

For Immediate Release

**Sterling Real Estate Trust Closes on Purchase of
Quail Creek Apartments, Springfield, Missouri**

Company Release – February 5, 2015

FARGO, NORTH DAKOTA – Sterling Real Estate Trust (Sterling), formerly INREIT Real Estate Investment Trust, announced its operating partnership, Sterling Properties, LLLP, successfully purchased Quail Creek Apartments located in Springfield, Missouri for a total purchase price of \$10,900,000. Quail Creek Apartments is comprised of 164 units and is well located near schools, retail services and city parks.

ABOUT STERLING REAL ESTATE TRUST

Sterling Real Estate Trust (“Sterling”) is a registered, but unincorporated business trust formed in North Dakota to invest in a diversified portfolio primarily of commercial properties (such as retail, office and medical) and multi-family dwellings (such as apartment buildings and senior assisted or independent living centers). Sterling operates as an Umbrella Partnership Real Estate Investment Trust, and holds all of its assets through Sterling Properties, LLLP, which Sterling controls as general partner. For more company information, visit Sterling Real Estate Trust’s website at www.sretrust.com or www.sec.gov.

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