

## Report of Organizational Actions Affecting Basis of Securities

▶ See separate instructions.

<b>Part I Reporting Issuer</b>	
<b>1 Issuer's name</b>	
Net Lease Private REIT VII-A, Inc.	
<b>2 Issuer's employer identification number (EIN)</b>	
<b>3 Name of contact for additional information</b>	<b>4 Telephone No. of contact</b>
Jerry Sackey Addo	(214) 363-5620
<b>5 Email address of contact</b>	
jerrysackey-addo@aicventures.com	
<b>6 Number and street (or P.O. box if mail is not delivered to street address) of contact</b>	
4131 N. Central Expwy, Suite 820	
<b>7 City, town, or post office, state, and Zip code of contact</b>	
Dallas, TX 75204	
<b>8 Date of action</b>	<b>9 Classification and description</b>
July 1, 2016	Cash Liquidating Distributions
<b>10 CUSIP number</b>	<b>11 Serial number(s)</b>
<b>12 Ticker symbol</b>	<b>13 Account number(s)</b>

**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 ▶ July 1, 2016, the issuer corporation made prorata cash liquidating distributions to its 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 July 1, 2016 cash liquidating distributions will be reported to each US shareholder on 2016 Forms 1099-DIV within Box 8. The July 1, 2016 cash liquidating distribution will reduce the shareholder's basis in the issuer's 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 July 1, 2016 cash liquidating distributions reduce the shareholder's basis in the issuer's 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 ▶ Sections 331 and 1001

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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 July 1, 2016 liquidating 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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Posted on primary public web site in lieu of filing with IRS, pursuant to IRS Treas. Reg. S.1.6045B-1(a)(3) and (b)(4).