Form **8937** (December 2017) Department of the Treasury Internal Revenue Service

Report of Organizational Actions Affecting Basis of Securities

▶ See separate instructions.

OMB No. 1545-0123

Part I Reporting Issuer

1 Issuer's name		2 Issuer's employer identification number (EIN)
AIC Income Fund II QP REIT, Inc.		84-2967420
3 Name of contact for additional information	4 Telephone No. of contact	5 Email address of contact
Todd Frerichs	(512) 476-5009	toddfrerichs@aicindustrial.com
6 Number and street (or P.O. box if mail is not delivered to street address) of contact		7 City, town, or post office, state, and ZIP code of contact
2600 Via Fortuna, Suite 260		Austin, TX 78746
8 Date of action	9 Classification and description	
July 1, 2026	Cash Capital Gain and Nondividend Distribution	

10 CUSIP number	11 Serial number(s)	12 Ticker symbol	13 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 July 1, 2026, the issuer corporation made cash capital gain and non-dividend distributions to its Series B and Common Shareholders. The issuer determined that a portion of the cash distributions constituted nondividend distributions within the meaning of Internal Revenue Code Section 301(c)(2). Which reduces a shareholder's adjusted tax basis in the issuer's securities. The remaining portion of the distributions was treated as capital gain.**

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 July 1, 2026 cash non dividend distributions will be reported to each US shareholder on a 2026 Form 1099-DIV, Box 3. The July 1, 2026, cash non dividend distribution reduces 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 July 1, 2026 cash nondividend distributions 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)**

18 Can any resulting loss be recognized? ▶ **Not applicable. No tax loss is recognized by shareholders as a result of receiving the July 1, 2026 nontaxable distributions.**

19 Provide any other information necessary to implement the adjustment, such as the reportable tax year ▶ **Not Applicable.**

Sign Here

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.

Signature ▶ W Todd Frerichs Date ▶ 7/9/2026

Print your name ▶ **W. Todd Frerichs** Title ▶ **Managing Director**

Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check ☐ if self-employed	PTIN
	Firm's name ▶			Firm's EIN ▶	
	Firm's address ▶			Phone no.	

Send Form 8937 (including accompanying statements) to: Department of the Treasury, Internal Revenue Service, Ogden, UT 84201-0054