(December 2017)

Report of Organizational Actions Affecting Basis of Securities

OMB No. 1545-0123

Department of the Treasury Internal Revenue Service					
Control Contro	ng Issuer				
1 Issuer's name			2 Issuer's employer identification number (EIN)		
GRIFFIN CAPITAL ESS	ENTIAL ASSET REIT.				
FKA: GRIFFIN CAPITAL ESSENTIAL ASSET REIT II, INC.			46-4654479		
3 Name of contact for	additional information	4 Telephone No. of contact	5 Email address of contact		
JAVIER BITAR (310)-469-6100		jbitar@griffincapital.com			
6 Number and street (or P.O. box if mail is not delivered to street address) of contact			7 City, town, or post office, state, and ZIP code of contact		
1520 GRAND AVENUE			EL SEGUNDO, CA 90245		
8 Date of action		9 Classification and description			
VARIOUS. SEE #14 BE 10 CUSIP number	11 Serial number	(s) 12 Ticker symbol	13 Account number(s)		
10 COSIP number	11 Senai number	(S) 12 FICKER SYMBOL	13 Account number(s)		
21/2		01/0			
N/A Part II Organiz	ational Action Atta	N/A	ee back of form for additional questions.		
			te against which shareholders' ownership is measured for		
•		SS OF EARNINGS AND PROFITS WERE			
<u> </u>			; JUNE 1, 2019; JULY 1, 2019; AUGUST 1, 2019;		
		VEMBER 1, 2019; DECEMBER 1, 2019.	, 30NE 1, 2010, 30E1 1, 2010, 1100001 1, 2010,		
OLI ILMBER 1, 2010,	301002111/2010/140	VEMBER II E0101 BEOLINBER II E0101			
-					
15 Describe the quar	titative effect of the org	anizational action on the basis of the secur	rity in the hands of a U.S. taxpayer as an adjustment per		
			046712; RETURN OF CAPITAL PER SHARE :\$0.023561		
		192; RETURN OF CAPITAL PER SHARE			
		712; RETURN OF CAPITAL PER SHARE			
		205; RETURN OF CAPITAL PER SHARE			
5/1/2019: DISTRIBUTION PER SHARE \$0.046712; RETURN OF CAPITAL PER SHARE :\$0.023561					
		205; RETURN OF CAPITAL PER SHARE			
		712; RETURN OF CAPITAL PER SHARE			
8/1/2019: DISTRIBUTION PER SHARE \$0.046712; RETURN OF CAPITAL PER SHARE :\$0.023561					
9/1/2019: DISTRIBUTION PER SHARE \$0.045205; RETURN OF CAPITAL PER SHARE :\$0.022801					
*		6712; RETURN OF CAPITAL PER SHARE			
11/1/2019: DISTRIBUTION PER SHARE \$0.045205; RETURN OF CAPITAL PER SHARE :\$0.022801					
		6712; RETURN OF CAPITAL PER SHARE			
			lation, such as the market values of securities and the		
			APPLIED AGAINST AND REDUCE THE ADJUSTED		
BASIS OF STOCK.					

Pai	t II	Organizational Action (continued)		
17	List tl	e applicable Internal Revenue Code section(s) and subsection(s) upon which the tax treatment is based >	SECTION 301.	
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18	Can a	ny resulting loss be recognized? ► N/A		
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-				
19	Provid	e any other information necessary to implement the adjustment, such as the reportable tax year ▶		
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		ler penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, ar		
		ef, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer	r has any knowledge.	
Sign				
Here	Sig	nature ▶ Date ▶		
	Pri		NCIAL OFFICER	
Paic			Check if PTIN	
Prep	oare		elf-employed P01488195	
Use		Firm's name FRNST & YOUNG U.S. LLP	irm's EIN ▶ 34-6565596	
<u> </u>			Phone no. 213-977-3200	
send	rorm	1937 (including accompanying statements) to: Department of the Treasury, Internal Revenue Service, Ogder	n, OT 8420T - 0054	