

ANNOUNCING...

SR Realty Trust is pleased to announce two new offerings.

STOCK OFFERING

Commenced May 1st at \$14.75 per share. This represents a 9.26% increase over the most recent price of \$13.50 per share. Minimum investment is \$20,000.

NOTES PROGRAM

The Notes Program also commenced May 1st. Minimum investment is \$10,000. Terms and rates are as follows:

30 Day: 0.95%	1 Year: 2.50%
90 Day: 1.20%	3 Year: 3.00%
180 Day: 1.55%	5 Year: 3.85%
	10 Year: 4.40%

If you, or anyone you know, would like to learn more about these offerings and/or consider making an investment, please reach out to Laura Hanneman (lhanneman@sr-re.com | 612.305.7083) or Evan Richardson (erichardson@sr-re.com | 612.359.5849).



ANNUAL MEETING RECAP

The 2022 Annual Meeting for SR Realty Trust, Inc. and Symposium with Brian Beaulieu of ITR Economics was held in person and online on Tuesday, May 11, 2022. Highlights from the meeting:

Steven G. Norcutt was re-appointed and James W. Hansen was re-elected as directors, each for another three-year term. Baker Tilly Virchow Krause, LLP was re-appointed as the Company's independent registered public accounting firm.

A portfolio update was provided by Brad Schafer and Steve Norcutt, followed by the keynote speaker, Brian Beaulieu, CEO and Chief Economist of ITR Economics. A recording of the event is now available. Contact Laura Hanneman for a link to the recording (lhanneman@sr-re.com | 612.305.7083).

SR Realty Trust
900 North Third Street
Minneapolis, MN 55401

Client Name
Address
City, State Zip

 **SR REALTY TRUST**[®]
A Schafer Richardson Company
www.srrealitytrust.com

ISSUE 21
1st QUARTER | 2022

News Update

INVEST + PROTECT + GROW



 **SR REALTY TRUST**[®]
A Schafer Richardson Company

ACQUISITION



Property: THE BARNUM
1711 County Road E East
White Bear Lake, MN

Year Built: 2021

Developer: Schafer Richardson

Size: 192 units

Purchase Price: \$51,700,000

Acquired: February 22, 2022

On February 22, 2022, SRRT acquired The Barnum, a 192-unit market-rate apartment building located in White Bear Lake, a Saint Paul, Minnesota suburb. Developed by Schafer Richardson in 2021, the property features a fitness center, community room with kitchen and fireplace, yoga studio, resident-only speakeasy, game room with billiards table, dog wash and grooming room, heated underground parking, outdoor dog run and courtyard with outdoor swimming pool, grilling stations, and fire pit.

ANNUAL REPORT

The 2021 Annual Report's highlights include:

- Total annual shareholder return of 13.7%
- Record year for acquisitions totaling over 650,000 square feet of commercial space and 269 apartment units
- Acquired four industrial assets and three multifamily assets to better balance our portfolio
- Entered into a joint venture to develop two additional industrial properties totaling 50,000 square feet
- Net Operating Income (NOI) growth of 20.0%
- Increased our geographic diversification which reduced our share of Minneapolis assets as a percentage of our portfolio from 37.2% to 30.8%
- Year-end loan to market value of 54%



SR REALTY TRUST PORTFOLIO SUMMARY

1ST QUARTER | 2022

37
PROPERTIES

3,742,000
TOTAL SQUARE FEET

5
JOINT VENTURE INVESTMENTS

3 ACQUISITIONS

1 DEVELOPMENTS

OCCUPANCY
91%



\$5,757,000
GROSS REVENUE
3 MOS. ENDED 3/31/22

\$3,427,000
NET OPERATING INCOME
3 MOS. ENDED 3/31/22

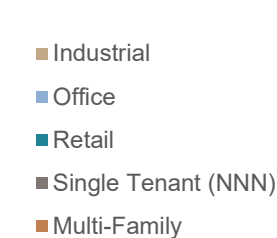
56%
LOAN-TO-VALUE



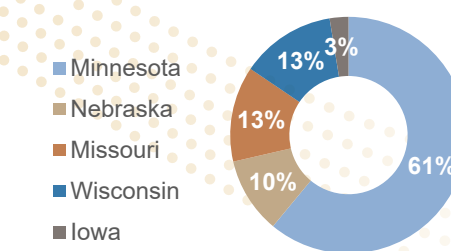
PORTFOLIO & INVESTMENT COMPOSITION

By Percentage of Gross Asset Value

PROPERTY TYPE

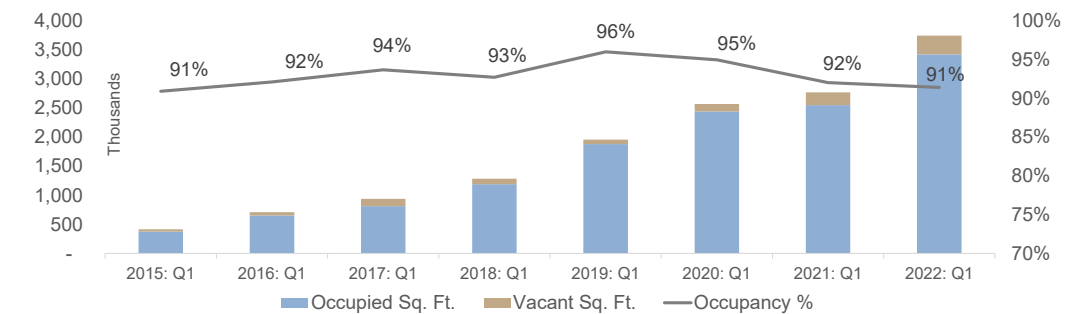


GEOGRAPHIC BREAKOUT

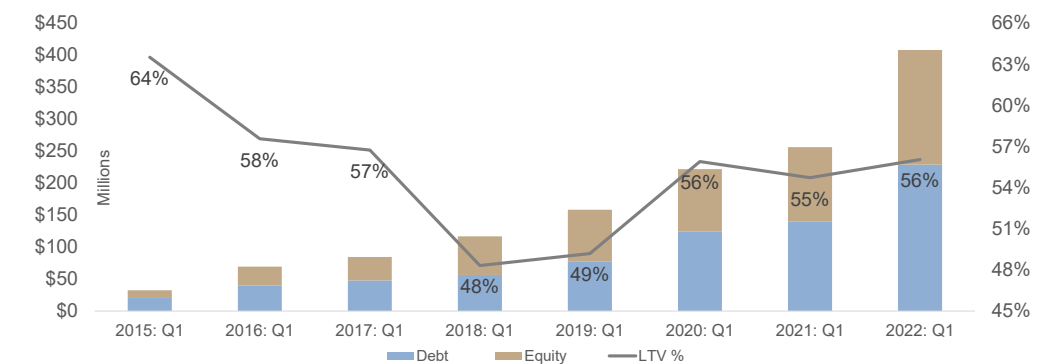


PORTFOLIO SIZE & OCCUPANCY

By Square Footage



VALUE & LOAN-TO-VALUE



DID YOU KNOW?

The 2021 Annual Report and audited financial statement is available online at www.srrealtytrust.com/news. Hard copies are available upon request.