

Report of Organizational Actions Affecting Basis of Securities

OMB No. 1545-0123

► See separate instructions.

Part I Reporting Issuer

1 Issuer's name		2 Issuer's employer identification number (EIN)	
LIGHTSTONE VALUE PLUS REAL ESTATE INVESTMENT TRUST INC		20-1237795	
3 Name of contact for additional information	4 Telephone No. of contact	5 Email address of contact	
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	
1985 CEDAR BRIDGE AVENUE, SUITE 1		LAKEWOOD, NJ 08701	
8 Date of action		9 Classification and description	
SEE ATTACHED		DISTRIBUTIONS ON 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 ► NONDIVIDEND CASH DISTRIBUTIONS WERE PAID TO COMMON SHAREHOLDERS.
SEE ATTACHED SCHEDULE FOR ADDITIONAL DETAIL.

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 AMOUNT OF THE NONDIVIDEND DISTRIBUTIONS ARE INCLUDED IN THE ATTACHED SCHEDULE. THE AMOUNT OF NONDIVIDEND DISTRIBUTIONS SHOULD REDUCE THE TAX BASIS OF EACH COMMON SHARE, BUT NOT BELOW ZERO.

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 NONTAXABLE DISTRIBUTIONS WERE CALCULATED AS THE AMOUNT OF CASH DISTRIBUTIONS IN EXCESS OF LIGHTSTONE VALUE PLUS REAL ESTATE INVESTMENT TRUST INC'S EARNINGS AND PROFITS.

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 NONDIVIDEND DISTRIBUTIONS ARE DETERMINED PURSUANT TO 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 ► THE REPORTING TAX YEAR IS 2020.

Sign Here

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.

Signature ► _____ Date ► _____

Print your name ► SETH MOLOD

Title ► CFO

Paid Preparer Use Only

Print/Type preparer's name KENNETH WEISSENBERG	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN P00738677
Firm's name ► EISNERAMPER LLP			Firm's EIN ► 13-1639826	
Firm's address ► 733 THIRD AVENUE, NEW YORK, NY 10017-2703			Phone no. 212-949-8700	

Send Form 8937 (including accompanying statements) to: Department of the Treasury, Internal Revenue Service, Ogden, UT 84201-0054

Lightstone Value Plus Real Estate Investment Trust Inc
20-1237795
Year Ended December 31, 2020

Supplemental Attachment to Form 8937

Record Date	Payable Date	Per Share Distribution	Nondividend Distribution
12/31/2019	1/15/2020	\$ 0.175000	\$ 0.050733
3/31/2021	4/15/2021	\$ 0.175000	\$ 0.050733
6/30/2021	7/15/2021	\$ 0.175000	\$ 0.050733
9/30/2021	10/15/2021	\$ 0.175000	\$ 0.050733