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## **GRIFFIN INSTITUTIONAL ACCESS REAL ESTATE FUND ANNOUNCES FIFTH CONSECUTIVE DISTRIBUTION INCREASE**

**EL SEGUNDO, Calif.**, Dec. 23, 2015 -- Griffin Capital Corporation announced today on behalf of Griffin Institutional Access Real Estate Fund (NASDAQ: GIREX, GCREX, GRIFX) the fourth quarter distribution of \$0.34413 for Class A, \$0.34348 for Class C, and \$0.34452 for Class I, or a 5.22% annualized distribution rate. This distribution represents the fifth consecutive distribution increase and will be payable on December 31, 2015 to shareholders of record as of December 22, 2015, with an ex-dividend date of December 23, 2015.

To learn more about Griffin Institutional Access Real Estate Fund, go to:

<https://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 \$26.37 for Class A, \$26.32 for Class C, and \$26.40 for Class I as of December 22, 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-held, Los Angeles headquartered investment and asset management company with a 20-year track record sponsoring real estate investment vehicles and managing institutional capital. Led by senior executives with more than two decades of real estate experience who have collectively closed transactions representing over \$21 billion in value, Griffin Capital and its affiliates have acquired or constructed approximately 46\* million square feet of space since 1995. As of December 15, 2015, Griffin Capital and its affiliates manage, sponsor and/or co-sponsor a portfolio consisting of approximately 29.8\* million square feet of space, located in 29 states and 0.1 million square feet located in the United Kingdom, representing approximately \$5.1\* billion in asset value.



\*Includes the property information related to the acquisition of an 80% ownership interest in the Digital Realty joint venture.

**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 yield. The percentage represents a single distribution from the Fund and does not represent the total return 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.

Sources of distributions to shareholders for tax reporting purposes will depend upon the Fund's investment experience during the remainder of its fiscal year and may be subject to changes based on



tax regulations. Pursuant to Section 852 of the Internal Revenue Code, the taxability of distributions will be reported on Form 1099-DIV for 2015.

**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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