

For Immediate Release
Sterling Multifamily Trust Announces
Dividend and Distribution

Company Release – September 25, 2025

FARGO, NORTH DAKOTA – Sterling Multifamily Trust’s Board of Trustees met on September 25, 2025 and declared its 91st consecutive quarterly dividend of \$0.30 per share payable on October 15, 2025 to shareholders of record at the close of business September 30, 2025. This dividend represents a 5.0% annual yield given the current share price of \$24.00 per share.

Also on September 25, Sterling’s Board of Trustees, acting as General Partner of Sterling Multifamily Properties, LLLP, declared its 90th consecutive quarterly distribution of \$0.30 per unit payable on October 15, 2025 to Limited Partnership unitholders of record at the close of business September 30, 2025. This distribution represents a 5.0% annual yield given the current unit price of \$24.00 per unit.

ABOUT STERLING MULTIFAMILY TRUST

Sterling Multifamily Trust is a registered, but unincorporated, business trust formed in North Dakota to invest in primarily multifamily dwellings. The Trust operates as an Umbrella Partnership Real Estate Investment Trust and holds all of its assets through Sterling Multifamily Properties, LLLP, which the Trust controls as general partner. For more company information, visit our website at www.sretrust.com or www.sec.gov.

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For Additional Information
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