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## **GRIFFIN INSTITUTIONAL ACCESS REAL ESTATE FUND SURPASSES A QUARTER BILLION DOLLARS IN ASSETS UNDER MANAGEMENT**

**El Segundo, CA** - (October 20, 2015) Griffin Capital Corporation ("Griffin Capital") on behalf of Griffin Institutional Access Real Estate Fund (NASDAQ: GIREX, GCREX, GRIFX; the "Fund") announced today that the Fund has exceeded a quarter billion dollars in assets under management.

Dr. Randy I. Anderson, Portfolio Manager of Griffin Institutional Access Real Estate Fund, said, "The demand for the Fund continues to exceed our expectations and we are pleased with the performance to date."

To learn more about the Fund go to: <http://www.griffincapital.com/griffin-institutional-access-real-estate-fund>.

### **About Griffin Institutional Access Real Estate Fund and Griffin Capital Corporation**

Griffin Institutional Access Real Estate Fund (the "Fund," tickers: GIREX, GCREX, GRIFX), a closed-end, interval fund registered under the Investment Company Act of 1940, is an actively-managed portfolio of private real estate funds and public real estate securities, diversified by property type and geography, offering daily pricing and periodic liquidity at net asset value. GIREX began reporting on NASDAQ on June 30, 2014 with an initial share price of \$25.00 and reported a share price of \$26.28 for Class A, \$26.26 for Class C, and \$26.30 for Class I as of October 19, 2015. The advisor of the Fund is Griffin Capital Advisor, LLC, a majority owned subsidiary of Griffin Capital Corporation. Griffin Capital Corporation is a privately-owned real estate company headquartered in Los Angeles. Led by senior executives with more than two decades of real estate experience collectively encompassing over \$21 billion of transaction value and more than 650 transactions, Griffin Capital and its affiliates have acquired or constructed approximately 43 million square feet of space since 1995. Griffin Capital and its affiliates manage, sponsor and/or co-sponsor a portfolio consisting of approximately 27 million square feet of space, located in 29 states and 0.1 million square feet located in the United Kingdom, representing approximately \$4.8 billion in asset value.

**Investors should carefully consider the investment objectives, risks, charges and expenses of the Griffin Institutional Access Real Estate Fund (the "Fund"). This and other important information about the Fund**



is contained in the prospectus, which can be obtained by contacting your financial advisor or visiting [www.griffincapital.com](http://www.griffincapital.com). The prospectus should be read carefully before investing.

#### **Griffin Institutional Access Real Estate Fund Risk Considerations**

*As of 9/30/15 the Fund's cumulative since inception return for Class A shares at net asset value ("NAV") was 10.21%. The Fund's inception date was 6/30/2014. The total gross expense ratio is 6.80% for Class A, 7.55% for Class C, and 6.55% for Class I. Performance data quoted represents past performance. Past performance is no guarantee of future results and investment returns and principal value of the Fund will fluctuate so that shares, when redeemed, may be worth more or less than their original cost. Current performance may be lower or higher than performance data quoted. The maximum sales charge is 5.75% for Class A shares. Class C shareholders may be subject to a contingent deferred sales charge equal to 1.00% of the original purchase price of Class C shares redeemed during the first 365 days after their purchase. The Fund has contractually agreed to waive its fees to the extent that they exceed 1.91% for Class A, 2.66% for Class C, and 1.66% for Class I until June 30, 2016. Without the waiver the expenses would have been higher. The net asset value fund return does not reflect the deduction of all fees and if the fund return reflected the deduction of such fees, the performance would be lower. Visit [www.griffincapital.com](http://www.griffincapital.com) for current performance.*

The Fund distribution rate is the amount, expressed as a percentage, a Fund investor would receive in distributions if the most recent Fund distribution stayed consistent going forward. It is calculated by annualizing the most recent Fund distribution and dividing by the current Fund NAV. The percentage represents a single distribution from the Fund and does not represent the total returns of the Fund.

The Fund will not invest in real estate directly, but, because the Fund will concentrate its investments in securities of REITs and other real estate industry issuers, its portfolio will be significantly impacted by the performance of the real estate market and may experience more volatility and be exposed to greater risk than a more diversified portfolio. The value of companies engaged in the real estate industry is affected by: (i) changes in general economic and market conditions; (ii) changes in the value of real estate properties; (iii) risks related to local economic conditions, overbuilding and increased competition; (iv) increases in property taxes and operating expenses; (v) changes in zoning laws; (vi) casualty and condemnation losses; (vii) variations in rental income, neighborhood values or the appeal of property to tenants; (viii) the availability of financing and (ix) changes in interest rates and leverage.

Investors in the Fund should understand that the NAV of the Fund will fluctuate, which may result in a loss of the principal amount invested. The Fund provides liquidity to shareholders quarterly between five percent and 25 percent of its outstanding shares at net asset value. All or a portion of the distribution may include a return of capital.

**Griffin Institutional Access Real Estate Fund is distributed by ALPS Distributors, Inc. ALPS Distributors, Inc. is not affiliated with either Griffin Capital or any of its affiliates**

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