

Report of Organizational Actions Affecting Basis of Securities

▶ See separate instructions.

Part I Reporting Issuer

1 Issuer's name AMERICAN FINANCE TRUST, INC		2 Issuer's employer identification number (EIN) 90-0929989	
3 Name of contact for additional information TYLER CHAMPLIN	4 Telephone No. of contact (401) 367-4480	5 Email address of contact TCHAMPLIN@AR-GLOBAL.COM	
6 Number and street (or P.O. box if mail is not delivered to street address) of contact 106 YORK RAOD		7 City, town, or post office, state, and ZIP code of contact JENKINTOWN, PA 19046	
8 Date of action VARIOUS	9 Classification and description COMMON STOCK		
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 ▶ **AMERICAN FINANCE TRUST, INC ("TAXPAYER") MADE CASH DISTRIBUTIONS TO ITS SHAREHOLDERS IN EXCESS OF ITS CURRENT AND ACCUMULATED EARNINGS AND PROFITS. SEE PART II LINE 15 FOR THE AMOUNT OF THESE DISTRIBUTIONS PER SHARE.**

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 DISTRIBUTIONS MADE ON THE FOLLOWING DATES REDUCED THE BASIS OF THE SECURITY IN THE HANDS OF THE U.S. TAXPAYER(S) AS FOLLOWS:**

PERCENTAGE OF MONTHLY DISTRIBUTIONS WHICH REDUCES STOCK BASIS	
DATE	COMMON STOCK
1/31/2018	93.2678%
2/28/2018	93.2678%
3/31/2018	93.2678%
4/30/2018	93.2678%
5/31/2018	93.2678%
6/30/2018	93.2678%

SEE STATEMENT 1

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 TAXPAYER'S EARNINGS AND PROFITS WERE CALCULATED UNDER IRC. SEC. 312, AND THE REGULATIONS THEREUNDER. AMOUNTS IN EXCESS OF 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 ▶
IRC SEC. 301 (c) (2)

Blank lined area for listing applicable Internal Revenue Code sections.

18 Can any resulting loss be recognized? ▶ NO

Blank lined area for providing information regarding resulting loss recognition.

19 Provide any other information necessary to implement the adjustment, such as the reportable tax year ▶
THESE ACTIONS ARE EFFECTIVE ON THE DATE OF DISTRIBUTIONS IDENTIFIED ABOVE.

Blank lined area for providing other information necessary to implement the adjustment.

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 ▶ *Katie Kurtz* Date ▶ 2/11/19
Print your name ▶ KATIE KURTZ Title ▶ CFO

Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
	Firm's name ▶				Firm's EIN ▶
	Firm's address ▶				Phone no.

FORM 8937 - PART II, QUESTION 15 CONT'D

DATE	COMMON STOCK
07/18/2018	93.2678%
08/10/2018	93.2678%
09/11/2018	93.2678%
10/11/2018	93.2678%
11/08/2018	93.2678%
12/10/2018	93.2678%