

Events

New Acquisition: Dakota REIT expands presence in the Twin Cities market

Dakota REIT announces the acquisition of a STNL (Single Tenant Net Lease) with DSG as the tenant. The property in Otsego, Minnesota is a 30,080 SF single-tenant, industrial facility with over 6 acres of outside storage. "Industrial is one of Dakota REIT's key targeted asset classes looking to 2026 and beyond, additionally this acquisition allows us to further diversify our tenant mix in the Twin Cities market" said Dakota REIT CEO and President Matt Pedersen



DSG  
30,080 SF Industrial

"We are pleased to increase our investment in industrial properties in the Twin Cities of Minneapolis and St. Paul. Dakota REIT will continue to look for future opportunities to expand this product type within our key markets" shares Matt Pedersen, Dakota REIT CEO and President. This acquisition was a strategic target for Dakota REIT working directly with Interstate Development, the Seller. This property was purchased off market and with a long-term lease in place. "Recently, DSG signed a 15-year lease for this property. We are focused on long term stable income producing properties." said Peter Tanis, Chief Investment Officer of Dakota REIT.

Upcoming Shareholder Event

*Save the Date*  
Please join us for our Annual Shareholder Meeting  
**Tuesday, June 16, 2026**  
Check-in: 11:30 am to 12:00 pm  
Meeting: 12:00 pm followed by lunch  
Hilton Garden Inn Fargo  
4351 17th Avenue South, Fargo, ND  
Rooms: Orchid, Rose and Lily  
*Formal invitation and additional details to follow*



Invest. Protect. Diversify. Grow.

**721 UPREIT EXCHANGE**  
Tax Deferred Strategy for Real Estate Investors

A 721 exchange (similar to a 1031) is a powerful financial tool to defer capital gains tax by property owners contributing real property in exchange for interests in an operating partnership of a real estate investment trust (REIT) structured as an umbrella partnership real estate investment trust, or UPREIT.

Pre-qualify your property at: [dakotareit.com/721](http://dakotareit.com/721)



Q1 2026 Fact Sheet & Distribution Notice

Unaudited data as of December 31, 2025

Quarterly Summary

Dear Dakota REIT Shareholders and Limited Partners,

Dakota REIT is enhancing our shareholder communication in 2026. Our goal is simple: to keep you informed, connected, and engaged in how your investment is growing. Beginning this quarter, you can expect to receive a quarterly report packed with financial highlights, portfolio updates, and a behind-the-scenes look at what's happening across our properties – delivered in a mailer just like this one. There's a lot happening – and we're glad you're part of it.

**Stability and Discipline Set the Stage for Future Shareholder Value:** The continued strength of our portfolio allowed us to maintain our \$19.00 share price in 2025 while delivering an attractive 5.16% distribution yield. While we understand shareholders are eager to see share price growth, our priority remains building long-term value through disciplined portfolio management. We anticipate positioning the portfolio for future performance as a result of large commercial leases recently executed or reaching rent commencement, strong residential operations and a couple of dispositions should substantiate continued increases in share value.

Our trustees believe firmly in maintaining the stability and reliability of our distributions. Our two-year average annual return stands at 8.05% factoring in distributions and share price increases in 2024 and 2025. Throughout Dakota REIT's 28-year history, there have been periods where share value remained steady while the portfolio was enhanced to support the next phase of growth. This disciplined approach has allowed us to successfully navigate multiple economic cycles and safeguard shareholder capital.

Since inception, we have achieved an 11.43% Compounded Return with distributions reinvested compared to 5.83% and 9.17% for the FTSE NAREIT Index and S&P 500, respectively.

Portfolio Summary

Invested Assets at Cost	\$950,634,899
Leverage Ratio	53.34%
Weighted Avg Interest Rate	4.47%
Total Number of Properties	86
Commercial Square Feet	2,740,957
Multifamily Units	4,905
Annual Distribution Yield	5.16%
28 Year Compounded Return*	11.43%

\*As of December 31, 2025

A \$100,000 investment at inception is now worth \$2,071,000, equating to a 2,071% Total Return.

**2025 Results:** In 2025, we raised approximately \$25 million in new capital and completed \$97.5 million in acquisitions, expanding our multifamily portfolio and strengthening long-term cash flow. In Q4 2025, Dakota REIT acquired a 30,000 SF single-tenant industrial asset located in Otsego, MN leased to DSG (Dakota Supply Group). This acquisition allows us to further diversify our tenant mix in the Twin Cities market.

Operationally, rental income increased 10.2%, net operating income increased 12.4%, same-asset net operating income increased 3.3%, and AFFO per Share increased to \$1.32 in 2025. Dakota REIT continues to create shareholder value through conservative leverage, active asset management, and a diversified investment strategy designed to deliver stable income and long-term growth.

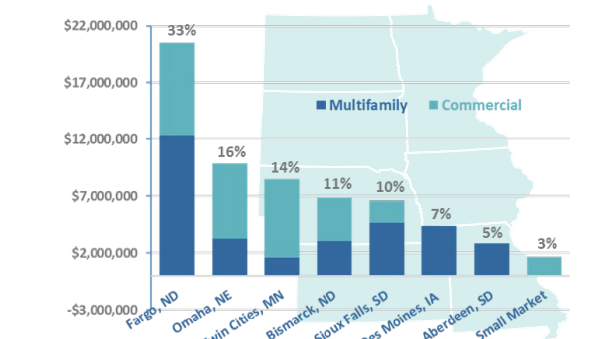
**Q1 2026 Distribution:** Quarterly account statements are provided separately from this update and are available through the shareholder portal. Based on your current election, your distribution will be processed as follows. Your distribution election will continue each quarter unless you notify us in writing at least eight (8) days prior to quarter-end to request a change.

Cash Distribution Participants:

- ACH Direct Deposit: Funds will be deposited into your bank account on file according to your authorization.
- Check: Mailed separately from your quarterly statement. We encourage you to enroll in ACH Direct Deposit to avoid Continued on next page...mailing delays.

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Geographic Location by Net Operating Income (YTD)



## Quarterly Summary (continued)

Distribution Reinvestment Plan (DRIP/DIP) Participants: Your distribution has been used to purchase additional shares/units of Dakota REIT at the discounted price of \$18.05 per share/unit, which represents 95% of the March 31, 2026 share price of \$19.00. A copy of the DRIP/DIP policy is available at [www.dakotareit.com](http://www.dakotareit.com) under the shareholder portal tab.

**Grow With Us - Now is a Great Time to Add to Your Investment:** For existing shareholders, increasing your investment allows you to participate directly in the next phase of Dakota REIT's growth as we execute on new acquisitions, enhance property performance, and position the portfolio for future share value appreciation. Additional investments provide the opportunity to compound returns through continued distributions while benefiting from the long-term value created by a strengthened and expanding real estate portfolio.

For new investors, this is an opportunity to join a stable, income-producing real estate investment with a 28-year history of protecting and building shareholder value across multiple economic cycles. Dakota REIT's disciplined approach, conservative leverage, and focus on high-quality assets are designed to deliver dependable income today while creating the long-term growth and appreciation.

### Diversification

Total Asset Mix at Cost	
Multifamily	51%
Retail	14%
Industrial/Flex	10%
Office	8%
Grocery-Anchored Shopping	6%
55+ Multifamily	5%
Power-Centered Shopping	4%
Mixed-Use	2%
<b>Grand Total</b>	<b>\$950,634,899</b>

56% Residential    44% Commercial

Whether you are adding to an existing account or investing for the first time, you are partnering with a team committed to stability, transparency, and long-term results. Contacts for more information:

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Lisa Bontje  
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**In Closing:** We are excited about the future and remain committed to protecting and enhancing your investment. With the dedication of our Trustees, management teams, and Advisor, Dakota REIT is steadfast in its commitment to provide long-term stability and strong returns for our shareholders.

Thank you for your continued trust and partnership.

Regards,



Matt Pedersen  
President & CEO, Dakota REIT

### Commercial Tenant Mix by Annualized Base Rent

Retail (Discount, National, Specialty)	19%	\$6.13M
Leisure & Restaurants	17%	\$5.28M
Health & Wellness	12%	\$3.60M
Wholesale Trade, Transportation & Utilities	10%	\$3.16M
Grocery	8%	\$2.35M
Finance, Insurance & Real Estate	7%	\$2.01M
Government	6%	\$2.00M
Life Science	6%	\$1.99M
Research and Development	4%	\$1.20M
Agriculture & Construction	3%	\$1.01M
Information Technology	3%	\$997K
Professional & Business Services	3%	\$988K
Other Services	2%	\$749K

## Quarterly Summary (continued)

Summary Balance Sheet (unaudited)		
	12/31/2025	12/31/2024
Real estate investments	\$ 939,624,099	\$ 837,631,997
Accumulated depreciation	(169,757,459)	(150,970,439)
Cash and restricted deposits	26,370,549	21,400,238
Receivables	18,270,425	19,175,091
Other assets	22,391,971	22,836,511
<b>Total assets</b>	<b>\$ 836,899,585</b>	<b>\$ 750,073,398</b>
Notes payable, net	\$ 533,545,824	\$ 470,222,708
Lines of credit	26,749,212	10,850,000
Other liabilities	27,503,079	25,666,458
Shareholders' equity	249,101,470	243,334,232
<b>Total liabilities and shareholders' equity</b>	<b>\$ 836,899,585</b>	<b>\$ 750,073,398</b>

Statement of Operations Highlights (unaudited)		
	12/31/2025 YTD	12/31/2024 YTD
Rental revenue and other income	\$ 108,877,605	\$ 98,508,425
Net operating income	\$ 58,960,577	\$ 52,467,008
Adjusted funds from operations (AFFO)	\$ 34,251,965	\$ 31,470,884
AFFO per share YTD	\$ 1.32	\$ 1.31
Weighted average shares/units outstanding	26,029,346	24,084,814

### Lease Maturity and Laddering

Year	Number of Leases Expiring	% of Leased SF
2026	62	9%
2027	81	13%
2028	52	12%
2029	47	17%
2030	49	12%
Thereafter	83	37%
MTM	2	<1%
<b>Grand Total</b>	<b>376</b>	<b>100%</b>

### Debt Maturities (unaudited)

Year	Loan Maturity	Rate
2026	\$75,000,606	3.75%
2027	\$100,285,612	4.92%
2028	\$28,743,165	4.93%
2029	\$79,077,565	5.13%
2030	\$87,875,572	4.61%
Thereafter	\$174,384,554	3.96%

## Offering Summary

	Class I	Class A	Class B	UPREIT
Structure	Private, non-traded, perpetual life REIT			Limited Partnership
Recommended Hold	10 years or longer			
Investment Strategy	<ul style="list-style-type: none"> <li>Diversified - Core</li> <li>Long-term hold producing &gt;7% cash on cash returns</li> <li>Diversified across Multifamily, Industrial/Flex, Grocery-Anchored Shopping</li> <li>Geographically focused in Midwest growth cities.</li> </ul>			
Leverage	Modest: 55% - 65% Leverage Ratio			
Availability	Through fee based (wrap) programs, certain registered investment advisors, family offices, and other institutional and fiduciary accounts	Through transactional/brokerage		Direct from REIT 1031 and/or 721 Exchange
Selling Commissions	None	3% to 6%		2% up to \$3,000,000 of contributed equity and 1% thereafter
Offering Price 3/1/24	\$19.00	B/D \$20.14 (includes Selling Commissions)		\$19.00
Minimum Initial Investment	\$250,000	\$50,000 (net of commissions)	\$25,000 (net of commissions)	\$500,000
Capital Call Features	Purchases of Class A and Class I Shares may be subject to a "capital call basis" involving Dakota REIT requesting funding within not more than five months of the acceptance of the subscription with the payment to be made within thirty days of the notice for funding. The call may be made in one or more installments; however, there can be no assurance that a call will be made.			
Distributions	Quarterly (not guaranteed, subject to board approval)			
Distributions Reinvestment Plan	5% discount off current NAV (\$18.05)			
Exit	Dakota REIT is a perpetual life REIT with no defined exit. The permanent capital structure is a stabilizing and shareholder friendly principle based on family, multi-generational real estate ownership model.			
Liquidity	<ul style="list-style-type: none"> <li>After an initial one year required holding period, shareholders may request repurchases of their shares up to either \$250,000 or 25% of their share balance, whichever is larger, within a rolling 12-month period.</li> <li>Share repurchases are approved each quarter by the Board of Trustees and limited to: 50% of the Distribution Reinvestment value for that quarter plus 100% of the share sales for that quarter.</li> <li>The majority of the Trust's assets will consist of properties that cannot generally be liquidated quickly. The repurchase plan is subject to certain other conditions, limitations and to modification or suspension by board of trustees</li> </ul>			
Repurchase Fee (Effective 1/1/2023)	Years 1-5 = 10% Years 6-10 = 5% Years 10+ = lesser of \$3,000 or 5%	Years 1-5 = 10% Years 5+ = 5%		
Voting Rights	Yes (1/1)	Yes (1/1)	No	No
Tax Reporting	Form 1099-DIV			Form 1065-K1
Advisor	Dakota REIT Management, LLC			
Advisor Fees	Management Fee 1% of net assets, Acquisition Fee 1.5%, Disposition Fee 1.5%, Financing Fee .25%			

*This data represents unaudited numbers as of December 31, 2025. You should read the Prospectus for a description of the risks associated with an investment in Dakota REIT. THIS IS NEITHER AN OFFER TO SELL NOR A SOLICITATION OF AN OFFER TO BUY THE SECURITIES DESCRIBED HEREIN, AND MUST BE READ IN CONJUNCTION WITH THE PROSPECTUS IN ORDER TO UNDERSTAND FULLY ALL OF THE IMPLICATIONS AND RISKS OF THE OFFERING TO WHICH THIS SALES AND ADVERTISING LITERATURE RELATES. A COPY OF THE PROSPECTUS MUST BE MADE AVAILABLE TO YOU IN CONNECTION WITH THIS OFFERING.*