

### Report of Organizational Actions Affecting Basis of Securities

▶ See separate instructions.

**Part I Reporting Issuer**

|  |                            |   |   |                                   |  |
|--|----------------------------|---|---|-----------------------------------|--|
| <b>1</b> Issuer's name   |                            |   | <b>2</b> Issuer's employer identification number (EIN)              |                                   |  |
| Net Lease Private QP REIT X, Inc.  |                            |   |   |                                   |  |
| <b>3</b> Name of contact for additional information  |                            | <b>4</b> Telephone No. of contact       |   | <b>5</b> Email address of contact |  |
| Jerry Sackey Addo  |                            | (214) 363-5620                          |   | jerrysackey-addo@aiventures.com   |  |
| <b>6</b> Number and street (or P.O. box if mail is not delivered to street address) of contact |                            |   | <b>7</b> City, town, or post office, state, and Zip code of contact |                                   |  |
| 4131 N. Central Expwy, Suite 800   |                            |   | Dallas, TX 75204  |                                   |  |
| <b>8</b> Date of action  |                            | <b>9</b> Classification and description |   |                                   |  |
| January 3, 2017  |                            | Cash Nondividend Distribution           |   |                                   |  |
| <b>10</b> CUSIP number   | <b>11</b> Serial number(s) | <b>12</b> Ticker symbol                 |   | <b>13</b> Account number(s)       |  |
|  |                            |   |   |                                   |  |

**Part II Organizational Action** Attach additional statements if needed. See back of form for additional questions.

**14** Describe the organizational action and, if applicable, the date of the action or the date against which shareholders' ownership is measured for the action ▶ On January 3, 2017 the issuer corporation made a prorata cash nondividend distribution to it's Series A, Series B and Common Shareholders.

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**15** Describe the quantitative effect of the organizational action on the basis of the security in the hands of a U.S. taxpayer as an adjustment per share or as a percentage of old basis ▶ \_\_\_\_\_

The amount of the January 3, 2017 cash nondividend distributions will be reported to each US shareholder on 2016 Forms 1099 DIV within Box 3. The January 3, 2017 cash nondividend distributions will reduce the shareholder's basis in the issuers security.

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**16** Describe the calculation of the change in basis and the data that supports the calculation, such as the market values of securities and the valuation dates ▶ \_\_\_\_\_

The January 3, 2017 cash nondividend distributions will reduce the shareholder's basis in the issuers security.

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**Part II** Organizational Action (continued)

17 List the applicable Internal Revenue Code section(s) and subsection(s) upon which the tax treatment is based ▶

Section 301(c), 317(a)

Lined area for listing applicable Internal Revenue Code sections and subsections.

18 Can any resulting loss be recognized? ▶

Not applicable. No tax loss is recognized by shareholders as a result of receiving the January 3, 2017 nontaxable distributions.

Lined area for providing information regarding loss recognition.

19 Provide any other information necessary to implement the adjustment, such as the reportable tax year ▶

Not applicable.

Lined area for providing other information necessary to implement the adjustment.

Posted on primary public web site in lieu of filing with IRS, pursuant to Treas. Reg.S.1.6045B-1(a)(3) and (b)(4).