

**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 REIT VIII, 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@aicventures.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 820		Dallas, TX 75204	
<b>8</b> Date of action		<b>9</b> Classification and description	
February 1, 2013		Cash Nondividend Distributions	
<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 ▶ February 1, 2013, the issuer corporation made prorata cash dividend and nondividend distributions to its Series A and B and Common shareholders.

The Corporation estimates that 83% of the February 1, 2013 cash distribution is a nondividend distribution affecting the shareholders' basis in the security.

**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 amounts of the February 1, 2013 cash nondividend distributions will be reported to the US shareholder on 2013 Forms 1099DIV within Box 3. The February 1, 2013 cash nondividend distributions reduce the shareholder's basis in the issuers security.

**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 February 1, 2013 cash nondividend distributions reduce the shareholder's basis in the issuers security.

**Part II** **Organizational Action** (continued)

**17** List the applicable Internal Revenue Code section(s) and subsection(s) upon which the tax treatment is based ► \_\_\_\_\_

Sections 301(c), 317(a)

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**18** Can any resulting loss be recognized? ► \_\_\_\_\_

Not applicable. No tax loss is recognized by shareholders as a result of receiving the February 1, 2013 nontaxable distributions.

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**19** Provide any other information necessary to implement the adjustment, such as the reportable tax year ► \_\_\_\_\_

Not applicable

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