

## Report of Organizational Actions Affecting Basis of Securities

▶ See separate instructions.

**Part I Reporting Issuer**

<b>1</b> Issuer's name  <u>Net Lease Private QP REIT XI, Inc.</u>		<b>2</b> Issuer's employer identification number (EIN)	
<b>3</b> Name of contact for additional information  <u>Todd Frerichs</u>	<b>4</b> Telephone No. of contact  <u>(512) 476-5009</u>	<b>5</b> Email address of contact  <u>ToddFrerichs@aiventures.com</u>	
<b>6</b> Number and street (or P.O. box if mail is not delivered to street address) of contact  <u>2600 Via Fortuna, Suite 260</u>		<b>7</b> City, town, or post office, state, and ZIP code of contact  <u>Austin, TX 78746</u>	
<b>8</b> Date of action  <u>January 2, 2020</u>		<b>9</b> Classification and description  <u>Cash Nondividend Distributions</u>	
<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 2, 2020 the issuer corporation made prorata cash nondividend distribution to its Series B and Common Shareholders.

**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 2, 2020 cash nondividend distributions will be reported to each US shareholder on 2019 Forms 1099 DIV Box 3. The January 2, 2020 cash nondividend distributions reduce the shareholder's basis in the issuer's 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 January 2, 2020 cash nondividend distributions will reduce the shareholder's basis in the issuer's 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 ▶  
Section 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 January 2, 2020 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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Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

**Sign Here**  
Signature ▶ *Todd Frerichs* Date ▶ 1/27/20  
Print your name ▶ TODD FRERICHS Title ▶ DIRECTOR

<b>Paid Preparer Use Only</b>	Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
	Firm's name ▶	Firm's EIN ▶			
	Firm's address ▶	Phone no.			