

ONLINE ACCESS - Computershare



SR Realty Trust (SRRT) shareholders/unitholders have online access to their account through Computershare, SRRT's transfer agent.

The Investor Center on Computershare's website is accessed at www.computershare.com/investor. A short sign-up process is required.

Following are things you can do through Computershare's investor Center:

- View your portfolio or statements, tax info, or transaction history
- Update or edit your contact information such as mailing address, telephone number or email address
- Set up direct deposit for payment of dividends
- Elect to reinvest dividends

Sign-up today!

SAVE THE DATE!

The annual Shareholder's Meeting and Presentation will be held the morning of **Thursday, May 11, 2023**, at Mendakota Country Club. Please mark your calendars. More details to follow via email, as well as in the Annual Report and Proxy mailing.



SR Realty Trust
900 North Third Street
Minneapolis, MN 55401

Client Name
Address
City, State Zip



ISSUE 24
4th QUARTER | 2022

News Update

INVEST + PROTECT + GROW



ACQUISITION



Property: 905 Yankee Doodle Road
Eagan, MN

Type: Industrial

Year Built: 1970, 1980

Size: 360,000 square feet

Tenancy: Single-tenant

Acquired: February 2023

SR Realty Trust, Inc. purchased a 100% leased industrial property at 905 Yankee Doodle Road in Eagan, Minnesota. The property is a 360,000 square foot property and sits on a 17+ acre site. The rail served office/warehouse building has 29 dock doors and one drive-in door.

This is SR Realty Trust's 16th industrial acquisition and fourth Eagan asset in its 42 property portfolio.

ACQUISITION

Property: HILLSIDE CROSSING
19232 Evans Street
Elk River, MN

Type: Retail and Office

Year Built: 1996

Size: Retail: 25,000 square feet
Office: 18,000 square feet

Tenancy: Multi-tenant

Acquired: December 2022



Hillside Crossing was contributed to SR Realty Trust through an UPREIT transaction in December. The property consists of two buildings; a 25,000 square foot retail property with 10 tenants at 100% occupancy and an 18,000 square foot office property with 15 tenant suites at 96% occupancy. Select retail tenants include Sammy's Pizza and Dawn of Discovery Daycare.

SR REALTY TRUST PORTFOLIO SUMMARY

4TH QUARTER | 2022



4,119,000



OCCUPANCY
94%



24,271,000
GROSS REVENUE
12 MOS. ENDED 12/31/22

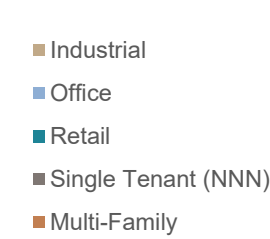
\$14,083,000
NET OPERATING INCOME
12 MOS. ENDED 12/31/22

56%
LOAN-TO-VALUE

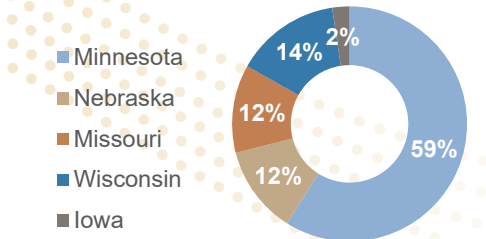
PORTFOLIO & INVESTMENT COMPOSITION

By Percentage of Gross Asset Value

PROPERTY TYPE

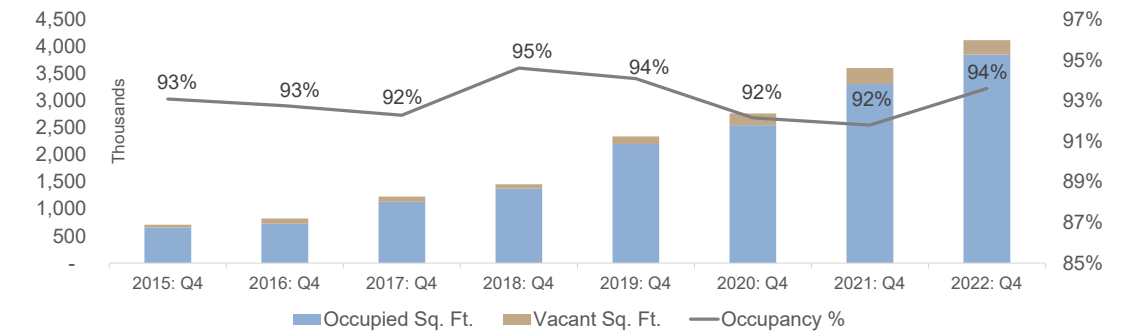


GEOGRAPHIC BREAKOUT

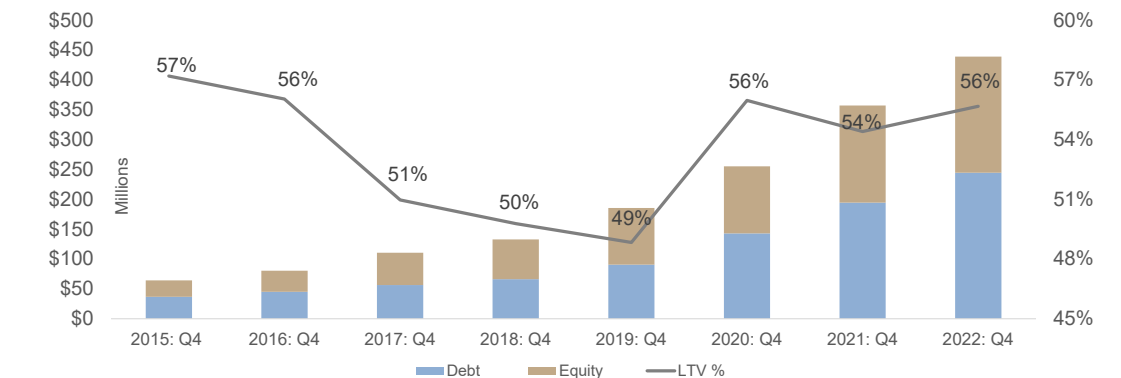


PORTFOLIO SIZE & OCCUPANCY

By Square Footage



VALUE & LOAN-TO-VALUE



DID YOU KNOW?

SR Realty Trust is offering shares at \$14.75 to both new and existing accredited investors. Please contact Laura Hanneman at 612.305.7083 or lhanneman@sr-re.com with questions or to request a subscription agreement.