

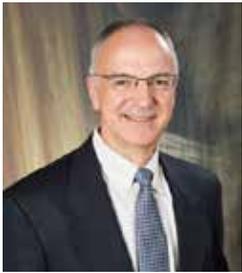
NEWS update



SR REALTY TRUST
A Schafer Richardson Company

ISSUE 1 / QUARTER 1 / 2017

SR Realty Trust Welcomes Mark W. Reiling, CRE, SIOR



"We are excited to have Mark Reiling join our firm," stated Brad Schafer, CEO of Schafer Richardson and SR Realty Trust. "We have known Mark for a long time, have completed two joint ventures with him during his time with IRET, and we value his integrity. Mark will guide the direction of SR Realty Trust, manage portfolio growth and focus on increasing net operating income. We value his

experience in successfully leading a large, full-service real estate company, as well as his investment track record."

"MARK WILL GUIDE THE DIRECTION OF SR REALTY TRUST, MANAGE PORTFOLIO GROWTH AND FOCUS ON INCREASING NET OPERATING INCOME." - BRAD SCHAFER

SR Realty Trust members are invited to contact Mark directly by calling (612) 314-1599 or by sending an email to: mreiling@sr-re.com.

New Acquisition

SR Realty Trust is pleased to announce the successful acquisition of a 100% leased industrial building located at 5601 Boone Avenue North in New Hope, Minnesota.

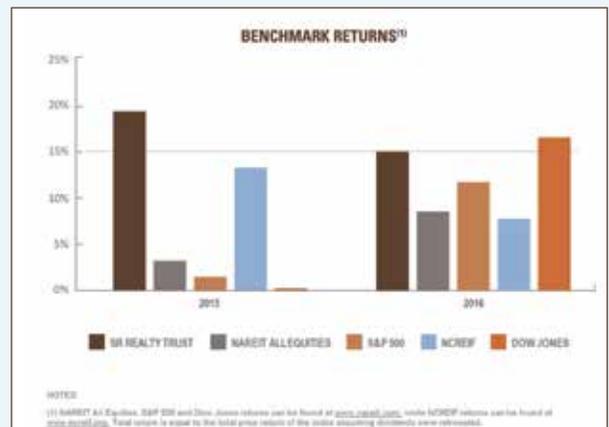
This 44,000 SF office/warehouse is leased for 10 years with annual rent increases to two API Companies, Twin City Garage Door and API Construction. This is a general purpose industrial property located off the Highway 169 and Bass Lake Road interchange.

The acquisition closed on March 30, 2017 and is the 20th investment in SR Realty Trust's portfolio.



INVESTMENT PERFORMANCE COMPARISON

The company delivered a 15.0% total return to shareholders in 2016. Notably, in the fall of 2016 we raised our share price from \$10.00 to \$10.75 and our annualized dividend from \$0.65 to \$0.67. With a dividend yield of 6.23% at the end of 2016, the yield associated with SR Realty Trust shares was nearly 225 basis points higher than the dividend yield of the NAREIT All Equities index.



NEW SR REALTY TRUST WEBSITE DEBUTED



srrealtytrust.com

invest + protect + grow

Q1 | 2017

15

PROPERTIES

868,779

TOTAL SQUARE FEET

5

JOINT VENTURE INVESTMENTS

1

ACQUISITION

0

DISPOSITIONS

86%

OCCUPANCY

\$2,699,000

GROSS REVENUE

\$1,432,000

NOI

56%

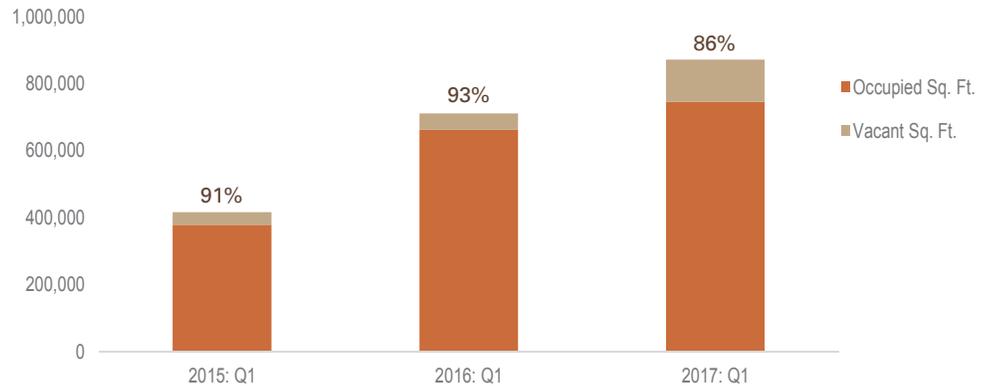
LOAN-TO-VALUE

SR REALTY TRUST / SRRT PROPERTIES

Portfolio Summary

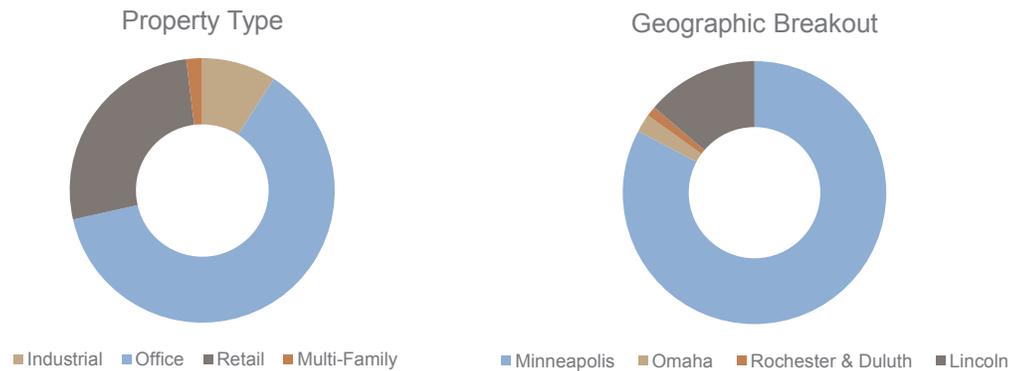
PORTFOLIO SIZE & OCCUPANCY

(By Square Feet)



PORTFOLIO & INVESTMENT COMPOSITION

(By Gross Asset Value)



VALUE & LOAN TO VALUE

(Rounded to the Nearest \$000s)

