

**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION**  
Washington, D.C. 20549

**FORM 8-K**

**CURRENT REPORT**  
Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934  
Date of Report (Date of earliest event reported): January 30, 2024

**SILVER STAR PROPERTIES REIT, INC.**  
(Exact name of registrant as specified in its charter)

**Maryland**  
(State or other jurisdiction  
of incorporation)

**001-41786**  
(Commission File Number)

**26-3455189**  
(IRS Employer  
Identification No.)

**2909 Hillcroft, Suite 420**  
**Houston, Texas 77057**  
(Address of principal executive offices, including zip code)

**(713) 467-2222**  
(Registrant's telephone number, including area code)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

Written communications pursuant to Rule 427 under the Securities Act (17 CFR 230.427)

Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)

Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))

Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Securities registered pursuant to Section 12(b) of the Act:

| <b>Title of each class</b> | <b>Trading Symbol(s)</b> | <b>Name of each exchange on which registered</b> |
|----------------------------|--------------------------|--|
| None                       | None                     | None   |

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§ 230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§ 240.12b-2 of this chapter).

Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

**Item 8.01 Other Events.**

In two filings in the Circuit Court for Baltimore City, Maryland dated January 30, 2024, Allen Hartman and Hartman vREIT XXI, Inc. (together, "Hartman") have asserted legal challenges to Silver Star Properties REIT, Inc.'s (the "Company") previously disclosed Rights Agreement, dated as of August 18, 2023 (the "Rights Agreement"), and seek declaratory and injunctive relief that would prevent the Rights Agreement from operating in accordance with its terms. The Company believes Hartman's claims are meritless and intends to vigorously defend itself against them.

**Item 7.01 Regulation FD Disclosure.**

On February 5, 2024, the Company issued a press release disclosing the legal challenges discussed above and reiterating the Company's commitment to self-storage, a copy of which is attached hereto as Exhibit 99.1.

The information provided pursuant to this Item 7.01, including Exhibit 99.1 in Item 9.01, are "furnished" and shall not be deemed to be "filed" with the Securities and Exchange Commission or incorporated by reference in any filing under the Securities Exchange Act of 1934, as amended, or the Securities Act of 1933, as amended, except as shall be expressly set forth by specific reference in any such filings. The furnishing of the remarks is not intended to constitute a representation that such furnishing is required by Regulation FD or that the remarks include material investor information that is not otherwise publicly available. In addition, the Company does not assume any obligation to update such information in the future.

**Item 9.01 Financial Statements and Exhibits.**

(a) Exhibits

| <b>Exhibit Number</b> | <b>Exhibit Description</b>  |
|-----------------------|---|
| <a href="#">99.1+</a> | <a href="#">Press Release dated February 5, 2024</a>                        |
| 104                   | Cover Page Interactive Data File (embedded within the Inline XBRL document) |

+Furnished herewith.

**SIGNATURE**

Pursuant to the requirements of the Securities Exchange Act of 1934, as amended, the Registrant has duly caused this Current Report on Form 8-K to be signed on its behalf by the undersigned hereunto duly authorized.

SILVER STAR PROPERTIES REIT, INC.  
(Registrant)

By: /s/ Gerald W. Haddock  
Name: Gerald W. Haddock  
Title: Chief Executive Officer and Chairman of the Executive Committee

Date: February 5, 2024