Navigating Today's Real Estate Environment

Commercial real estate continues to navigate a period of transition, with elevated interest rates and evolving market conditions influencing investment activity and asset valuations. During this time, the strength of a portfolio is demonstrated through disciplined management, strong tenant relationships, and a focus on long-term value creation. SR Realty Trust remains committed to proactively managing our assets, increasing occupancy, and implementing strategies that support the continued performance and stability of our portfolio.

As we look toward future growth, we continue to evaluate opportunities in attractive Midwest markets that offer strong economic fundamentals, favorable business environments, and the potential to acquire quality real estate at compelling values. Our disciplined approach focuses on identifying markets and investments where tenant demand, asset quality, and long-term growth opportunities align to create meaningful value for our investors.

Embracing Innovation Through AI

As technology continues to evolve, SR Realty Trust is actively exploring opportunities to leverage artificial intelligence (AI) to enhance our operations, improve efficiency, and better serve our investors, tenants, and partners. We have formed an internal AI committee focused on evaluating practical applications, establishing responsible guidelines, and identifying ways this technology can support our long-term business strategy. Our goal is not simply to adopt new tools, but to thoughtfully integrate AI where it can create meaningful value, strengthen decision-making, and enhance the way we operate.

SR Realty Trust
901 North Third Street, #100
Minneapolis, MN 55401

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www.srrealtytrust.com

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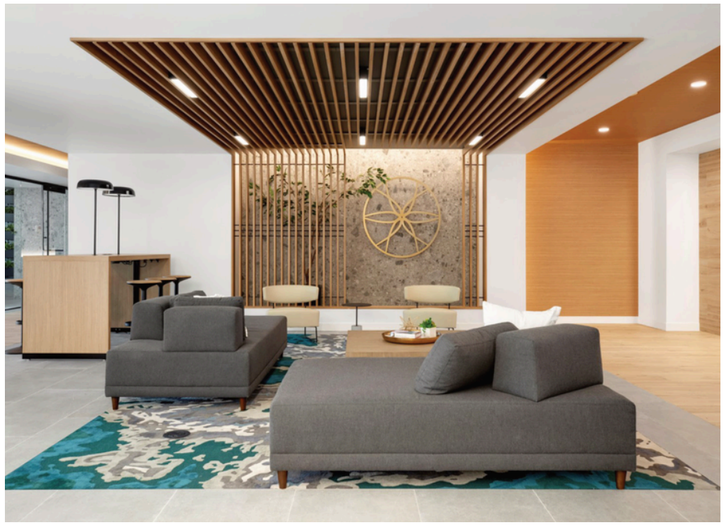


News Update

ISSUE 35

AUGUST 2026

Welcome to the Team

Abby Reider
Investor Relations Associate

Abby joined SR Realty Trust in June on the Capital Markets team. In this role, Abby helps create an exceptional experience for both current and prospective investors. She maintains the investor database, coordinates and plans investor events, and supports ongoing investor engagement through thoughtful communications, campaigns, and investor materials.
Abby brings a background in digital marketing and client engagement to her role. Most recently, she worked at Digible, a Colorado-based marketing agency, where she led digital marketing strategy and performance for their client, Greystar, within the multifamily real estate space. This experience gave her a strong foundation in client relationship management, data-driven communication, and building systems that scale. Abby earned her Bachelor's degree in Strategic Communications from the University of Denver.

Save The Date

Please mark your calendar for our upcoming Investor Appreciation Events: **October 8th in Minneapolis** and **October 22nd in Omaha**. We look forward to sharing an evening of conversation, connection, and gratitude. Be on the lookout for the formal invitation.

Tenant Retention Remains Strong

During the second quarter of 2026, 17 leases totaling 18,237 square feet were executed across the SR Realty Trust portfolio. Sixteen of those leases were renewals, reflecting our strong tenant retention and ongoing commitment to delivering exceptional customer service and long-term value. In addition, one new lease was signed for 1,897 square feet, supporting occupancy growth across the portfolio.

SR Realty Trust Portfolio Summary

2ND QUARTER | 2026

$572 MILLION
Portfolio Value[1]

50
Properties

58%
Loan to Value

4
Development Joint Venture Investments

5.7MILLION
Total Square Feet

$25,835,041
GROSS REVENUE 6 MOS. ENDED 6/30/26

$13,424,368
NET OPERATING INCOME 6 MOS. ENDED 6/30/26

NOTES:

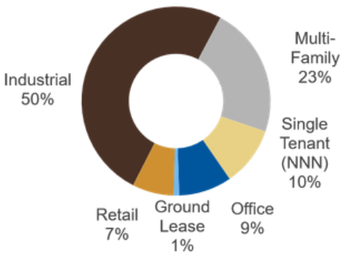
(1) Portfolio value includes both owned and managed assets.

Net Operating Income (NOI) presented herein is a non-GAAP measure. Operating Income in the comparable periods' financial statements (audited or unaudited) is presented in accordance with GAAP and is not directly comparable.

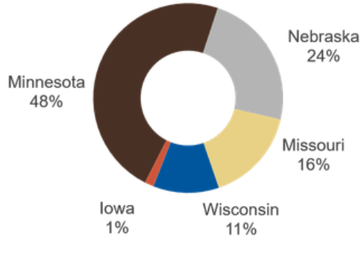
Portfolio & Investment Composition

By Percentage of Gross Asset Value

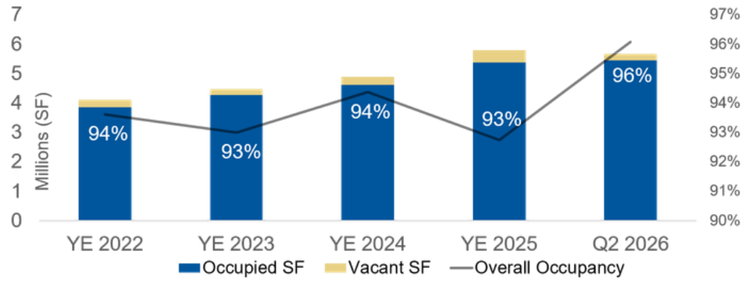
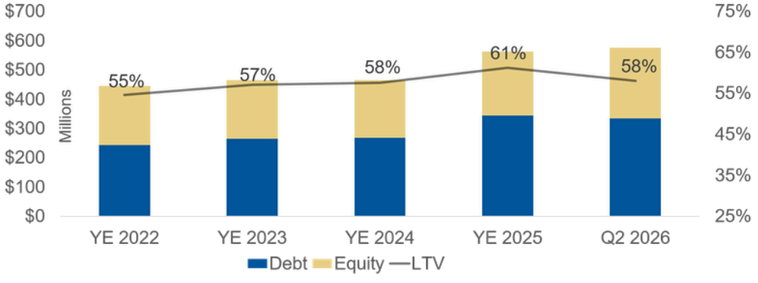
Property Type
(by market value)



Geographic Breakout
(by market value)



Portfolio Size & Occupancy
By Square Footage



Value & Loan-to-Value