

A low-angle, upward-looking photograph of several modern skyscrapers with glass facades, reaching towards a blue sky with scattered white clouds. In the foreground, the green foliage of trees is visible, partially obscuring the lower parts of the buildings. The overall image has a slightly desaturated, professional feel.

2023 Annual Meeting

 **streitwise**

1st Streit Office Inc.



2023 Highlights

Corporate Updates

Team Additions

During 2023, the Manager of Streitwise made strategic hires to build our acquisitions team including adding Gregory Rollman, Managing Director of Acquisitions and Jonathan Etra, Vice President - Acquisitions.



Gregory Rollman
Managing Director
of Acquisitions

Board of Director

In September 2023, Greg Rollman was appointed to the Board of Directors to replace Eliot Bencuya who served on the Board since the REIT's inception. Greg will serve out the remaining term through 2024 when he is up for re-election.



Jonathan Etra
Vice President
Acquisitions

New Office

We are moving our offices to Beverly Hills, CA. This new office will be larger than the current Brentwood office with more room for team member expansion.



Portfolio

Asset Management

PORTFOLIO ASSETS

Property Name	Location	Size (SF)	Leased	WALT
Streitwise Plaza I	St. Louis, MO	116,277	100%	0.58
Streitwise Plaza II	St. Louis, MO	119,301	81%	2.58
Streitwise Plaza IV	St. Louis, MO	61,776	84%	4.42
Allied Solutions Building	Carmel, IN	142,147	100%	6.85
Midtown III	Carmel, IN	77,248	100%	7.03
		516,749	92%	4.05

TOP 10 TENANTS BY SIZE

Tenant Name	Industry	Property Name	Location	Lease Exp.	% (by sf)
Panera Bread	Restaurants	Streitwise Plaza I	St Louis, MO	4/2024	22.5%
Allied Solutions	Life Insurance	Allied Solutions Building	Carmel, IN	11/2030	20.9%
MJ Insurance	Insurance Agency	Midtown III	Carmel, IN	7/2029	7.3%
New Balance	Apparel, Footwear	Streitwise Plaza II	St Louis, MO	4/2028	5.9%
Serendipity Office Labs	Professional Services	Midtown III	Carmel, IN	9/2034	4.3%
FC Tucker Company	Real Estate Services	Allied Solutions Building	Carmel, IN	11/2029	3.1%
Spartan Light Metal Products	Industrial Machinery	Streitwise Plaza IV	St Louis, MO	5/2028	2.6%
Regus	Professional Services	Streitwise Plaza II	St Louis, MO	9/2024	2.5%
Sunstar Insurance Group	Insurance Services	Streitwise Plaza II	St Louis, MO	1/2025	2.5%
Kadean Construction	Construction	Streitwise Plaza IV	St Louis, MO	10/2030	2.5%

Midtown III – Carmel, IN



The success we've experienced with the Allied building influenced our decision to increase our exposure to the Carmel market by purchasing Midtown III.

Midtown III is 100% leased, bolstered by a 7.0-year weighted average lease term. Long-term, in-place leases provide a steady and predictable income stream and reduce volatility.

We believe Midtown III and the Allied Solutions Building to be two of the best office buildings in the Indianapolis MSA, if not the state of Indiana.



Midtown III Deal:

Size: 77,248 sf

Type: Class A Office

Location: Carmel, IN

Leverage: None

WALT: 7.0 years

Allied Solutions Building – Carmel, IN



- Allied Solutions is 100% occupied with 6.85 years of weighted average lease term remaining.
- Ground-floor retail tenants Java House Coffee, Renova Aesthetics, Penn & Beech, and Fork+Ale continue to perform well in this high-foot traffic area of Midtown Carmel.
- Demand for this microlocation that neighbors Midtown Plaza has only strengthened over time.
- Lease extension signed with Fork + Ale to August 2034.



Streitwise Plaza (Building I, II, IV) – St. Louis, MO



Panera Bread will be vacating the Streitwise Plaza I building when lease expires in April 2024.

Executed the following new leases:

- Archer & Lassa to 12/31/2028 (Building IV) – 3,112 sf
- Dirxion to 3/31/2031 (IV) – 4,638 sf
- Kadean to 9/30/2030 (IV) – 12,778 sf
- FP&S to 5/31/2029 (IV) – 4,440 sf
- Edward Jones #240 to 8/31/2018 (IV) – 997 sf



Executed the following lease extensions:

- New Balance to 3/31/2028 (II) – 30,589 sf
- Sunstar to 1/31/2025 (II) – 12,850 sf
- Edward Jones #130 to 5/31/2029 (IV) – 1,348 sf
- Edward Jones #380 to 6/30/2034 (IV) – 1,240 sf





Market

Indianapolis Commercial Real Estate Market



MARKET STATISTICS

SUBMARKET	INVENTORY (SF)	SUBLET VACANT (SF)	DIRECT VACANT (SF)	OVERALL VACANCY RATE	CURRENT QTR OVERALL NET ABSORPTION	YTD OVERALL ABSORPTION (SF)	YTD LEASING ACTIVITY (SF)	UNDER CNSTR (SF)	OVERALL AVG ASKING RENT (ALL CLASSES)*	OVERALL AVG ASKING RENT (CLASS A)*
Downtown	11,704,610	223,026	2,338,304	21.9%	-89,785	-132,502	190,789	94,266	\$23.48	\$25.38
Midtown	1,897,304	0	348,019	18.3%	10,994	17,738	45,928	0	\$15.90	N/A
East	509,446	24,240	27,961	10.2%	2,697	-16,831	10,180	0	\$14.71	N/A
Fishers	2,644,748	68,947	572,610	24.3%	-98,314	-18,377	73,714	0	\$21.85	\$23.67
Keystone	4,106,618	117,052	855,233	23.7%	29,038	-99,301	189,304	0	\$25.18	\$26.03
North/Carmel	8,188,629	118,442	1,437,302	19.0%	-48,224	-83,465	405,749	85,952	\$23.27	\$25.45
Northeast	3,237,224	31,753	764,952	24.6%	-92,849	-101,017	94,531	0	\$18.91	\$21.16
Northwest	3,984,108	331,482	760,589	27.4%	70,001	-252,027	187,783	0	\$18.09	\$19.90
South	1,431,040	0	159,169	11.1%	-4,564	-15,661	39,297	0	\$18.14	\$21.56
West	1,875,495	31,404	515,604	29.2%	-25,476	-52,100	105,906	0	\$15.84	\$16.49
Class A	19,531,792	616,777	4,066,757	24.0%	-235,490	-428,175	771,760	180,218	\$24.19	
Class B	16,382,776	329,569	3,400,974	22.8%	-50,677	-356,952	492,575	0	\$18.48	
Class C	3,664,654	0	312,012	8.5%	39,685	24,434	78,846	0	\$17.22	
TOTAL	39,579,222	946,346	7,779,743	22.0%	-246,482	-753,543	1,343,181	180,218	\$21.42	\$24.19

*Rental rates reflect full service asking



Why Invest in Carmel?

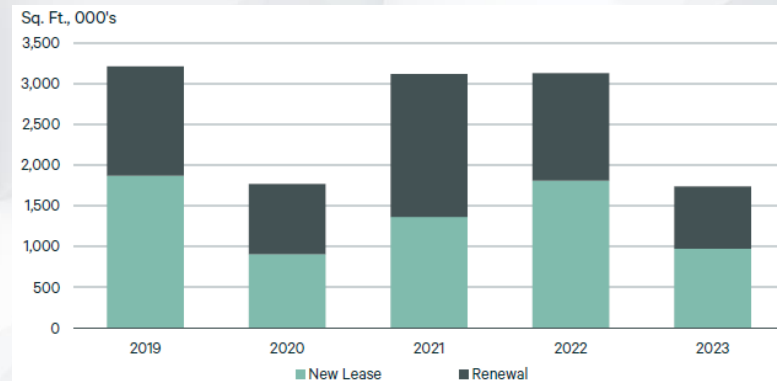
Why Invest in Carmel?



St. Louis Commercial Real Estate Market

FIGURE 6: Submarket Statistics

	# Buildings	Rentable Area (SF)	Total Vacancy Rate	Total Availability Rate	Direct Availability	Sublease Availability	Q3 2023 Net Absorption	YTD Absorption	Avg. Asking Lease Rate
Downtown	87	12,958,194	20.9%	27.1%	24.1%	3.0%	(292,525)	(557,878)	\$19.16
A	29	8,557,058	22.9%	28.0%	26.0%	2.0%	(167,964)	(341,395)	\$20.48
B	47	3,755,180	17.4%	26.2%	20.6%	5.6%	(82,161)	(162,406)	\$16.26
C	11	645,956	15.1%	19.1%	19.1%	0.0%	(42,400)	(54,077)	\$13.43
Metro East	154	3,690,175	6.5%	8.1%	7.4%	0.7%	171	5,179	\$16.87
A	14	556,988	12.4%	12.4%	11.2%	1.2%	7,888	11,666	\$24.35
B	75	1,878,848	6.4%	9.4%	8.4%	1.0%	(7,717)	(1,123)	\$14.56
C	65	1,254,339	4.0%	4.2%	4.2%	0.0%	0	(5,346)	\$13.81
Mid County	93	9,230,152	14.2%	19.8%	19.0%	0.8%	(37,982)	82,269	\$29.07
A	27	5,537,330	15.7%	22.1%	21.1%	1.0%	3,403	128,764	\$31.67
B	49	2,927,983	12.9%	18.0%	17.6%	0.4%	(42,735)	(49,013)	\$23.85
C	17	764,839	9.0%	10.9%	9.6%	1.3%	1,350	2,518	\$22.03
North County	51	5,610,769	14.4%	28.3%	18.7%	9.6%	194,911	282,801	\$18.24
A	19	3,167,633	16.0%	37.0%	22.6%	14.4%	194,911	267,700	\$20.13
B	19	2,036,055	14.6%	20.2%	16.2%	4.0%	0	(10,344)	\$14.19
C	13	407,081	0.7%	1.2%	0.8%	0.4%	0	30,445	\$14.00
South County	44	2,756,132	10.2%	15.1%	10.4%	4.7%	(19,022)	(6,179)	\$37.36
A	12	1,303,010	14.6%	24.2%	15.7%	8.5%	(9,331)	6,966	\$40.91
B	22	861,007	8.4%	9.4%	7.2%	2.2%	(9,691)	(5,533)	\$22.42
C	10	592,115	3.2%	3.2%	3.2%	0.0%	0	(7,612)	\$18.50
St. Charles County	66	2,501,834	11.3%	12.6%	11.1%	1.5%	(2,839)	(29,967)	\$19.11
A	17	1,399,311	16.6%	17.4%	14.8%	2.6%	(2,839)	(42,496)	\$19.73
B	43	1,027,822	4.3%	6.7%	6.7%	0.0%	0	11,727	\$17.44
C	6	74,701	5.8%	3.0%	3.0%	0.0%	0	802	\$13.79
West County	237	15,992,812	17.8%	28.7%	22.9%	5.9%	(229,983)	(547,289)	\$24.14
A	84	9,373,867	19.6%	32.9%	25.4%	7.5%	(143,791)	(467,458)	\$26.29
B	126	5,948,841	15.7%	23.7%	19.7%	4.0%	(39,720)	(45,444)	\$20.15
C	27	670,104	12.1%	14.8%	14.8%	0.0%	(46,472)	(34,387)	\$18.94
St. Louis Metro	731	52,740,068	15.5%	23.6%	19.6%	4.0%	(393,749)	(771,064)	\$22.86
A	198	29,895,197	18.3%	28.4%	23.3%	5.1%	(143,791)	(441,253)	\$24.92
B	384	18,435,736	12.9%	19.8%	16.7%	3.1%	(39,720)	(262,136)	\$18.76
C	149	4,409,135	7.1%	8.7%	8.5%	0.3%	(46,472)	(67,675)	\$17.03



Source: CBRE Research, Q3 2023.

Market Conditions

Secured **long-term, fixed-rate** financing significantly below current market rates.

- Streitwise Plaza: 4.4% fixed rate until June 2027.
- Allied Building: 4.5% fixed rate until February 2029.
- Midtown III: Unlevered.

Strategic Advantage: These competitive fixed-rate loans are valuable assets, providing stability in a high-interest environment.

Conservative loan-to-value ratio: 42%.

A conservative loan-to-value (LTV) ratio indicates a significant equity cushion, which reduces the risk of loan default and provides more stability to lenders and investors during economic volatility.



Investor Portal



- To login to your Streitwise account go to streitwise.com and click the “Login” button. Your login is now through Securitize transfer agent.
- Add ACH direct deposit instructions to receive your quarterly dividend and redemption funds. We aim to phase out checks by the end of 2024.
- Any Securitize login/account issues: Contact Account Support at investorsupport@securitize.io.

Redemptions

Holding Period from Date of Purchase	Redemption Price
Less than 1 year	No redemption allowed
1 year until 2 years	90.0% of NAV
2 years until 3 years	92.5% of NAV
3 years until 4 years	95.0% of NAV
4 years until 5 years	97.5% of NAV
5 years of more	100% of NAV
In the event of a stockholder's death or complete disability	100% of NAV

Note: For more details about the Shareholder Redemption Plan, please see streitwise.com/oc and go to Stockholder Redemption Plan.

- Redemption payments are made once per quarter at the end of each quarter.
- Requests can be made until the last day of February/May/August/November to qualify for that quarter's redemption. Contact us directly at equity@streitwise.com or streitwise.com/sell-shares.
- Shares are currently being redeemed on a pro-rata basis and may take several quarters to fully redeem your shares.



Questions