| See | separate | instruct | tione |
|-------|----------|----------|--------|
| - Jee | Sevarace | Insu uc | 10115. |

| Part I | Reporting I | ssuer | | | |
|---------------------|--------------------|----------------------------|----------------|---------------------------|--|
| 1 Issuer's | s name | | | | 2 Issuer's employer identification number (EIN) |
| LMV Th | irteenth Pied | mont REIT, LP | | | 81-3562853 |
| 3 Name o | of contact for add | ditional information | 4 Telephon | e No. of contact | 5 Email address of contact |
| GARY CUT | SON | | | 212-765-0043 | support@a5reit.com |
| - | | .O. box if mail is not c | lelivered to s | treet address) of contact | 7 City, town, or post office, state, and ZIP code of contact |
| A5 REIT Se | ervices LLC, 45 I | Rockefeller Plaza, Su | lite 2000 | | New York, NY 10111 |
| 8 Date of 6/30/2023 | | | 9 Class | ification and description | |
| 0/30/2023 |) | | Preferred | I Shares | |
| 10 CUSIP | number | 11 Serial number(s) | | 12 Ticker symbol | 13 Account number(s) |
| Part II | Organizatio | nal Action Attach | additional | statements if needed. S | ee back of form for additional questions. |
| the ac | - | uer made distributio | • | | ate against which shareholders' ownership is measured for ulated earnings and profits as follows: |
| | | | | | |
| share | | - | | | rity in the hands of a U.S. taxpayer as an adjustment per is of the security, to the extent thereof, in the amount |
| | | | | | |
| | | • | | | ulation, such as the market values of securities and the and profits were determined under IRC Section |
| <u>312,</u> as mo | dified by IRC Se | ection 857(d) for a rea | al estate inv | estment trust. | |
| | | | | | |

For Paperwork Reduction Act Notice, see the separate Instructions.

Cat. No. 37752P

Form 8937 (12-2017)

LMV Thirteenth Piedmont REIT, LP

| Part | | 2-2017) | F | age 2 |
|-------------------------------|---------------------------------|--|--|----------------------------|
| and the local division of the | II | Organizational Action (continued) | | |
| 7 | ist the | e applicable Internal Revenue Code section(s) and subsection(s) u | non which the tax treatment is based > | |
| | | uced under IRC Section 301(c)(2). Any distribution in excess | | |
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| 8 (| Can an | ny resulting loss be recognized? No | | |
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| | | | uch as the reportable tax year ► | |
| | | e any other information necessary to implement the adjustment, s Jjustment is effective on the payment date identified in Box 14 | | |
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| | Unde | djustment is effective on the payment date identified in Box 14 | above. | |
| | Unde | djustment is effective on the payment date identified in Box 14 | above. | |
| ign | Unde belief | djustment is effective on the payment date identified in Box 14 | above. | |
| ign | Unde belief | djustment is effective on the payment date identified in Box 14 | above. | |
| iign | Unde belief | er penalties of perjury, I declare that I have examined this return, including f, it is true, correct, and complete. Declaration of preparer (other than office /s/ Gary A. Cutson for ature ► LMV Thirteenth Piedmont REIT, LP | above. accompanying schedules and statements, and to the best of my knowledger) is based on all information of which preparer has any knowledge. | |
| iign | Unde belief | djustment is effective on the payment date identified in Box 14 | above. | |
| ign lere | Unde belief | er penalties of perjury, I declare that I have examined this return, including f, it is true, correct, and complete. Declaration of preparer (other than office /s/ Gary A. Cutson for ature ► LMV Thirteenth Piedmont REIT, LP | above. accompanying schedules and statements, and to the best of my knowledger) is based on all information of which preparer has any knowledge. Date ► January 30, 2024 Title ► Agent | |
| iign lere Paid | Unde belie Signa Print | er penalties of perjury, I declare that I have examined this return, including f, it is true, correct, and complete. Declaration of preparer (other than office /s/ Gary A. Cutson for ature ► LMV Thirteenth Piedmont REIT, LP your name ► Gary A. Cutson | above. accompanying schedules and statements, and to the best of my knowledger) is based on all information of which preparer has any knowledge. | |