See separate instructions.

## Part 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 add	itional information	4 Telephone	e No. of contact	5 Email address of contact		
JONATHAN MCCASKILL			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 Class	ification and description			
01/21/2019		STOCK				
10 CUSIP number	11 Serial number(s	)	12 Ticker symbol	13 Account number(s)		
<b>091863308;</b> 091863100; 091863209						
Part II Organizatio	nal Action Attac	h additional	statements if needed. Se	e back of form for additional questions.		
14 Describe the organizati	ional action and, if ap	oplicable, the	date of the action or the date	e against which shareholders' ownership is measured for		
the action ► MONTHL	LY DISTRIBUTIONS	WERE PAID	TO SHAREHOLDERS OF F	RECORD ON THE FOLLOWING DATES:		
DECEMBER 20, 2017; JANU	JARY 31, 2018; FEB	RUARY 28, 2	2018; MARCH 30, 2018; APF	RIL 30, 2018; MAY 31, 2018; JUNE 29, 2018;		
JULY 31, 2018; AUGUST 31	, 2018; SEPTEMBE	R 28, 2018; C	OCTOBER 31, 2018; NOVEN	IBER 30, 2018.		
NONTAXABLE RETURN OF	CAPITAL ("ROC")	WAS DETER	MINED ON JANUARY 21, 2	019.		
				ty in the hands of a U.S. taxpayer as an adjustment per		
				AREHOLDERS WERE \$0.5450 NONTAXABLE		
		OMBINED. T	HE PER SHARE BREAKOU	T FOR EACH DISTRIBUTION LISTED ABOVE IS		
INCLUDED IN THE ATTACH	IED STATEMENT.					
THE DISTRIBUTIONS PAID	TO CLASS T SHAR	EHOLDERS	WERE \$0.4454 NONTAXAB	LE ROC PER SHARE FOR ALL DISTRIBUTIONS		
COMBINED. THE PER SHAP	RE BREAKOUT FOR	R EACH DIST	RIBUTION LISTED ABOVE	IS INCLUDED IN THE ATTACHED STATEMENT.		

THE DISTRIBUTIONS PAID TO CLASS I SHAREHOLDERS WERE \$0.5293 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 ► <u>DETAILED TAXABLE INCOME CALCULATIONS WERE USED TO DETERMINE THE RETURN OF CAPITAL AMOUNTS</u> FOR THE DISTRIBUTIONS PAID TO SHAREHOLDERS.

Form	Form 8937 (12-2017) Page <b>2</b>				
	ort 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?  MO				

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, 2018.

		Inder penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and elief, 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	Signa	hature > /s/ JONATHAN MCCASKILL			1/21/2019			
	Print	t your name ► JONATHAN MCCASKILL			Title► VICE PRESIDENT, TAX			
Paid	ror	Print/Type preparer's name	Preparer's signature	Date	Check if self-employed			
Prepare Use Only		Firm's name			Firm's EIN ►			
	, <b>,</b>	Firm's address ►	Phone no.					
Send Fo	rm 89	37 (including accompanying statem	ents) to: Department of the Treasury,	Internal Revenue Service	, Ogden, UT 84201-0054			

## BLACK CREEK INDUSTRIAL REIT IV INC. FORM 8937 STATEMENT DECEMBER 31, 2018

## PART II ORGANIZATIONAL ACTION, QUESTION 15

Class I	Distr per share	Ordinary	Capital	ROC
12/29/2017	0.04542	0.0000	0.0000	0.0454
1/31/2018	0.04542	0.0000	0.0000	0.0454
2/28/2018	0.04542	0.0000	0.0000	0.0454
3/30/2018	0.04542	0.0000	0.0000	0.0454
4/30/2018	0.04542	0.0000	0.0000	0.0454
5/31/2018	0.04542	0.0000	0.0000	0.0454
6/29/2018	0.04542	0.0000	0.0000	0.0454
7/31/2018	0.04542	0.0000	0.0000	0.0454
8/31/2018	0.04542	0.0000	0.0000	0.0454
9/28/2018	0.04542	0.0000	0.0000	0.0454
10/31/2018	0.04542	0.0000	0.0000	0.0454
11/30/2018	0.04542	0.0000	0.0000	0.0454
11/30/2018	0.5450	0.0000	0.0000	0.5450
	0.5450	0.0000	0.0000	0.5450
Class T	Distr per share	Ordinary	Capital	ROC
12/29/2017	0.0370	0.0000	0.0000	0.0370
1/31/2018	0.0370	0.0000	0.0000	0.0370
2/28/2018	0.0378	0.0000	0.0000	0.0378
3/30/2018	0.0370	0.0000	0.0000	0.0370
4/30/2018	0.0372	0.0000	0.0000	0.0372
5/31/2018	0.0370	0.0000	0.0000	0.0370
6/29/2018	0.0370	0.0000	0.0000	0.0370
7/31/2018	0.0370	0.0000	0.0000	0.0370
8/31/2018	0.0370	0.0000	0.0000	0.0370
9/28/2018	0.0373	0.0000	0.0000	0.0373
10/31/2018	0.0370	0.0000	0.0000	0.0370
11/30/2018	0.0372	0.0000	0.0000	0.0372
	0.4454	0.0000	0.0000	0.4454
Class W	Distr per share	Ordinary	Capital	ROC
12/29/2017	0.04542	0.0000	0.0000	0.0454
1/31/2018	0.04542	0.0000	0.0000	0.0454
2/28/2018	0.04542	0.0000	0.0000	0.0454
3/30/2018	0.04542	0.0000	0.0000	0.0454
4/30/2018	0.04542	0.0000	0.0000	0.0454
5/31/2018	0.04542	0.0000	0.0000	0.0454
6/29/2018	0.04542	0.0000	0.0000	0.0454
7/31/2018	0.04381	0.0000	0.0000	0.0438
8/31/2018	0.04288	0.0000	0.0000	0.0429
9/28/2018	0.04177	0.0000	0.0000	0.0418
10/31/2018	0.04145	0.0000	0.0000	0.0415
11/30/2018		0.0000	0.0000	0.0415
	0.5293	0.0000	0.0000	0.5293