Form **8937**(December 2017) Department of the Treasury Internal Revenue Service

Report of Organizational Actions Affecting Basis of Securities

► See separate instructions.

OMB No. 1545-0123

Part Reporting	Issuer					
1 Issuer's name		2 Issuer's employer identification number (EIN)				
GRIFFIN CAPITAL ESSEN	TIAL ASSET REIT II	, INC.	46-4654479			
3 Name of contact for add	ditional 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 d		delivered to street address) of contact	7 City, town, or post office, state, and ZIP code of contact			
4500 00 440 440						
1520 GRAND AVENUE 8 Date of action		9 Classification and description	EL SEGUNDO, CA 90245			
o bate or detion		o olassification and description				
VARIOUS. SEE #14 BELOV		COMMON STOCK				
10 CUSIP number	11 Serial number(s) 12 Ticker symbol	13 Account number(s)			
N/A		N/A				
	onal Action Attac		ee back of form for additional questions.			
			te against which shareholders' ownership is measured for			
the action ► <u>DISTRII</u>	BUTIONS IN EXCES	S OF EARNINGS AND PROFITS WERE	MADE ON THE FOLLOWING DATES:			
			JUNE 1, 2018; JULY 1, 2018; AUGUST 1, 2018;			
SEPTEMBER 1, 2018; OCT	OBER 1, 2018; NO\	EMBER 1, 2018; DECEMBER 1, 2018.				
15 Describe the quantitat	ive effect of the orga	nizational action on the basis of the secur	ity in the hands of a U.S. taxpayer as an adjustment per			
			046712; RETURN OF CAPITAL PER SHARE :\$0.041677			
		92; RETURN OF CAPITAL PER SHARE :				
3/1/2018: DISTRIBUTION PER SHARE \$0.046712; RETURN OF CAPITAL PER SHARE :\$0.041677						
4/1/2018: DISTRIBUTION P	ER SHARE \$0.0452	05; RETURN OF CAPITAL PER SHARE :	:\$0.040332			
5/1/2018: DISTRIBUTION PER SHARE \$0.046712; RETURN OF CAPITAL PER SHARE :\$0.041677						
		05; RETURN OF CAPITAL PER SHARE :				
		12; RETURN OF CAPITAL PER SHARE :				
		12; RETURN OF CAPITAL PER SHARE :				
		05; RETURN OF CAPITAL PER SHARE:				
		712; RETURN OF CAPITAL PER SHARE 205; RETURN OF CAPITAL PER SHARE				
		712; RETURN OF CAPITAL PER SHARE				
			ation, such as the market values of securities and the			
			APPLIED AGAINST AND REDUCE THE ADJUSTED			
BASIS OF STOCK.			THE PLEATING THIS RESOURT THE RESOURTED			

Part	Ш	Organizational Action (continued)	
17	List the	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 an	y resulting loss be recognized? ► N/A	
-			
19 F	Provide	any other information necessary to implement the adjustment, such as the reportable tax year ▶	
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		·	
	Unde	er penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, a	and to the best of my knowledge and
	belief	f, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which prepare	er has any knowledge.
Sign			
Here	Signa	ature▶ Date▶ 2	15/19
	Print	your name ► JAVIER BITAR Title ► CHIEF FIN	ANCIAL OFFICER
Paid		Print/Type preparer's name Preparer's signature Date	Check PTIN
Prep			self-employed P01229936
Use			Firm's EIN ▶ 34-6565596
	O i iiy		Phone no. 213-977-3200
Send F	orm 89	337 (including accompanying statements) to: Department of the Treasury, Internal Revenue Service, Ogde	