

Report of Organizational Actions Affecting Basis of Securities

▶ See separate instructions.

Part I Reporting Issuer

1 Issuer's name		2 Issuer's employer identification number (EIN)	
PEAKSTONE REALTY TRUST (FKA GRIFFIN REALTY TRUST, INC.)		46-4654479	
3 Name of contact for additional information	4 Telephone No. of contact	5 Email address of contact	
JAVIER BITAR	310-606-3200	JBITAR@PKST.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 E GRAND AVENUE		EL SEGUNDO, CA 90245	
8 Date of action		9 Classification and description	
VARIOUS. SEE #14 BELOW		COMMON STOCK	
10 CUSIP number	11 Serial number(s)	12 Ticker symbol	13 Account number(s)
39818P799		PKST	

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 3, 2023; FEBRUARY 1, 2023; FEBRUARY 24, 2023; MAY 12, 2023; JULY 17, 2023, OCTOBER 17, 2023

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 ▶ **1/3/2023: DISTRIBUTION PER SHARE \$0.029726; RETURN OF CAPITAL PER SHARE \$0.029726**
2/1/2023: DISTRIBUTION PER SHARE \$0.029726; RETURN OF CAPITAL PER SHARE \$0.029726
2/24/2023: DISTRIBUTION PER SHARE \$0.007671; RETURN OF CAPITAL PER SHARE \$0.007671
5/1/2023: DISTRIBUTION PER SHARE \$0.075000; RETURN OF CAPITAL PER SHARE \$0.075000
7/17/2023: DISTRIBUTION PER SHARE \$0.225000; RETURN OF CAPITAL PER SHARE \$0.225000
10/17/2023: DISTRIBUTION PER SHARE \$0.225000; RETURN OF CAPITAL PER SHARE \$0.225000

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 ▶ **DISTRIBUTIONS 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 ▶ 1/26/24

Paid Preparer Use Only	Print your name ▶ <u>JAVIER BITAR</u>	Title ▶ <u>CHIEF FINANCIAL OFFICER</u>
	Print/Type preparer's name <u>JASON LIN</u>	Preparer's signature 
	Firm's name ▶ <u>ERNST & YOUNG U.S. LLP</u>	Date <u>1/26/2024</u>
	Firm's address ▶ <u>725 S FIGUEROA STREET, LOS ANGELES, CA 90017</u>	Check <input type="checkbox"/> if self-employed PTIN <u>P01427491</u>
	Firm's EIN ▶ <u>34-6565596</u>	Phone no. <u>213-977-3200</u>