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**Instructions for Filing
Bixby Land Company
Form 8937
Report of Organizational Actions Affecting Basis of
Securities for the year ended December 31, 2023**

The original form should be signed (using full name and title) and dated by an authorized member on page two.

The signed form should be filed on or before February 15, 2024 to:

**Department of the Treasury
Internal Revenue Service
Ogden, UT 84201-0054**

In addition, it is required that a copy of Form 8937 be provided to each security holder of record as of the date of the organizational action and all subsequent holders of record up to the date a copy of Form 8937 is provided. The form must be furnished to holders on or before February 15.

To document the timely filing of the form, we suggest that you obtain and retain proof of mailing. Proof of mailing can be accomplished by sending the tax returns by registered or certified mail (metered by the U.S. Postal Service) or through the use of an IRS approved delivery method provided by an IRS designated private delivery service.

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

18 Can any resulting loss be recognized? ▶ Not applicable

19 Provide any other information necessary to implement the adjustment, such as the reportable tax year ▶ _____

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 ▶ <u>Martin T O'Hea</u>	Date ▶ <u>2/5/24</u>		
Paid Preparer Use Only	Print your name ▶ <u>MARTIN T O'HEA</u>	Title ▶ <u>CHIEF FINANCIAL OFFICER</u>		
	Print/Type preparer's name <u>JOE DIMAGGIO</u>	Preparer's signature <u>Joe DiMaggio</u>	Date <u>2-1-24</u>	Check <input type="checkbox"/> if self-employed PTIN <u>P01668579</u>
	Firm's name ▶ <u>ERNST & YOUNG U.S. LLP</u>	Firm's EIN ▶ <u>34-6565596</u>		
	Firm's address ▶ <u>18101 VON KARMAN AVE., STE 1700 IRVINE, CA 92612</u>	Phone no. <u>949-794-2300</u>		

BIXBY LAND COMPANY
FEIN: 95-0553290

ATTACHMENT TO FORM 9937, PART II, LINE 15

COMMON SHARES DISTRIBUTIONS:

4/7/2023	DISTRIBUTIONS PER SHARE	\$ 17.00	RETURN OF CAPITAL PER SHARE	\$	0.72
6/29/2023	DISTRIBUTIONS PER SHARE	\$ 17.00	RETURN OF CAPITAL PER SHARE	\$	0.72
9/29/2023	DISTRIBUTIONS PER SHARE	\$ 17.00	RETURN OF CAPITAL PER SHARE	\$	0.72
12/22/2023	DISTRIBUTIONS PER SHARE	\$ 19.00	RETURN OF CAPITAL PER SHARE	\$	0.81