

GET TO KNOW - BRAD SCHAFER, CHAIRMAN/CEO



Get to Know is a new regular newsletter feature.

This quarter we will start with Brad Schafer, Schafer Richardson principal/founder and SR Realty Trust Chairman/CEO.

Q: Why was SR Realty Trust, Inc. founded?

A: We were looking for a better way for our existing investors to own real estate: more transparency, diversification and liquidity, and also a “better mousetrap” for new investors to participate in a low cost, diversified, income-oriented portfolio.

Q: Tell us about your typical work day.

A: Reviewing real estate investment opportunities, talking with partners and prospective partners, and constantly thinking about ways to make real estate investing work better.

Q: What is your motto or personal mantra?

A: Work hard, work smart, and work with empathy.

Q: What are three words you’d use to describe Schafer Richardson?

A: Fun, creative, honest.

Q: What do you do when you aren’t working?

A: My wife and I love going to our lake home; travel, especially Europe with its history, art and architecture. We are recent, passionate converts to golf and enjoy reading biographies and other non-fiction.

Q: What was your first paying job?

A: Walking Beans. This consisted of walking up and down a soybean field, 1/2 mile each way, in the hot July sun pulling weeds. To a 12 year old kid, finishing an average 80-acres, even with three or four others to help, it felt like climbing Mount Everest.

Q: What are you reading right now?

A: A biography about Napoleon. All the French words and phrases are hard for this Midwestern farm boy to grasp.

Client Name
Address
City, State Zip

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NEWS

update

ISSUE 16
4th QUARTER | 2020

INVEST + PROTECT + GROW

IRS TAX FORMS

It's that time of year again - income tax filing season.

Stockholders in SR Realty Trust, Inc. will receive a Form 1099 from Computershare in late February. It will be sent via US mail to the address on record and will be available to stockholders on their Investor Center account at www.Computershare.com.

Operating unit holders in SRRT Properties, LP will receive a Schedule K-1 (Form 1041). It will be mailed and emailed (if we have your email address) mid to late March.

Please contact Laura Hanneman (612-305-7083 or lhanneman@sr-re.com) if you have any questions about Form 1099 or Schedule K-1.

SAVE THE DATE



The Annual Shareholder's Meeting will be held on Tuesday, May 11, 2021, from 11:00 am to 12:00 pm.

At this time, we are unsure of the feasibility of holding an in-person event. Currently the plan is to hold a virtual event online, similar to the format held in 2020.

Please mark your calendars. More details to follow in the Annual Report and Proxy mailing, as well as via email.

SR REALTY TRUST PORTFOLIO SUMMARY

4TH QUARTER | 2020

28
PROPERTIES

TOTAL SQUARE FEET
2,683,000

7
JOINT VENTURE INVESTMENTS

0 ACQUISITIONS

1
DEVELOPMENTS*

OCCUPANCY
92%

\$17,338,000
GROSS REVENUE
12 mos. ended 12/31/20

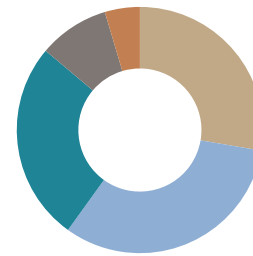
\$10,550,000
NOI
12 mos. ended 12/31/20

56%
LOAN-TO-VALUE

* Development project, Redwell, is not included in financial statistics.

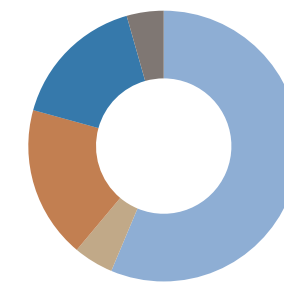
PORTFOLIO & INVESTMENT COMPOSITION By Percentage of Gross Asset Value

Property Type



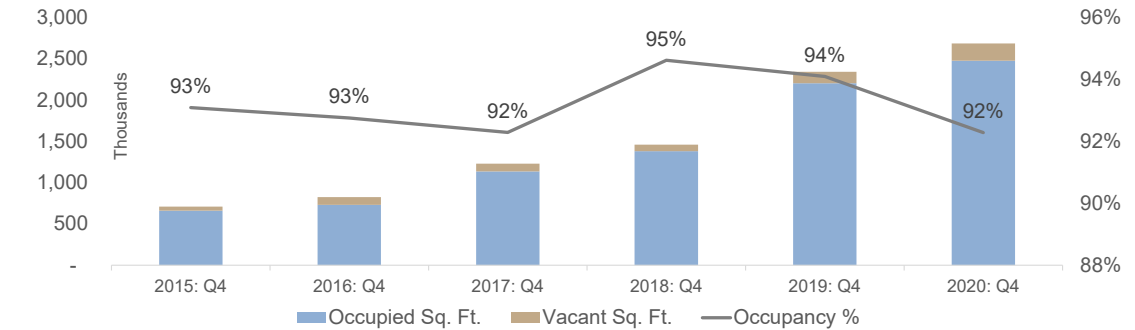
Industrial Office
Retail Single Tenant (NNN)
Multi-Family

Geographic Breakout



Minnesota Nebraska Missouri
Wisconsin Iowa

PORTFOLIO SIZE & OCCUPANCY By Square Footage



VALUE & LOAN-TO-VALUE

