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

Report of Organizational Actions Affecting Basis of Securities

Sis of Securities OMB No. 1545-0123

► See separate instructions.

Reporting Issuer			
1 Issuer's name	2 Issuer's employer identification number (EIN)		
PEAKSTONE REALTY TRUST (FKA GRIFFIN	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	7 City, town, or post office, state, and ZIP code of contact		
4500 5 OD AND AVENUE		51 0501WD0 04 00045	
1520 E GRAND AVENUE 8 Date of action 9 Classification and description		EL SEGUNDO, CA 90245	
bate of action	olassification and description		
03/10/2023	COMMON SHARES		
10 CUSIP number 11 Serial number		13 Account number(s)	
N/A	PKST		
The Advance Advance		ee back of form for additional questions.	
- 100 to	applicable, the date of the action or the dat	te against which shareholders' ownership is measured for	
the action ▶			
SEE ATTACHMENT			
			
15 Describe the quantitative effect of the organishare or as a percentage of old basis ▶	anizational action on the basis of the secur	ity in the hands of a U.S. taxpayer as an adjustment per	
SEE ATTACHMENT			
16 Describe the calculation of the change in I	pasis and the data that supports the calcul	lation, such as the market values of securities and the	
valuation dates ►	and and and dapperto the saled	, and the state of	
SEE ATTACHMENT			
OLE AT MOTIVE TO			
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Part I		Organizational Action (continu	ied)		
			ction(s) and subsection(s) upon which the t	ax treatment is based ▶	
IRC SEC	TION	307(a), 368(a)(1)(E), and 1036(a).			
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18 Ca	n anv	resulting loss be recognized? ▶			
			RESULT OF THE REVERSE SHARE SPI	LIT	
110 0/111					
·			**		
			pplement the adjustment, such as the repo		
THE RE	PORT	ABLE TAX YEAR IN WHICH THE RI	EVERSE SHARE SPLIT OCCURED IS 202	23.	
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	Unde	penalties of perjury, I declare that I have	examined this return, including accompanying	schedules and statements,	and to the best of my knowledge and
Discourse 1	belief,	it is true, correct, and complete, Declaration	on of preparer (other than officer) is based on all	information of which prepa	arer has any knowledge.
Sign					
Here	Signa	ture ▶		Date ►	
	Print y	your name ► JAVIER BITAR			NANCIAL OFFICER
Paid		Print/Type preparer's name	Preparer's signature	Date	Check if PTIN
Prepa	rer	JASON LIN	1 1/h	1/25/2024	self-employed P01427491
Use C		Firm's name ► ERNST & YOUNG	U.S. LLP		Firm's EIN ▶ 34-6565596
			STREET, LOS ANGELES, CA 90017		Phone no. 213-977-3200
Send Fo	orm 89	37 (including accompanying statement	nts) to: Department of the Treasury, Interna	al Revenue Service, Ogo	den, UT 84201-0054

Peakstone Realty Trust FEIN: 46-4654479 Attachment to Form 8937 Report of Organizational Actions Affecting Basis of Securities

The information contained herein is being provided pursuant to the requirements of Section 6045B of the Internal Revenue Code of 1986, as amended (the "Code"), and includes a general summary regarding the application of certain U.S. federal income tax laws and regulations relating to the effects of the Reverse Share Split (defined below) on a shareholder's adjusted U.S. tax basis. The information contained herein does not constitute tax advice and does not purport to be complete or to describe the consequences that may apply to particular categories of shareholders. Shareholders should consult their own tax advisors regarding the particular tax consequences of the Reverse Share Split to them, including the applicability and effect of all U.S. federal, state, and local and non-U.S. tax laws.

PART II:

Line 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.

Effective March 10, 2023, the issuer effected a 1-for-9 Reverse Share Split of its shares of common share ("Reverse Share Split"). In connection with the Reverse Share Split, every 9 shares of common shares issued and outstanding on the effective date were automatically converted to 1 share of common share. Fractional shares that were created as a result of this Reverse Share Split remained outstanding.

Line 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.

As a result of the Reverse Share Split, every 9 shares of common share of the issuer were converted into 1 share of common share of the issuer. In accordance with IRC Section 358(a), a shareholder's aggregate tax basis in its common stock held immediately prior to the Reverse Share Split should equal its aggregate tax basis in the shares of common shares held immediately after the Reverse Share Split, including the fractional shares deemed received.

Line 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.

The aggregate tax basis of the issuer's common shares held by a shareholder immediately after the Reverse Share Split should equal the aggregate tax basis immediately prior to the Reverse Share Split.