

**Report of Organizational Actions  
 Affecting Basis of Securities**

▶ See separate instructions.

**Part I Reporting Issuer**

1 Issuer's name <b>Net Lease Private QP REIT XII, Inc.</b>		2 Issuer's employer identification number (EIN) <b>86-2336838</b>	
3 Name of contact for additional information <b>Todd Frerichs</b>	4 Telephone No. of contact <b>(512) 476-5009</b>	5 Email address of contact <b>ToddFrerichs@aicventures.com</b>	
6 Number and street (or P.O. box if mail is not delivered to street address) of contact <b>2600 Via Fortuna, Suite 260</b>		7 City, town, or post office, state, and ZIP code of contact <b>Austin, TX 78746</b>	
8 Date of action <b>July 1, 2023</b>	9 Classification and description <b>Cash Nondividend Distributions</b>		
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, 2023 the issuer corporation made cash nondividend 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 amount of the July 1, 2023 cash nondividend distributions will be reported to each US shareholder on a 2023 Form 1099-DIV, Box 3. The July 1, 2023 cash nondividend 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, 2023 cash nondividend distribution reduces the shareholder's basis in the issuer's security.**

