issuer's employer identification number (EIN) 81-1717620		
3 Name of contact for additional information ANGIE STOCK		4 Telephone No. of contact 701-353-2730		5 Email address of contact ASTOCK@SRETRUST.COM	
6 Number and street (or P.O. box if mail is not delivered to street address) of contact 1711 GOLD DRIVE SOUTH, SUITE 100			7 City, town, or post office, state, and ZIP code of contact FARGO, ND 58103		
8 Date of action VARIOUS			9 Classification and description STOCK		
10 CUSIP number N/A		11 Serial number(s) N/A		12 Ticker symbol N/A	
13 Account number(s) N/A					

Part II Organizational Action Attach additional statements if needed. See back of form for additional questions.

14 Describe the organizational action and, if applicable, the date of the action or the date against which shareholders' ownership is measured for the action ► **Sterling Office and Industrial Trust made distributions to common shareholders during 2018.**

15 Describe the quantitative effect of the organizational action on the basis of the security in the hands of a U.S. taxpayer as an adjustment per share or as a percentage of old basis ► **The above referenced distributions represent a 4.96464% return of capital to the common shareholders.**

16 Describe the calculation of the change in basis and the data that supports the calculation, such as the market values of securities and the valuation dates ► **During 2018, Sterling Office and Industrial Trust paid \$2,449,249.44 out of current and accumulative earnings and profits. The distribution made to the common shareholders of \$127,948.72 in excess of earnings and profits represents a return of capital. The above referenced return of capital is based on the company's best estimate of 2018 earnings and profits as of January 15, 2019.**

Part II Organizational Action (continued)

17 List the applicable Internal Revenue Code section(s) and subsection(s) upon which the tax treatment is based ▶
Internal Revenue Code Section 301(c)(2).

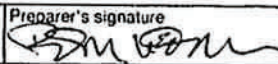
18 Can any resulting loss be recognized? ▶ **No.**

19 Provide any other information necessary to implement the adjustment, such as the reportable tax year ▶
The reportable tax year is 2018.

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here

Signature ▶ Angie Stock Date ▶ 2-13-19
Print your name ▶ _____ Title ▶ _____

Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
	Randall Barrus		2-13-19		P00690169
	Firm's name ▶ Baker Tilly Virchow Krause, LLP	Firm's EIN ▶ 39-0859910		Phone no. (312) 729-8000	
	Firm's address ▶ 205 N. Michigan Avenue, Chicago, IL 60601				