

Report of Organizational Actions Affecting Basis of Securities

▶ See separate instructions.

Part I Reporting Issuer

1 Issuer's name AIC Income Fund QP REIT, Inc.		2 Issuer's employer identification number (EIN) 46-4065853	
3 Name of contact for additional information Todd Frerichs	4 Telephone No. of contact (512) 476-5009	5 Email address of contact toddfreerichs@aicventures.com	
6 Number and street (or P.O. box if mail is not delivered to street address) of contact 2600 Via Fortuna, Suite 260		7 City, town, or post office, state, and ZIP code of contact Austin, TX 78746	
8 Date of action February 3, 2021		9 Classification and description 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 February 3, 2021, the issuer corporation made cash capital gain and nondividend distributions to its Series B and Common Shareholders.

The Corporation estimates that 51.6% of the February 3, 2021 cash distribution is a nondividend distribution affecting the shareholder's 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 amount of the February 3, 2021 cash nondividend distributions will be reported to each US shareholder on 2021 Forms 1099-DIV, Box 3. The February 3, 2021 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 February 3, 2021 cash nondividend distribution reduces the shareholders' basis in the 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) and 317(a)

18 Can any resulting loss be recognized? ▶
Not applicable. No tax loss is recognized by shareholders as a result of receiving the February 3, 2021 nondividend distributions.

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

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 ▶  Date ▶ 4/8/21

Print your name ▶ TODD FRERICHS Title ▶ DIRECTOR

Paid Preparer Use Only

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.	

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1 Issuer's name		2 Issuer's employer identification number (EIN)	
AIC Income Fund QP REIT, Inc.		46-4065853	
3 Name of contact for additional information	4 Telephone No. of contact	5 Email address of contact	
Todd Frerichs	(512) 476-5009	toddfrerichs@aicventures.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	
April 1, 2021		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 April 1, 2021, the issuer corporation made cash capital gain and nondividend distributions to its Series B and Common Shareholders.

The Corporation estimates that 41.22% of the April 1, 2021 cash distribution is a nondividend distribution affecting the shareholder's 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 amount of the April 1, 2021 cash nondividend distributions will be reported to each US shareholder on 2021 Forms 1099-DIV, Box 3.

The April 1, 2021 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 April 1, 2021 cash nondividend distribution reduces the shareholders' basis in the 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) and 317(a)

18 Can any resulting loss be recognized? ▶

Not applicable. No tax loss is recognized by shareholders as a result of receiving the April 1, 2021 nondividend distributions.

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

Not applicable.

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 ▶ 

Date ▶ 5/5/21

Print your name ▶ TODD FRERICHS

Title ▶ DIRECTOR

Paid Preparer Use Only

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