

Report of Organizational Actions Affecting Basis of Securities

▶ See separate instructions.

Part I Reporting Issuer

1 Issuer's name VINEBROOK HOMES TRUST, INC.		2 Issuer's employer identification number (EIN) 83-1268857	
3 Name of contact for additional information NEXPOINT ADVISORS, LP	4 Telephone No. of contact (214) 276-6300	5 Email address of contact	
6 Number and street (or P.O. box if mail is not delivered to street address) of contact 300 CRESCENT COURT, SUITE 700		7 City, town, or post office, state, and ZIP code of contact DALLAS, TX 75201	
8 Date of action CALENDAR YEAR 2025		9 Classification and description NON-DIVIDEND DISTRIBUTIONS PAID IN CALENDAR YEAR 2025	
10 CUSIP number N/A	11 Serial number(s)	12 Ticker symbol N/A	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 ▶ **VINEBROOK HOMES TRUST, INC. PAID DISTRIBUTIONS TO ITS SHAREHOLDERS PER THE ATTACHED SCHEDULE. THE PERCENTAGE OF THESE DISTRIBUTIONS WHICH REPRESENT A NON-TAXABLE RETURN OF CAPITAL IS SHOWN ON THE ATTACHED SCHEDULE.**

SEE STATEMENT 1

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 TOTAL AMOUNT OF NON-TAXABLE RETURN OF CAPITAL ON THE ATTACHED SCHEDULE MAY REPRESENT A REDUCTION IN THE SHAREHOLDERS' TAX BASIS IN THEIR SHARES HELD.**

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 TAX BASIS OF THE SHAREHOLDERS' SHARES IS DECREASED BY THE PER SHARE AMOUNT OF NON-TAXABLE RETURN OF CAPITAL, ON THE ATTACHED SCHEDULE, MULTIPLIED BY THE NUMBER OF SHARES THE SHAREHOLDER OWNS.**

SEE STATEMENT 1

Part II Organizational Action (continued)

17 List the applicable Internal Revenue Code section(s) and subsection(s) upon which the tax treatment is based ▶ **PERSUANT TO IRC SEC. 301(C)(1), THE PORTION OF A DISTRIBUTION WHICH IS A DIVIDEND (AS DEFINED IN IRC SEC. 316) IS INCLUDABLE IN GROSS INCOME. PURSUANT TO IRC SEC. 301(C)(2), THE PORTION OF A DISTRIBUTION WHICH IS NOT A DIVIDEND SHALL BE APPLIED AGAINST AND THE REDUCE THE ADJUSTED TAX BASIS OF THE STOCK.**

18 Can any resulting loss be recognized? ▶ **NO LOSS WILL BE RECOGNIZED AS A RESULT OF ANY NON-TAXABLE RETURN OF CAPTIAL. A LOSS MAY BE REALIZED UPON THE DISPOSITION OF THE SHARES.**

19 Provide any other information necessary to implement the adjustment, such as the reportable tax year ▶ **PURSUANT TO IRC SEC. 6045, BROKERS ARE REQUIRED TO REFLECT THESE ADJUSTMENTS IN THE COST BASIS REPORT OF SHAREHOLDERS' SHARES AND SHOULD BE ADJUSTED AS OF THE DISTRIBUTION DATE TO REFLECT THE RETURN OF CAPITAL DESCRIBED ABOVE. THE FINAL AMOUNT OF TAXABLE DIVIDENDS AND NON-TAXABLE RETURN OF CAPITAL (I.E. NON-DIVIDEND DISTRIBUTIONS) WILL BE REPORTED TO THE SHAREHOLDERS ON THEIR 2025 FORM 1099-DIV.**

SEE STATEMENT 1

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 ▶ *Paul A. Richards* Date ▶ 2/25/2026

Print your name ▶ **PAUL RICHARDS** 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.			



VINEBROOK HOMES TRUST, INC.
Form 8937- Supplemental Attachment 1
Part 2, Box 14, 15, 16 & 19

Record Date	Ex Dividend Date	Payable Date	Distribution Per Share	Taxable Ordinary Income	Return of Capital Per Share	Section 199A Dividends Per Share
Series A Preferred Shares						
12/24/2024	1/10/2025	1/10/2025	\$0.40625	\$0.00000	\$0.40625	\$0.00000
3/25/2025	4/10/2025	4/10/2025	\$0.40625	\$0.00000	\$0.40625	\$0.00000
6/25/2025	7/10/2025	7/10/2025	\$0.40625	\$0.00000	\$0.40625	\$0.00000
9/25/2025	10/10/2025	10/10/2025	\$0.40625	\$0.00000	\$0.40625	\$0.00000
Total - Preferred			\$1.62500 100.00%	\$0.00000 0.00%	\$1.62500 100.00%	\$0.00000
Series B Preferred Shares						
12/26/2024	1/10/2025	1/10/2025	\$0.59375	\$0.00000	\$0.59375	\$0.00000
3/25/2025	4/10/2025	4/10/2025	\$0.59375	\$0.00000	\$0.59375	\$0.00000
6/25/2025	7/10/2025	7/10/2025	\$0.59375	\$0.00000	\$0.59375	\$0.00000
9/25/2025	10/10/2025	10/10/2025	\$0.59375	\$0.00000	\$0.59375	\$0.00000
Total - Preferred			\$2.37500 100.00%	\$0.00000 0.00%	\$2.37500 100.00%	\$0.00000
Class A Common Shares						
1/31/2025	2/4/2025	2/4/2025	\$0.53010	\$0.00000	\$0.53010	\$0.00000
4/18/2025	4/30/2025	4/30/2025	\$0.53010	\$0.00000	\$0.53010	\$0.00000
8/14/2025	8/15/2025	8/15/2025	\$0.53010	\$0.00000	\$0.53010	\$0.00000
10/31/2025	11/3/2025	11/3/2025	\$0.53010	\$0.00000	\$0.53010	\$0.00000
Total - Preferred			\$2.12040 100.00%	\$0.00000 0.00%	\$2.12040 100.00%	\$0.00000