

For Immediate Release

**Sterling Multifamily Trust Announces
Dividend and Distribution**

Company Release – June 26, 2020

FARGO, NORTH DAKOTA – Sterling Multifamily Trust’s Board of Trustees met on June 25, 2020 and declared its 70th consecutive quarterly dividend of \$0.2646875 per share payable on July 15, 2020 to shareholders of record at the close of business June 30, 2020. This dividend represents a 5.5% annual yield given the current share price of \$19.25 per share.

Also on June 25, 2020, Sterling’s Board of Trustees, acting as General Partner of Sterling Multifamily Properties, LLLP, declared its 69th consecutive quarterly distribution of \$0.2646875 per unit payable on July 15, 2020 to Limited Partnership unitholders of record at the close of business June 30, 2020. This distribution represents a 5.5% annual yield given the current unit price of \$19.25 per share.

ABOUT STERLING MULTIFAMILY TRUST

Sterling Multifamily Trust is a registered, but unincorporated business trust formed in North Dakota to invest in primarily multifamily dwellings. The Trust operates as an Umbrella Partnership Real Estate Investment Trust, and holds all of its assets through Sterling Multifamily Properties, LLLP, which the Trust controls as General Partner. For more company information, visit our website at www.sretrust.com or www.sec.gov.

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