

GRIFFIN CAPITAL QUALIFIED OPPORTUNITY ZONE FUND II, L.P. WIRING INSTRUCTIONS

Please see below for wiring instructions for the Griffin Capital Qualified Opportunity Zone Fund II, L.P.

Upon wiring, please confirm the following information with Griffin Capital's Private Equity Investor Relation's Team at InvestorRelationsPE@griffincapital.com:

- Date of wire
- Amount of wire
- Investor's full name
- Financial Advisor/RIA's name
- Bank/institution that sent the wire
- Fed reference number for the wire

Please note that the Investor Questionnaire and Subscription Agreement must be received and confirmed in good order in advance of funding. Please do not wire in advance; funds will be returned if not formally requested.

Please follow the wiring instructions exactly as written without omitting any portion.

Bank Name: Citibank, New York

Bank ABA/Routing #: 021 000089

Bank Account Name #: Morgan Stanley Smith Barney LLC

Bank Account #: 406 111 72

For Further Credit To: Griffin Capital Olfd Op Zone Fd II LP 628 100 317

Citibank, NA Address: 1 Penns Way

New Castle, DE 19720

Morgan Stanley Address: 1300 Thames Street

Baltimore, MD 21231