

2018 ANNUAL REPORT HIGHLIGHTS



From the Chairman's Letter to Shareholders:

After another year of profitable growth, SR Realty Trust finished 2018 in very good shape. The Company added three properties, representing 18% growth in the value of the portfolio. The Company raised its share price in July

from \$11.65 per share/unit to \$12.00, a 3.0% increase, and paid dividends of \$0.67 per share/unit which totaled \$2,800,000.

2018 highlights include:

- Total shareholder return of 9.3%⁽¹⁾
- Acquisitions totaling over 228,000 square feet.
- Continuing reduction of leverage from 49% loan-to-value at the beginning of the year to 48% at year-end.
- Total portfolio value of \$164 million⁽²⁾

We discussed in last year's letter how difficult growth would be in 2018 and as predicted, 2018 was a challenging year as the abundance of cheap capital continued to make the commercial real estate investment market very competitive. The team underwrote many prospective deals in 2018, but closed only three acquisitions.

While 2019 looks to be just as competitive for new acquisitions, we are pleased to report that we acquired a tenant-in-common interest in a 500,000 square foot, fully leased industrial property in Kansas City, Missouri in February 2019. We are optimistic that we will be able to make additional acquisitions in 2019 while maintaining our selectivity. We believe the shifting interest rate climate will create occasional pricing inefficiencies which we can capitalize on to win deals.

⁽¹⁾ Assuming all dividends are reinvested.

⁽²⁾ Including both owned and managed assets.

Client Name
Address
City, State Zip

SR Realty Trust
900 North Third Street
Minneapolis, MN 55401



SR REALTY TRUST
A Schafer Richardson Company

www.srrealitytrust.com



SR REALTY TRUST
A Schafer Richardson Company

NEWS update

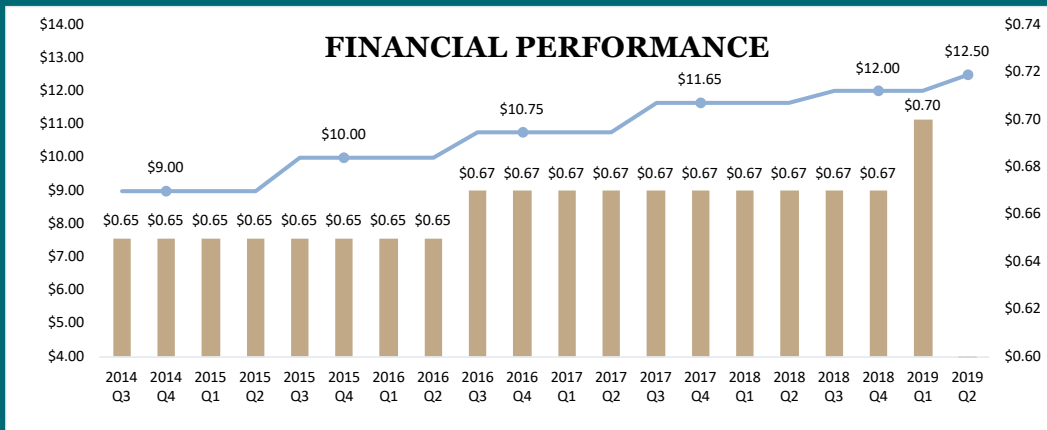
ISSUE 9
1st QUARTER | 2019

INVEST + PROTECT + GROW

ANNOUNCING...

SR Realty Trust's next offering of common stock will commence June 1st at \$12.50 per share. This represents a 4.2% increase over the most recent price of \$12.00/share. Historical share prices and dividends paid per share are listed in the graph below. Over the past five years the share price has increased 39%. A \$0.70 dividend was approved by the board for first quarter 2019, which is a 4.5% increase. Improving portfolio occupancy, strong operating results, and principal amortization are the primary drivers of both the higher dividend and the increased share price.

If you, or anyone you know, would like to learn more about this offering and/or consider making an investment, please reach out to Evan Richardson (erichardson@sr-re.com/612.359.5849) or Laura Hanneman (lhanneman@sr-re.com/612.305.7083) in the next few weeks.



THANK YOU

Thank you to our Nebraska partners for attending the Investor Appreciation dinner at Biaggi's in Omaha on May 14. We appreciate having you as an investor, as well as the trust and confidence you have placed in us. We look forward to a continued relationship.

SR REALTY TRUST PORTFOLIO SUMMARY

1st QUARTER | 2019

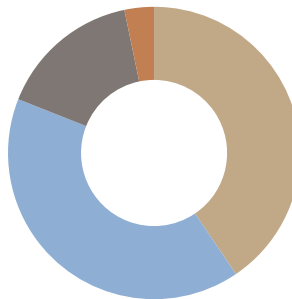
23 PROPERTIES | TOTAL SQUARE FEET **2,011,000**

2 JOINT VENTURE INVESTMENTS | **1** ACQUISITION
0 DISPOSITIONS

OCCUPANCY **96%** | **\$3,856,500** GROSS REVENUE 3 MONTHS ENDED 3/31/19

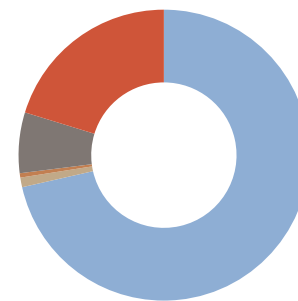
\$2,358,000 NOI - 3 MOS. ENDED 3/31/19 | **49%** LOAN-TO-VALUE

PORTFOLIO & INVESTMENT COMPOSITION
By Percentage of Gross Asset Value
Property Type



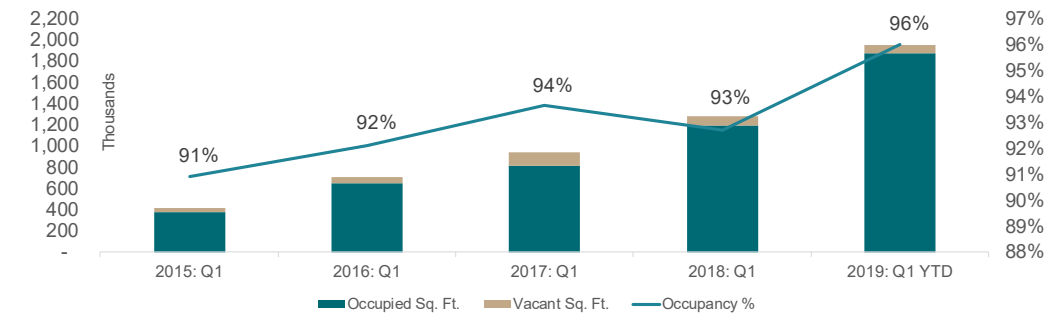
Industrial Office Retail Multi-Family

Geographic Breakout



Minneapolis Omaha Duluth Lincoln Kansas City

PORTFOLIO SIZE & OCCUPANCY
By Square Footage



VALUE & LOAN TO VALUE

