

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)	
Seven Hills Realty Trust		20-4649929	
3 Name of contact for additional information	4 Telephone No. of contact	5 Email address of contact	
Matt Murphy	617-796-8253	matthew.murphy@rmrgroup.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	
Two Newton Place 255 Washington Street		Newton, MA, 02458	
8 Date of action		9 Classification and description	
See Below		Common Stock	
10 CUSIP number	11 Serial number(s)	12 Ticker symbol	13 Account number(s)
81784E101	Various	SEVN	Various

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 ► **The 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 and date of 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 ►

01/27/2025: \$0.0446

04/22/2025:\$0.0446

07/21/2025: \$0.0357

10/27/2025: \$0.0357

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 312 (as modified by IRC Section 857(d) for a real estate investment trust) and the regulations thereunder. Amounts in excess of earning and profits reduce the shareholder's basis in its shares to the extent of 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 ► **Section 301(c)(2), 358(a), 1001, and 858(a) are the applicable code section upon which the tax treatment of the amounts distributed is based.**

18 Can any resulting loss be recognized? ► **With respects to the amounts distributed by SEVN, no resulting loss can be recognized.**

19 Provide any other information necessary to implement the adjustment, such as the reportable tax year ► **The basis adjustment for the amounts distributed by SEVN are taken into account in the tax year of a SEVN shareholder which includes the distribution dates identified above (e.g. 2025 for calendar year taxpayers).**

**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 ► **1/20/2026**

Print your name ► **Matthew Brown**

Title ► **CFO/Treasurer**

**Paid
Preparer
Use Only**

Print/Type preparer's name	Preparer's signature	Date	Check ☐ if self-employed	PTIN
Firm's name ►			Firm's EIN ►	
Firm's address ►			Phone no.	