(December 2011) Department of the Treasury

Report of Organizational Actions Affecting Basis of Securities

▶ See separate instructions.

OMB No. 1545-2224

Internal Revenue Service Reporting Issuer Part I 2 Issuer's employer identification number (EIN) Issuer's name Net Lease Private REIT VII-A, Inc. 3 Name of contact for additional information 4 Telephone No. of contact 5 Email address of contact Jerry Sackey Addo jerrysackey-addo@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 4131 N. Central Expwy, Suite 800 Dallas, TX 75204 8 Date of action 9 Classification and description October 20, 2016 Cash Liquidating Distributions 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. Describe the organizational action and, if applicable, the date of the action or the date against which shareholders' ownership is measured for the action ► October 20, 2016, the issuer corporation made prorata cash liquidating distributions to its shareholders. 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 15 share or as a percentage of old basis ► The amount of October 20, 2016 cash liquidating distributions will be reported to each US shareholder on 2016 Forms 1099-DIV within Box 8. The October 20, 2016 cash liqudating distribution will reduce the shareholder's basis in the issuer's security. 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 October 20, 2016 cash liquidating distributions reduce the shareholder's basis in the issuer's security.

Form 8937 (Rev. 12-2011)

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Pa	art II	Organizational Action (co	ontinued)	•
17			de section(s) and subsection(s) upon which the tax treatment is based ▶	Sections 331 and 1001
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18		any resulting loss be recognized? ► 0, 2016 liquidating distributions.	Not applicable. No tax loss is recognized by shareholders as a resu	ult of receiving the
<u> </u>	<u> </u>	, 2010 IIquidating distributions.		
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19 ——	Provid	de any other information necessary	y to implement the adjustment, such as the reportable tax year ► Not app	licable.
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Po S.	sted 1.604	on primary public web s 5B-1(a)(3) and (b)(4).	site in lieu of filing with IRS, pursuant to IRS Treas	s. Reg.
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