

Report of Organizational Actions Affecting Basis of Securities

▶ See separate instructions.

Part I Reporting Issuer

1 Issuer's name		2 Issuer's employer identification number (EIN)	
Blueprint Capital REIT, Inc.		46-3260017	
3 Name of contact for additional information	4 Telephone No. of contact	5 Email address of contact	
Eric Graham	206-933-7514	eric@blueprintcap.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	
PO BOX 16309		Seattle, WA 98116	
8 Date of action		9 Classification and description	
VARIOUS - SEE BELOW		COMMON STOCK	
10 CUSIP number	11 Serial number(s)	12 Ticker symbol	13 Account number(s)
N/A	N/A	N/A	N/A

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 ▶ During 2021, the issuer named in Part I, Box 1 above (the "Issuer") made non-liquidating cash distributions to its shareholders in excess of its current and accumulated earnings and profits which resulted in a reduction to the basis of the stock held by its shareholders. The record dates for these distributions were: 1/15/21, 2/16/21, 3/15/21, 4/14/21, 5/17/21, 6/15/21, 7/15/21, 8/16/21, 9/15/21, 10/15/21, 11/15/21, and 12/15/21.

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 non-dividend portion of the 2021 distributions is 100% of total distributions received which should reduce the shareholder's basis in the Issuer's stock.

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 Issuer's earnings and profits were calculated under IRC Section 312, as modified by IRC Section 857(d) for a real estate investment trust. Distributions in excess of current and accumulated earnings and profits reduce the shareholder's tax basis in its shares to the extent of the basis.

Part II Organizational Action (continued)

17 List the applicable Internal Revenue Code section(s) and subsection(s) upon which the tax treatment is based ▶ The portion of the 2021 distribution that is considered a non-dividend distribution should reduce the shareholder's adjusted basis in the Issuer's stock according to Internal Revenue Code Section 301(c)(2). To the extent the non-dividend distribution exceeds the shareholder's tax basis of the Issuer's stock, the shareholder should recognize gain from the sale or exchange of its stock.

18 Can any resulting loss be recognized? ▶ No

19 Provide any other information necessary to implement the adjustment, such as the reportable tax year ▶ The reportable tax year is the calendar year ending December 31, 2021. The dividend and non-dividend portions of the distributions were reported to the shareholders on their 2021 Form 1099-DIV.

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.

Sign Here Signature ▶ *ERIC GRAHAM* Date ▶ 1/28/2022

Print your name ▶ Eric Graham Title ▶ President

Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
	LAURA GUZMAN	<i>Laura Guzman</i>	1/28/2022		P00445977
	Firm's name ▶ RSM US LLP	Firm's address ▶ 13155 NOEL RD STE 2200, DALLAS, TX 75240-6651		Firm's EIN ▶ 42-0714325	Phone no. 972-764-7100