

Report of Organizational Actions Affecting Basis of Securities

▶ See separate instructions.

Part I Reporting Issuer

1 Issuer's name PEAKSTONE REALTY TRUST(FKA GRIFFIN REALTY TRUST, 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@PKST.COM	
6 Number and street (or P.O. box if mail is not delivered to street address) of contact 1520 E 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 COMMON STOCK	
10 CUSIP number 39818P799	11 Serial number(s)	12 Ticker symbol PKST	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 17, 2024; APRIL 18, 2024; JULY 18, 2024; OCTOBER 17, 2024.

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 ▶ 1/17/2024: DISTRIBUTION PER SHARE \$0.225; RETURN OF CAPITAL PER SHARE \$0.225.
4/18/2024: DISTRIBUTION PER SHARE \$0.225; RETURN OF CAPITAL PER SHARE \$0.225.
7/18/2024: DISTRIBUTION PER SHARE \$0.225; RETURN OF CAPITAL PER SHARE \$0.225.
10/17/2024: DISTRIBUTION PER SHARE \$0.225; RETURN OF CAPITAL PER SHARE \$0.225.

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 ▶ 1/23/25

Paid Preparer Use Only	Print your name ▶ JAVIER BITAR	Preparer's signature 	Title ▶ CHIEF FINANCIAL OFFICER	Check <input type="checkbox"/> if self-employed	PTIN
	Print/Type preparer's name	JASON LIN	Date	1/23/2025	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	