



BainCapital
CREDIT

A Leading Global Credit Manager



**GRIFFIN
CAPITAL**

guardians of wealth

GRIFFIN INSTITUTIONAL ACCESS® CREDIT FUND
INVEST LIKE AN INSTITUTION



Griffin Institutional Access[®] Credit Fund (the "Fund")

is sub-advised by BCSF Advisors, LP, an SEC-registered investment adviser and affiliate of Bain Capital Credit, LP. Bain Capital Credit provides ongoing research, opinions and recommendations regarding the Fund's investment portfolio.

Bain Capital Credit is a privately owned, leading global credit specialist with approximately \$48 billion¹ in assets under management (AUM). Bain Capital Credit invests across the full spectrum of credit strategies, including leveraged loans, high-yield bonds, distressed debt, private lending, structured products, non-performing loans (NPLs) and equities.

BAIN CAPITAL CREDIT AT-A-GLANCE²

Global Expertise in Credit

- Offices in Boston, Chicago, New York, London, Dublin, Madrid, Lisbon, Hong Kong, Guangzhou, Seoul, Mumbai,³ Melbourne, Singapore and Sydney
- 24 languages spoken
- 367 employees
- Over 150 investment professionals
- Analyzed more than 5,000 companies in 40 countries

Established Allocation Strategies

- Flexibility to invest across different market sectors, capital structures and geographies
- More than \$1 billion in employee co-investment⁴

Scale & Experience

More than 30 Managing Directors, each with:

- 20-plus years of average industry experience
- Over 10 years' average tenure at Bain Capital Credit

Broad Platform

Part of Bain Capital, one of the world's largest private investment firms:

- Approximately \$130 billion⁵ in assets under management
- Approximately 1,000 employees worldwide
- Employee owned

1. AUM estimated as of January 1, 2021. Bain Capital Credit's AUM includes its subsidiaries and credit vehicles managed by its Alternative Investment Fund Managers (AIFM) affiliate.

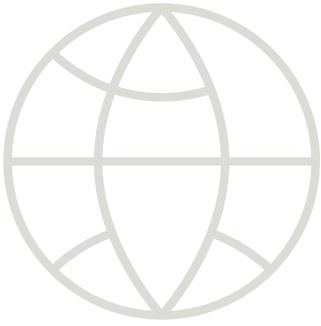
2. Source: Bain Capital Credit, as of April 1, 2021 unless otherwise noted.

3. Certain individuals based in Mumbai are employed by IndiaRF, a joint venture between Bain Capital Credit, LP and Piramal Enterprises Ltd.

4. Data estimated as of January 1, 2021. Bain Capital Credit and Bain Capital employee investments include general partner, employee co-invest and other affiliate capital invested in Bain Capital Credit managed funds.

5. Firm-level AUM for Bain Capital is estimated and is presented as of December 31, 2020.

Griffin Institutional Access Credit Fund (the "Fund") is a closed-end interval fund. Limited liquidity is provided to shareholders only through the Fund's quarterly repurchase offers for no less than 5% and no more than 25% of the Fund's shares outstanding at net asset value. The Fund is suitable only for investors who can bear the risks associated with the limited liquidity of the Fund and should be viewed as a long-term investment. There is no secondary market for the Fund's shares and none is expected to develop.



Get To Know Bain Capital Credit

EXPERIENCED GLOBAL PRESENCE

Led by more than 30 Managing Directors across the United States, Europe, Asia and Australia, Bain Capital Credit's culture is team-oriented and performance driven. The firm's collaborative environment creates a team with diversity across experience and perspectives. Bain Capital Credit's team of over 150 investment professionals seeks to identify attractive credit opportunities and are supported by robust operational and technical resources.

PHILOSOPHY

The cornerstone of Bain Capital Credit's philosophy is to generate attractive risk-adjusted returns for investors through rigorous due diligence at the industry, company and individual security level. Bain Capital Credit seeks to maximize expected, not potential, return through fundamentally driven, bottom-up security selection that leverages the depth and experience of its investment team.





Deeply Rooted in Analytic Rigor

A DYNAMIC APPROACH TO CREDIT INVESTING

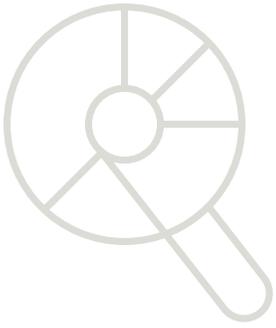
Bain Capital Credit's teams are structured into a network that responds to varied investment opportunities, regardless of region, industry or position in the capital structure, which increases the breadth of their pipeline. Investment professionals are organized in teams of specialists based on either industry type or product type, which enables Bain Capital Credit to field what it believes is the optimal team to evaluate every deal.

INDUSTRY RESEARCH GROUP

Bain Capital Credit's Industry Research Group is organized into 14 teams, each responsible for monitoring micro and macro trends and for reviewing and selecting attractively priced securities across the capital structures within their sectors. Based upon underlying industry drivers, teams are organized so as to provide local or global insights.

BROAD PERSPECTIVE

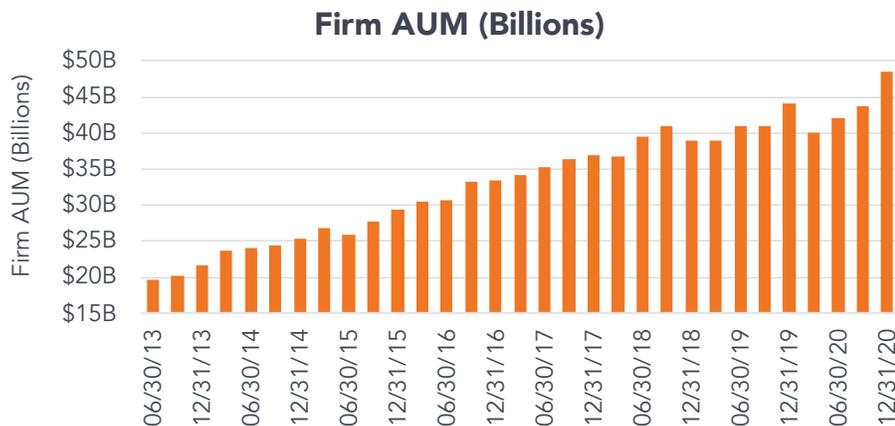
Since inception in 1998, Bain Capital Credit's team has analyzed over 5,000 issuers, giving the firm unique institutional knowledge of the market and the ability to identify attractive investment opportunities across cycles and geographies. The breadth of Bain Capital Credit's coverage adds additional value by investing in securities which may be underfollowed, mispriced or perhaps out of favor with the market.



What Makes Bain Capital Credit Different?

Apart from being one of the world's leading multi-asset alternative investment firms, a key difference between Bain Capital Credit and other global credit managers is its structure. Bain Capital Credit is a privately held, employee-owned organization that operates without market pressures that a publicly owned asset manager may face, such as shareholder expectations. Bain Capital Credit also has more than \$1 billion in employee co-investment.⁴ This co-investment helps align Bain Capital Credit's interests with yours, and it creates a mutual incentive in the performance of their investments.

Employees at Bain Capital Credit are personally invested in each other's successes and united by a shared goal of creating a lasting impact and developing exceptional partnerships. This culture has helped fuel the growth of Bain Capital Credit's assets under management, which has grown sharply over the past several years.⁶



6. Data source: Bain Capital Credit, LP for the period of June 30, 2013 – December 31, 2020. Bain Capital Credit's assets under management includes its subsidiaries and credit vehicles managed by its AIFM affiliate.





Griffin Capital Company, LLC ("Griffin Capital") is a leading alternative investment asset manager headquartered in Los Angeles, California. Founded in 1995, Griffin Capital has owned, managed, sponsored or co-sponsored investment programs encompassing over \$20 billion in assets. The company's senior executives and employees have co-invested over \$300 million in its various investment verticals, aligning Griffin's interest with those of its more than 200,000 investors.

The company leverages the breadth and depth of its cycle-tested investment management teams to capitalize on long term economic trends and secular growth opportunities in real estate and global corporate credit through interval funds and direct investment strategies. Investors can access these investment solutions exclusively through independent and insurance broker-dealers, national wirehouses and registered investment advisors.

Additional information is available at www.griffincapital.com.

Source: Griffin Capital Company, LLC as of June 30, 2021.



Griffin Institutional Access Credit Fund is sub-advised by **BCSF Advisors, LP**, an SEC-registered investment adviser and affiliate of Bain Capital Credit, LP.

Bain Capital Credit, LP provides ongoing research, opinions and recommendations regarding the Fund's investment portfolio. Bain Capital Credit was formed in 1998 as the credit investing arm of Bain Capital, one of the world's premier alternative investment firms, with approximately \$130 billion in assets under management.⁵ Bain Capital Credit invests across the full spectrum of credit strategies, including leveraged loans, high-yield bonds, distressed debt, direct lending, structured products, non-performing loans and equities. With offices in Boston, Chicago, New York, London, Dublin, Madrid, Lisbon, Hong Kong, Guangzhou, Seoul, Mumbai,³ Melbourne, Singapore and Sydney, Bain Capital Credit has a global footprint with approximately \$48 billion¹ in assets under management.



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IMPORTANT DISCLOSURES

This is neither an offer to sell nor a solicitation to purchase any security. Investors should carefully consider the investment objectives, risks, charges and expenses of Griffin Institutional Access Credit 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. Please read the prospectus carefully before investing.

Past performance is not indicative of future results. Investment return and the principal value of an investment will fluctuate. Shares may be worth more or less than original cost when redeemed. Investing in the Fund involves risks, including the risk that you may receive little or no return on your investment or that you may lose part or all of your investment. The ability of the Fund to achieve its investment objective depends, in part, on the ability of the Adviser to allocate effectively the assets of the Fund among the various securities and investments in which the Fund invests. There can be no assurance that the actual allocations will be effective in achieving the Fund's investment objective or delivering positive returns. Current performance may be lower or higher than the performance quoted. The most recent performance is available at www.griffincapital.com or by calling 888.926.2688.

The Fund is a closed-end interval fund, the shares have no history of public trading, nor is it intended that the shares will be listed on a public exchange at this time. No secondary market is expected to develop for the Fund's shares. Limited liquidity is provided to shareholders only through the Fund's quarterly repurchase offers for no less than 5% and no more than 25% of the Fund's shares outstanding at net asset value. There is no guarantee that an investor will be able to sell all the shares that the investor desires to sell in the repurchase offer. The investment return and principal value of an investment will fluctuate so that an investor's shares, when redeemed, may be worth more or less than the original cost. Due to these restrictions, an investor should consider an investment in the Fund to be of limited liquidity. The Fund is suitable only for investors who can bear the risks associated with the limited liquidity of the Fund and should be viewed as a long-term investment. Investing in the Fund is speculative and involves a high degree of risk, including the risks associated with leverage and the risk of a substantial loss of investment. There is no guarantee that the investment strategies will work under all market conditions.

Investors in the Fund should understand that the net asset value ("NAV") of the Fund will fluctuate, which may result in a loss of the principal amount invested. An investment in shares is subject to investment risk, including the possible loss of the entire principal amount invested. An investment in shares represents an indirect investment in the securities owned by the Fund. The value of these securities, like other market investments, may move up or down, sometimes rapidly and unpredictably. The value of your shares at any point in time may be worth less than the value of your original investment, even after taking into account any reinvestment of dividends and distributions. The Fund's investments may be negatively affected by the broad investment environment and capital markets in which the Fund invests, including the real estate market, the debt market and/or the equity securities market. The value of the Fund's investments will increase or decrease based on changes in the prices of the investments it holds. This will cause the value of the Fund's shares to increase or decrease. The Fund is "diversified" under the Investment Company Act of 1940. Diversification does not eliminate the risk of experiencing investment losses. Holdings are subject to change without notice. The Fund is not intended to be a complete investment program.

Investing in lower-rated securities involves special risks in addition to the risks associated with investments in investment grade securities, including a high degree of credit risk. Lower-rated securities may be regarded as predominately speculative with respect to the issuer's continuing ability to meet principal and interest payments. Analysis of the creditworthiness of issuers/issues of lower-rated securities may be more complex than for issuers/issues of higher quality debt securities. Securities that are in the lowest rating category are considered to have extremely poor prospects of ever attaining any real investment standing, to have a current identifiable vulnerability to default and/or to be unlikely to have the capacity to pay interest and repay principal. There is a risk that issuers will not make payments, resulting in losses to the Fund. In addition, the credit quality of securities may be lowered if an issuer's financial condition changes. Lower credit quality may lead to greater volatility in the price of a security and in shares of the Fund. Lower credit quality also may affect liquidity and make it difficult to sell the security. Default, or the market's perception that an issuer is likely to default, could reduce the value and liquidity of securities, thereby reducing the value of your investment in Fund shares. The Adviser's judgments about the attractiveness, value and potential appreciation of a particular sector and securities in which the Fund invests may prove to be incorrect and may not produce the desired results. Foreign investing involves special risks such as currency fluctuations and political uncertainty. The use of leverage by the Fund will magnify the Fund's gains or losses. There is no guarantee that the Fund's leverage strategy will be successful.

The Fund is advised by Griffin Capital Credit Advisor, LLC ("GCCA"). GCCA is registered as an investment adviser with the SEC pursuant to the provisions of the Investment Advisers Act of 1940, as amended (the "Advisers Act"). GCCA is an indirect majority-owned subsidiary of Griffin Capital Company, LLC. The Fund is sub-advised by BCSF Advisors, LP ("BCSF"). BCSF is registered as an investment adviser with the SEC pursuant to the provisions of the Advisers Act. BCSF is an affiliate of Bain Capital Credit, LP. Registration with the SEC does not constitute an endorsement by the SEC nor does it imply a certain level of skill or training.

The opinions and information contained in this material are provided for informational purposes only and should not be considered investment advice or a recommendation of any particular security, strategy or investment product or be relied upon for any other purpose. This material represents the current good-faith views of the contributor at the time of preparation and is subject to change without notice of any kind. The subject matter contained herein has been derived from several sources believed to be reliable and accurate, but not guaranteed, at the time of compilation. Griffin Capital does not accept liability for losses either directly or consequential caused by the use of this information.

By "Invest Like an Institution," we mean the Fund allows individual investors access to portfolio strategies, investment vehicles, and sub-advisers that are typically only available to large institutional investors such as banks, insurance companies, endowments, and pensions.

Not a deposit	May lose value	No bank guarantee
Not insured by the FDIC, NCUA or any other government agency		

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