

**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)	
BLACK CREEK INDUSTRIAL REIT IV INC.		47-1592886	
3 Name of contact for additional information	4 Telephone No. of contact	5 Email address of contact	
DANIEL COOLEY	303-869-4600		
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	
518 17TH STREET, SUITE 1700		DENVER, CO 80202	
8 Date of action		9 Classification and description	
01/21/2021		STOCK	
10 CUSIP number	11 Serial number(s)	12 Ticker symbol	13 Account number(s)
091863308; 091863100; 091863209			

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 ▶ MONTHLY DISTRIBUTIONS WERE PAID TO SHAREHOLDERS OF RECORD ON THE FOLLOWING DATES:
JANUARY 2, 2020; FEBRUARY 3, 2020; MARCH 2, 2020; APRIL 1, 2020; MAY 1, 2020; JUNE 1, 2020; JULY 1, 2020; AUGUST 3, 2020;
SEPTEMBER 1, 2020; OCTOBER 1, 2020; NOVEMBER 2, 2020; AND DECEMBER 1, 2020.
NONTAXABLE RETURN OF CAPITAL ("ROC") WAS DETERMINED ON JANUARY 21, 2021.

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 PAID TO CLASS I SHAREHOLDERS WERE \$0.5065 NONTAXABLE ROC PER SHARE FOR ALL DISTRIBUTIONS COMBINED. THE PER SHARE BREAKOUT FOR EACH DISTRIBUTION LISTED ABOVE IS INCLUDED IN THE ATTACHED STATEMENT.
THE DISTRIBUTIONS PAID TO CLASS T SHAREHOLDERS WERE \$0.4147 NONTAXABLE ROC PER SHARE FOR ALL DISTRIBUTIONS COMBINED. THE PER SHARE BREAKOUT FOR EACH DISTRIBUTION LISTED ABOVE IS INCLUDED IN THE ATTACHED STATEMENT.
THE DISTRIBUTIONS PAID TO CLASS W SHAREHOLDERS WERE \$0.4604 NONTAXABLE ROC PER SHARE FOR ALL DISTRIBUTIONS COMBINED. THE PER SHARE BREAKOUT FOR EACH DISTRIBUTION LISTED ABOVE IS INCLUDED IN THE ATTACHED STATEMENT.

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 ▶ DETAILED TAXABLE INCOME CALCULATIONS WERE USED TO DETERMINE THE RETURN OF CAPITAL AMOUNTS FOR THE DISTRIBUTIONS PAID TO SHAREHOLDERS.

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 SECTION 301(C)

18 Can any resulting loss be recognized? ▶ NO

19 Provide any other information necessary to implement the adjustment, such as the reportable tax year ▶ DISTRIBUTIONS ARE FOR THE TAX YEAR ENDED DECEMBER 31, 2020.

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
DocuSigned by:
Signature ▶ Daniel Cooley Date ▶ 1/29/2021
AF2CD648F9A5488...
Print your name ▶ DANIEL COOLEY Title ▶ SVP, TAX

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.

BLACK CREEK INDUSTRIAL REIT IV INC.
FORM 8937 STATEMENT
DECEMBER 31, 2020

PART II ORGANIZATIONAL ACTION, QUESTION 15

Class I	Distr per share	Ordinary	Capital	ROC
12/31/2019	0.04542	0.0032	0.0000	0.0422
1/31/2020	0.04542	0.0032	0.0000	0.0422
2/28/2020	0.04542	0.0032	0.0000	0.0422
3/31/2020	0.04542	0.0032	0.0000	0.0422
4/30/2020	0.04542	0.0032	0.0000	0.0422
5/29/2020	0.04542	0.0032	0.0000	0.0422
6/30/2020	0.04542	0.0032	0.0000	0.0422
7/31/2020	0.04542	0.0032	0.0000	0.0422
8/31/2020	0.04542	0.0032	0.0000	0.0422
9/30/2020	0.04542	0.0032	0.0000	0.0422
10/30/2020	0.04542	0.0032	0.0000	0.0422
11/30/2020	0.04542	0.0032	0.0000	0.0422
	0.5450	0.0385	0.0000	0.5065

Class T	Distr per share	Ordinary	Capital	ROC
12/31/2019	0.0371	0.0026	0.0000	0.0345
1/31/2020	0.0371	0.0026	0.0000	0.0345
2/28/2020	0.0376	0.0027	0.0000	0.0350
3/31/2020	0.0370	0.0026	0.0000	0.0344
4/30/2020	0.0373	0.0026	0.0000	0.0346
5/29/2020	0.0370	0.0026	0.0000	0.0344
6/30/2020	0.0373	0.0026	0.0000	0.0347
7/31/2020	0.0371	0.0026	0.0000	0.0344
8/31/2020	0.0371	0.0026	0.0000	0.0344
9/30/2020	0.0373	0.0026	0.0000	0.0347
10/30/2020	0.0371	0.0026	0.0000	0.0344
11/30/2020	0.0373	0.0026	0.0000	0.0347
	0.4462	0.0315	0.0000	0.4147

Class W	Distr per share	Ordinary	Capital	ROC
12/31/2019	0.04120	0.0029	0.0000	0.0383
1/31/2020	0.04120	0.0029	0.0000	0.0383
2/28/2020	0.04150	0.0029	0.0000	0.0386
3/31/2020	0.04120	0.0029	0.0000	0.0383
4/30/2020	0.04134	0.0029	0.0000	0.0384
5/29/2020	0.04121	0.0029	0.0000	0.0383
6/30/2020	0.04135	0.0029	0.0000	0.0384
7/31/2020	0.04123	0.0029	0.0000	0.0383
8/31/2020	0.04123	0.0029	0.0000	0.0383
9/30/2020	0.04137	0.0029	0.0000	0.0384
10/30/2020	0.04123	0.0029	0.0000	0.0383
11/30/2020	0.04137	0.0029	0.0000	0.0384
	0.4954	0.0350	0.0000	0.4604