

## Report of Organizational Actions Affecting Basis of Securities

▶ See separate instructions.

**Part I Reporting Issuer**

<b>1</b> Issuer's name		<b>2</b> Issuer's employer identification number (EIN)	
Net Lease Private QP REIT XI, Inc.		82-5418513	
<b>3</b> Name of contact for additional information	<b>4</b> Telephone No. of contact	<b>5</b> Email address of contact	
Todd Frerichs	(512) 476-5009	ToddFrerichs@aicventures.com	
<b>6</b> Number and street (or P.O. box if mail is not delivered to street address) of contact		<b>7</b> City, town, or post office, state, and ZIP code of contact	
2600 Via Fortuna, Suite 260		Austin, TX 78746	
<b>8</b> Date of action		<b>9</b> Classification and description	
August 5, 2022		Cash Liquidating Distributions	
<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 July 1, 2022, the issuer corporation made cash liquidating distributions 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 amounts of the July 1, 2022 cash liquidating distributions will be reported to each US shareholder on a 2022 Form 1099-DIV within Box 9. The July 1, 2022 cash liquidating distributions reduce the shareholder's basis in the issuers 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, 2022 cash liquidating distributions reduce the shareholder's basis in the issuer's security.

