

Report of Organizational Actions Affecting Basis of Securities

OMB No. 1545-0123

► See separate instructions.

Part I Reporting Issuer

1 Issuer's name		2 Issuer's employer identification number (EIN)	
Net Lease Private QP REIT XIV, Inc.		33-3803983	
3 Name of contact for additional information	4 Telephone No. of contact	5 Email address of contact	
Todd Frerichs	(512) 476-5009	toddfreirichs@aicindustrial.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		
July 1, 2026	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 July 1, 2026, the issuer corporation made 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, 2026 cash non-dividend distributions will be reported to each US shareholder on a 2026 Form 1099-DIV, Box 3. The July 1, 2026 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 July 1, 2026 cash nondividend distributions reduce the shareholder's basis in the issuer's 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 ► **Section 301(c), 317(a)**

18 Can any resulting loss be recognized? ► **Not applicable. No tax loss is recognized by shareholders as a result of receiving the July 1, 2026 nontaxable distributions.**

19 Provide any other information necessary to implement the adjustment, such as the reportable tax year ► **Not Applicable.**

**Sign
Here**

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.

Signature ►

W. Todd Frerichs

Date ►

7/9/2026

Print your name ► **W. Todd Frerichs**

Title ► **Managing Director**

**Paid
Preparer
Use Only**

Print/Type preparer's name

Preparer's signature

Date

Check ☐ if
self-employed

PTIN

Firm's name ►

Firm's EIN ►

Firm's address ►

Phone no.