

# Silver Star Properties REIT, Inc. 2025 AGM:

## **Vote FOR Executive Slate & Self Storage**

June 19, 2025



# Legal Disclosures



## **ADDITIONAL INFORMATION AND WHERE TO FIND IT**

The Company has filed with the SEC a definitive proxy statement on Schedule 14A on May 29, 2025, containing relevant documents with respect to its solicitation of proxies for the Company's 2025 Annual Meeting. INVESTORS AND SECURITY HOLDERS ARE URGED TO READ THE DEFINITIVE PROXY STATEMENT (INCLUDING ANY AMENDMENTS OR SUPPLEMENTS THERETO) FILED BY THE COMPANY AND ANY OTHER RELEVANT DOCUMENTS FILED WITH THE SEC CAREFULLY AND IN THEIR ENTIRETY BECAUSE THEY CONTAIN OR WILL CONTAIN IMPORTANT INFORMATION ABOUT ANY SOLICITATION. Investors and security holders may obtain copies of these documents and other documents filed with the SEC by the Company free of charge through the website maintained by the SEC at [www.sec.gov](http://www.sec.gov). Copies of the documents filed by the Company are also available free of charge by accessing the Company website at [www.silverstarreit.com](http://www.silverstarreit.com).

## **PARTICIPANTS IN THE SOLICITATION**

Silver Star and its directors and executive officers may be deemed to be participants in the solicitation of proxies with respect to the 2025 Annual Meeting. Information regarding Silver Star's directors and executive officers is contained in the definitive proxy statement. As of May 29, 2025, the Silver Star Executive Committee, current directors, other than Allen Hartman, and executive officers beneficially owned approximately 1,172,436 shares, or 1.74%, of Silver Star common stock. Allen Hartman beneficially owned approximately 5,006,412 shares, or 7.43%, of Silver Star common stock. Additional information regarding the interests of such participants is included in the definitive proxy statement and is available free of charge at the SEC's website at [www.sec.gov](http://www.sec.gov).

## **FORWARD-LOOKING STATEMENTS**

This message contains a number of forward-looking statements. Because such statements include a number of risks, uncertainties, and contingencies, actual results may differ materially from those expressed or implied by such forward-looking statements, and investors should not place undue reliance on any such statements. Forward-looking statements can often be identified by words such as "continues," "can," "expect," "intend," "will," "anticipate," "estimate," "may," "plan," "believe" and similar expressions, and variations or negatives of these words. These forward-looking statements include, but are not limited to, statements regarding the Company's search for a new auditor and its hope that a new auditor can be engaged in the near future and that its annual report on Form 10-K can be completed and publicly filed; the continuation of the examination of the current operations of Southern Star; the Company's intent to consider various alternatives, including the possible sale of Southern Star, the sale of specific assets within individual DSTs and dissolution of the respective trusts, and/or the outsourcing of various aspects of Southern Star's operations; the Company's plan to update investors with respect to the status of Southern Star as appropriate; the Company's expectations and beliefs regarding the Hartman litigation; the timing and ultimate resolution of the various litigation, fight for corporate control and other matters involving Hartman; the continued execution of the Company's strategy of pivoting into the self-storage space; the Company's continual evaluation of its legacy assets in order to maximize shareholder value; the Company's policy to not dispose of any asset for less than its maximum determinable value and to maximize earnings and value; the implications to the Company of the assignment of an OTC trading symbol for its common stock; whether the Company may be subject to certain FINRA rules; any actions the Company may need to take to comply with any FINRA rules; the Company's continual evaluation of various options to provide greater shareholder liquidity, including its intention to seek listing of its common stock on a securities exchange or admission to over-the-counter trading, a public offering, a listing of the common stock on an exchange or admission to OTC trading without a public offering, and merger and/or acquisition opportunities; the Company's belief that further legal action could ensue to unwind the issuance of common shares under the Rights Plan if Hartman prevails in his efforts to set aside or invalidate the Rights Plan or to cause the dilutive issuance of additional common shares to Hartman, as well as any further action Hartman may take to prevent other Company shareholders from receiving benefits under the Rights Plan. None of the foregoing is a guarantee or assurance of future outcomes or results, and all are subject to numerous risks, uncertainties, and assumptions that could cause actual results to differ materially from those expressed in any forward-looking statement. A number of important factors could cause actual results to differ materially from the forward-looking statements contained in this material. Forward-looking statements in this press release speak only as of the date on which such statements were made, and the Company undertakes no obligation to update any such statements that may become untrue because of subsequent events. Such forward-looking statements are subject to the safe harbor protection for forward-looking statements contained in the Private Securities Litigation Reform Act of 1995.

# Introduction of Silver Star Properties REIT



**CEO GERALD HADDOCK**

# Vote FOR Executive Slate & Self Storage

1. Judge questions Hartman's credibility
2. Liquidation devastating to shareholders
3. Self storage pivot's early proof points

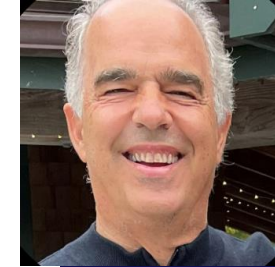
# Stellar Leadership: Call Participants



**Lou Fox**  
Chief Financial Officer  
and Treasurer



**Chester W. Grudzinski, Jr**  
Deputy General Counsel  
and Compliance Officer



**Jim Still**  
Board Member and Chair  
of the Compensation  
Committee



**David Wheeler**  
Chief Operating Officer



**Oscar Flores**  
Southern Star Director  
of Operations



**Jack Tompkins**  
Board Member and Chair  
of the Audit Committee

**Liquidation = ~\$0.24/share**  
for shareholders

**Hartman's all claim; no facts.**

# Self Storage: Best 25-year ROI of Any Asset Class

Most resilient asset  
class of real estate,  
Inflation and  
recession resistant

Use tax-deferred  
1031 exchanges to  
recycle proceeds  
from legacy sales

Trades at premium  
to NAV whereas  
office trades at  
steep discount

Highly fragmented  
and inefficient  
market

Month-to-month  
leases; Quick  
response to market

Ability to transform  
and lower expenses  
with technology

Expense ratios  
hovering in the 30%  
range



# Building Value



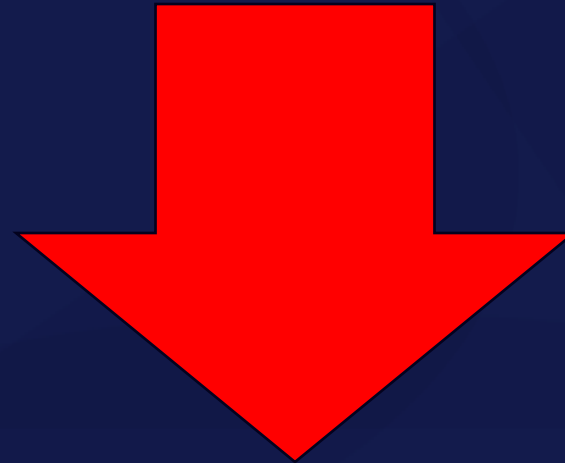
**NOT BURNING IT DOWN**



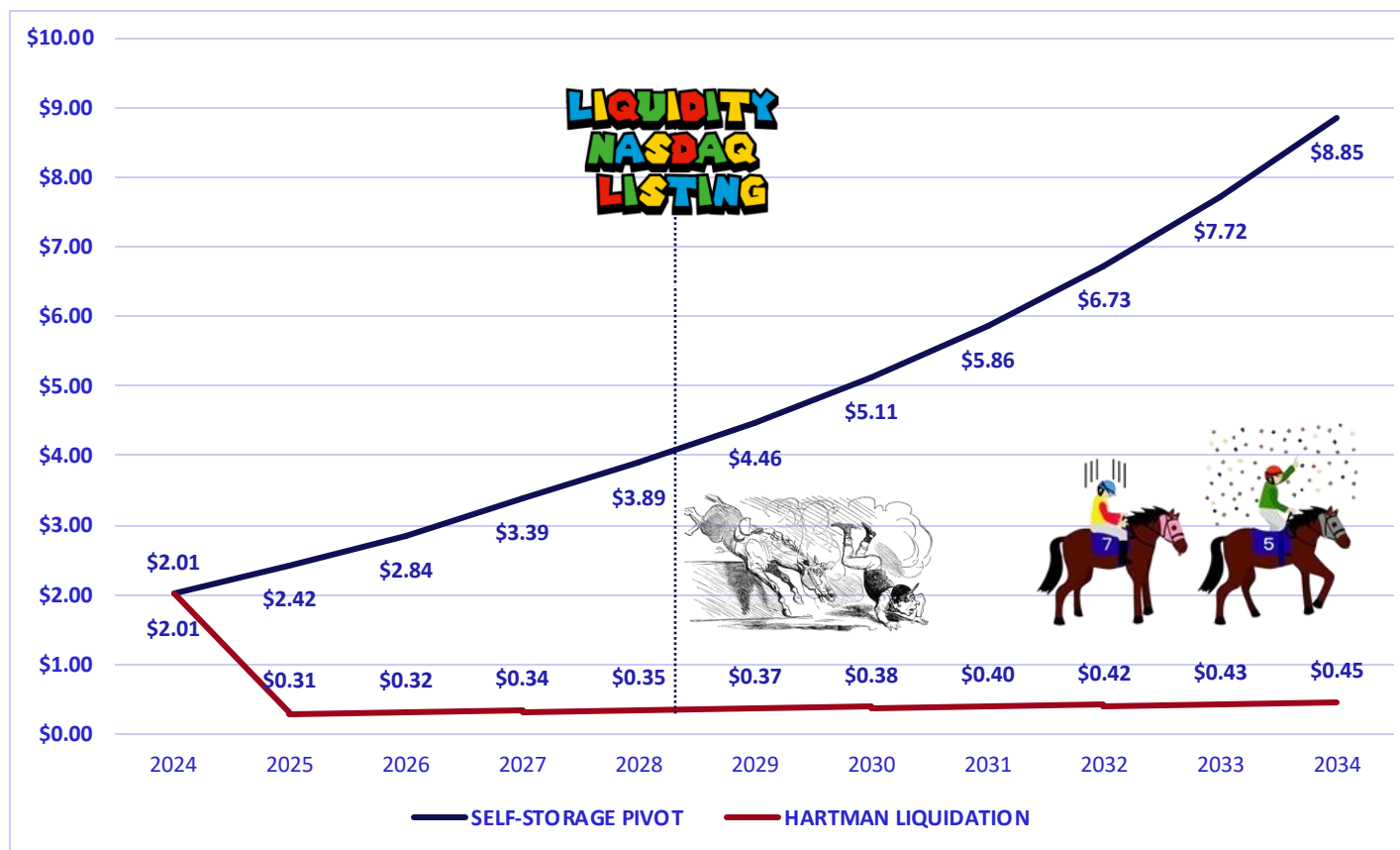


Reduced  
overhead

**\$15M**



# Self-storage Dominates the Kentucky Derby



Dallas, TX



Delray Beach, FL



Houston, TX



Houston, TX

The problem with Liquidation vs Self-Storage Pivot Strategy is, once a liquidation is declared and the mandate has changed to liquidate the company, the highest possible sales proceeds will not be achieved. Additionally, taxable gains on property sales, even at depressed prices, will also hurt cash returned to shareholders without the use of tax advantaged 1031 exchanges to preserve value. With the large amount of recent immigration, there is an increased demand for new housing and storage supply has not kept up with demand. This will result in increased demand for additional self-storage for people to put their “stuff”. The pivot perfectly positions us to profit with this demographic shift.

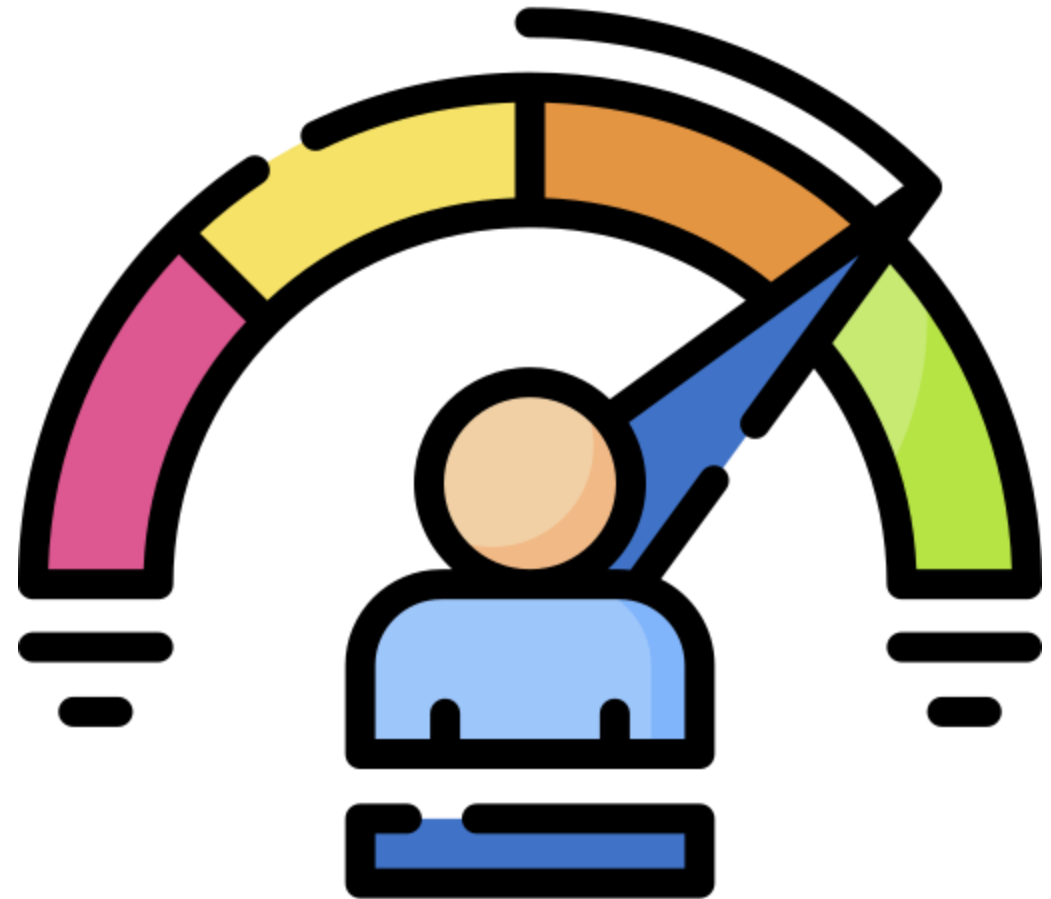
# Self-storage Pivot Early Proof of Success



**McKinney, TX**

**As CEO NYSE REIT,  
Haddock won  
“Outstanding CEO  
of the Year”**

**3X**



# SLVS Leadership vs Hartman

Proven turnaround pros	VS	Proven excuses
Self storage pivot already collecting rent	VS	Empty promises
CEO Haddock ran a NYSE REIT 3X “Outstanding CEO of the Year”	VS	Hartman started the drain on SLVS
We have REAL money lined up	VS	Banks WON’T lend to Hartman



# Stardust or Shooting Star ?



Hartman in  
the dust **\$0**



Shareholders voted

# Allen Hartman off the board

Proven record of mismanagement under Hartman

***A judge called him dishonest. End of story.***



Hartman controlled SLVS REIT:

**Failed to list it;**

**Failed to liquidate it;**

**Let a \$259M refinancing fail**

***Hartman had 20 years! And nothing to show for it.***

***A judge called him dishonest.  
End of story.***



# Liquidation: ¢ not \$

for shareholders

**Hartman's all claim; no facts.**

**Third-party validation  
for NAV and Jim Still  
verifies all executive  
comp market based on  
independent 3rd party  
experts**



Liquidation triggers  
bank loan foreclosure and  
**asset fire sale**



# Vote FOR Slate & Self Storage is a Vote FOR your wallet.



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*You worked a lifetime for this nest egg;  
don't hand it to someone a judge can't trust.*

