

For Immediate Release



Griffin Institutional Access[®] Real Estate Fund Posts Record-Setting Month in January

Strong, Consistent Performance Results Bring Broad Acceptance by Investors

El Segundo, Calif. (February 4, 2019) – Griffin Capital Company, LLC (“Griffin Capital”), a leading private investment firm and one of the nation’s premier alternative investment advisors, today announced another milestone for its flagship interval fund, Griffin Institutional Access Real Estate Fund. Investor flows for the month of January exceeded \$118 million. Since the Fund’s June 2014 inception, assets under management have grown to \$3 billion, and with the strong results posted in the fourth quarter of 2018, the fund has achieved positive performance 18 out of 18 quarters.

“We are extremely proud of the Fund’s performance and the value created for our shareholders, especially in 2018 where almost nothing performed,” said Dr. Randy I. Anderson, President, Griffin Capital Asset Management Company. “We maintain our active focus on durable income generation from core assets located in top real estate markets. We believe diversification, prudent portfolio construction and risk management will be critical in navigating today’s environment of increased levels of market volatility.”

Griffin Capital experienced increased investor inflows across its entire suite of alternative investment solutions during the month of January, including multiple real estate investment trusts, private offerings and two interval funds.

“Looking to the rest of 2019, we’re exceptionally optimistic about the opportunities ahead, including the increased interest in our suite of alternative investment solutions that we’re seeing from financial intermediaries. In times of uncertainty and volatility, our ability to offer investment solutions that can stabilize portfolio returns and provide a better risk-adjusted return profile is a powerful proposition,” said Mark Goldberg, CEO of Griffin Capital Securities.

(MORE)



About Griffin Capital Company, LLC

Griffin Capital Company, LLC ("Griffin Capital") is a leading alternative investment asset manager that, for more than two decades, has established a reputation for leadership, innovation, and consistent results in the alternative investments industry.

Griffin Capital's alternative investment solutions include three groups of complementary products: non-listed real estate investment trusts (REITs), interval funds in the company's Institutional Access fund family and Delaware Statutory Trusts (DSTs). The firm's investment strategies include diversified core real estate and global corporate credit securities, as well as direct real estate ownership in sector-specific portfolios focused on net leased essential office and industrial assets, clinical healthcare properties, grocery-anchored shopping centers and multifamily real estate assets. These solutions include: Griffin-American Healthcare REIT IV, Griffin Capital Essential Asset REIT II, Griffin Institutional Access Credit Fund, Griffin Institutional Access Real Estate Fund, Griffin Institutional Property Exchange DSTs and Phillips Edison Grocery Center REIT III. Griffin Capital Securities, LLC, Member FINRA/SIPC, is the dealer manager for non-traded programs sponsored by Griffin Capital Company, LLC and the exclusive wholesale marketing agent for the Company's interval funds distributed to investors through independent and insurance broker dealers, national wirehouses and registered investment advisors.

Additional information is available at www.griffincapital.com.

Forward-Looking Statements:

This press release contains statements that constitute "forward-looking statements," as such term is defined in Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended, and such statements are intended to be covered by the safe harbor provided by the same. These statements are based on management's current expectations and beliefs and are subject to a number of trends and uncertainties that could cause actual results to differ materially from those described in the forward-looking statements; no assurance can be given that these expectations will be attained.

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