

For Immediate Release

Sterling Real Estate Trust Closes on Purchase of Titan Machinery Building (Bismarck, ND)

Company Release – 2/3/2015

FARGO, NORTH DAKOTA – Sterling Real Estate Trust announced today its operating partnership, Sterling Properties, LLLP successfully closed on a Titan Machinery building located in Bismarck, North Dakota for \$3,416,098 on January 28, 2015. The purchase and lease-back transaction incorporated a 15-year absolute triple-net (NNN) lease with Titan Machinery, Inc. (TITN), a NASDAQ Exchange listed company headquartered in Fargo, North Dakota.

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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