

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) | |
| Broadstone Net Lease, Inc. | | 26-1516177 | |
| 3 Name of contact for additional information | 4 Telephone No. of contact | 5 Email address of contact | |
| Investor Relations | 585-287-6500 | investorrelations@broadstone.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 | |
| 800 Clinton Square | | Rochester, NY 14604 | |
| 8 Date of action | | 9 Classification and description | |
| September 18, 2020 | | Stock Split on Common Stock | |
| 10 CUSIP number | 11 Serial number(s) | 12 Ticker symbol | 13 Account number(s) |
| 11135E203 | N/A | BNL | 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 ▶

At close of business on September 18, 2020, Broadstone Net Lease, Inc. effected a 4-for-1 forward stock split for its outstanding shares of common stock. Pursuant to the stock split, every share of issued and outstanding common stock automatically converted into four (4) shares of common stock. A shareholder who would have otherwise been entitled to a fractional share as a result of the stock split received cash in lieu thereof and was deemed for federal income tax purposes to have received and then immediately sold such fractional share for cash.

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 ▶

Upon the effective date of the stock split, every share of common stock of Broadstone Net Lease, Inc. automatically converted into four (4) shares of common stock. As a result, shareholders must allocate the aggregate tax basis in their shares held immediately prior to the stock split among the shares held immediately after the stock split (including any fractional shares for which cash in lieu was received). Shareholders that have acquired different blocks of common stock at different times or at different prices are urged to consult their own tax advisors regarding the allocation of their aggregate adjusted basis among, and the holding period of, that common 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 ▶

While the basis "per share" is impacted, the basis of a shareholder's total investment remains unchanged. The tax basis of each share of common stock owned before the four (4) for one (1) stock split is allocated among the four (4) shares of new common stock owned as a result of the split. A shareholder's basis in each share of common stock owned after the stock split should be equal to 25% of their basis in each share of common stock held before the split, adjusting for any basis allocable to fractional shares for which cash was received. Because no fractional shares were issued, a shareholder's aggregate tax basis in common stock owned immediately after the stock split could be less than the pre-split aggregate tax basis by an amount equal to the tax basis allocated to the fractional shares, if any.

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 Sections 354, 358, 368, 1001, and 1012

18 Can any resulting loss be recognized? ▶ _____

The four (4) for one (1) stock split is intended to be treated as a recapitalization for U.S. Federal income tax purposes. Therefore, except as described below with respect to cash received in lieu of a fractional share, a shareholder will not recognize any gain or loss for U.S. federal income tax purposes as a result of the stock split. In general, a shareholder who receives cash payment in lieu of a fractional share will recognize capital gain or loss equal to the difference between the amount of cash received in lieu of the fractional share and the portion of the holder's tax basis of the pre-stock split shares that is allocable to the fractional share. Such gain or loss generally will be long-term capital gain or loss if the shareholder's holding period in its pre-stock split shares is more than one year as of the stock split date. The deductibility of net capital losses by individuals and corporations is subject to limitations.

19 Provide any other information necessary to implement the adjustment, such as the reportable tax year ▶ _____

The reportable tax year in which the stock split occurred is 2020.

The information set forth in this Form 8937 does not constitute tax advice, does not take into account any shareholder's specific facts and circumstances, and does not purport to be a complete summary of the tax consequences of the stock split to a shareholder. Each shareholder should consult their own tax advisor with respect to the tax consequences of the stock split.

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 ▶ Christina Ingerson Date ▶ 10/15/2020

Print your name ▶ Christina Ingerson Title ▶ Tax Director

| | | | | | |
|-------------------------------|--------------------------------|--|-------------|---|------------------------|
| Paid Preparer Use Only | Print/Type preparer's name | Preparer's signature | Date | Check <input type="checkbox"/> if self-employed | PTIN |
| | Dean Halfacre | <u>Dean Halfacre</u> | 15 Oct 2020 | | P00011755 |
| | Firm's name ▶ Deloitte Tax LLP | Firm's address ▶ 30 Rockefeller Plaza New York, NY 10112 | | Firm's EIN ▶ 86-1065772 | Phone no. 212-492-4000 |