Note: *The draft you are looking for begins on the next page.*

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Most forms and publications have a page on IRS.gov: IRS.gov/Form1040 for Form 1040; IRS.gov/Pub501 for Pub. 501; IRS.gov/W4 for Form W-4; and IRS.gov/ScheduleA for Schedule A (Form 1040), for example, and similarly for other forms, pubs, and schedules for Form 1040. When typing in a link, type it into the address bar of your browser, not a Search box on IRS.gov.

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TREASURY/IRS AND OMB USE ONLY DRAFT

Form **8612**
(Rev. December 2025)
Department of the Treasury
Internal Revenue Service

Return of Excise Tax on Undistributed Income of Real Estate Investment Trusts

For calendar year 20 _____

Go to *www.irs.gov/Form8612* for instructions and the latest information.

OMB No. 1545-1013

Name of REIT		**Employer identification number**
Number and street. If a P.O. box, see instructions.		Room or suite no.
City or town	State	ZIP code

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Required Distribution

1a	Taxable income under section 857(b)(2) for the calendar year. See instructions	**1a**		
b	Multiply line 1a by 85% (0.85)		**1b**	
2a	Capital gain net income under section 4981(e)(2) for the calendar year. See instructions	**2a**		
b	Multiply line 2a by 95% (0.95)		**2b**	
3a	Grossed up required distribution for the previous calendar year. See instructions	**3a**		
b	Distributed amount for the previous calendar year under section 4981(c)	**3b**		
c	Subtract line 3b from line 3a. If zero or less, enter -0-		**3c**	
4	**Required distribution.** Add lines 1b, 2b, and 3c		**4**	

Distributed Amount

5	Deduction for dividends paid under section 561 during the calendar year. See instructions		**5**	
6	Amount on which tax is imposed under sections 857(b)(1) or (b)(3)(A) for any tax year ending in or with the calendar year. See instructions		**6**	
7a	Distributed amount for the previous calendar year under section 4981(c). Enter amount from line 3b above	**7a**		
b	Grossed up required distribution for the previous calendar year. Enter amount from line 3a above	**7b**		
c	Subtract line 7b from line 7a. If zero or less, enter -0-		**7c**	
8	**Distributed amount.** Add lines 5, 6, and 7c		**8**	

Tax and Payments

9	**Undistributed income.** Subtract line 8 from line 4. If zero or less, enter -0-	**9**	
10	Excise tax on undistributed income. Multiply line 9 by 4% (0.04)	**10**	
11	Tax paid with extension of time to file (Form 7004)	**11**	
12	**Tax due.** Subtract line 11 from line 10. See instructions	**12**	
13a	**Overpayment.** Subtract line 10 from line 11	**13a**	
b	Routing number _____ **c** Type: ☐ Checking ☐ Savings		
d	Account number _____		

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 taxpayer) is based on all information of which preparer has any knowledge.

Signature of officer | Date | Title

Paid Preparer Use Only

Preparer's name	Preparer's signature	Date	Check ☐ if self-employed	PTIN
Firm's name			Firm's EIN	
Firm's address			Phone no.	

For Paperwork Reduction Act Notice, see instructions. Cat. No. 64121U Form **8612** (Rev. 12-2025) Created 8/18/25