

Report of Organizational Actions Affecting Basis of Securities

▶ See separate instructions.

Part I Reporting Issuer

1 Issuer's name GRIFFIN REALTY TRUST, INC (FKA GRIFFIN CAPITAL ESSENTIAL ASSET REIT, INC)		2 Issuer's employer identification number (EIN) 46-4654479	
3 Name of contact for additional information JAVIER BITAR	4 Telephone No. of contact 310-606-3200	5 Email address of contact JBITAR@GRTREIT.COM	
6 Number and street (or P.O. box if mail is not delivered to street address) of contact 1520 GRAND AVENUE		7 City, town, or post office, state, and ZIP code of contact EL SEGUNDO ,CA 90245	
8 Date of action VARIOUS. SEE #14 BELOW		9 Classification and description PREFERRED STOCK	
10 CUSIP number N/A	11 Serial number(s)	12 Ticker symbol N/A	13 Account number(s)

Part II Organizational Action Attach additional statements if needed. See back of form for additional questions.

14 Describe the organizational action and, if applicable, the date of the action or the date against which shareholders' ownership is measured for the action ▶ **DISTRIBUTIONS IN EXCESS OF EARNINGS AND PROFITS WERE MADE ON THE FOLLOWING DATES:**
 JANUARY 14, 2022; APRIL 15, 2022; JULY 15, 2022; OCTOBER 14, 2022

15 Describe the quantitative effect of the organizational action on the basis of the security in the hands of a U.S. taxpayer as an adjustment per share or as a percentage of old basis ▶ **1/14/2022: DISTRIBUTION PER SHARE \$0.507260; RETURN OF CAPITAL PER SHARE \$0.507260**
4/15/2022: DISTRIBUTION PER SHARE \$0.501747; RETURN OF CAPITAL PER SHARE \$0.501747
7/15/2022: DISTRIBUTION PER SHARE \$0.501747; RETURN OF CAPITAL PER SHARE \$0.501747
10/14/2022: DISTRIBUTION PER SHARE \$0.501747; RETURN OF CAPITAL PER SHARE \$0.501747

16 Describe the calculation of the change in basis and the data that supports the calculation, such as the market values of securities and the valuation dates ▶ **DISTRIBUTION IN EXCESS OF EARNINGS AND PROFITS ARE APPLIED AGAINST AND REDUCE THE ADJUSTED BASIS OF STOCK.**

Part II Organizational Action (continued)

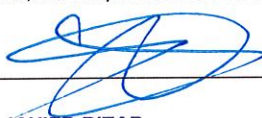
17 List the applicable Internal Revenue Code section(s) and subsection(s) upon which the tax treatment is based ▶ SECTION 301

18 Can any resulting loss be recognized? ▶ N/A

19 Provide any other information necessary to implement the adjustment, such as the reportable tax year ▶

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here

Signature ▶  Date ▶ 2/10/23
Print your name ▶ JAVIER BITAR Title ▶ CHIEF FINANCIAL OFFICER

Paid Preparer Use Only	Print/Type preparer's name JASON LIN	Preparer's signature <u>/s/ Jason Lin</u>	Date <u>02/10/2023</u>	Check <input type="checkbox"/> if self-employed	PTIN P01427491
	Firm's name ▶ ERNST & YOUNG U.S. LLP			Firm's EIN ▶ 34-6565596	
	Firm's address ▶ 725 SOUTH FIGUEROA STREET, LOS ANGELES, CA 90017			Phone no. 213-977-3200	