



June 8, 2020

Dear AEI Fund Investor:

Due to the Covid19 pandemic and the potential impacts on property tenants across the United States, we have suspended 2020 unit repurchases for all AEI Funds. As a cautionary measure, all cash reserves will be retained to support future distributions to investors.

AEI is diligently monitoring the risks imposed by COVID-19 to our real estate portfolios. As you know, AEI Funds acquire properties on an all cash basis, and are leased to creditworthy corporate tenants under single-tenant, long-term net leases. We recognize that certain tenant concepts may be affected by supply chain disruption, government mandated closures and other emerging external factors. We will continue to monitor and evaluate macroeconomic effects as we manage our property portfolios through the eventual resolution of this crisis.

While AEI is not affiliated with any secondary market companies, we are aware that Central Trade & Transfer and Signal Securities offer listing platforms for the resale of non-traded securities. You may contact Central Trade & Transfer at 800-736-9797 and/or Signal Securities' at 855-687-3487. You may visit their websites to learn more about their services. In addition, you may resubmit your repurchase request postmarked during the month of January 2021, at which time we will reassess the Funds unit repurchase capabilities.

Please feel free to contact Investor Services at 800-328-3519 or via email at [investorservices@aeifunds.com](mailto:investorservices@aeifunds.com).

Sincerely,

AEI Investor Services

AEI FUND MANAGEMENT, INC.