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## ABOUT GRIFFIN CAPITAL

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## 1031 DST EXCHANGES

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## GRIFFIN INSTITUTIONAL ACCESS® CREDIT FUND

Actively managed by Bain Capital Credit.

## GRIFFIN INSTITUTIONAL ACCESS® FUND

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By “investment grade” we mean that we intend to invest in properties leased to blue chip tenants and/ or companies with investment grade credit ratings. There is no guarantee all of our properties will be leased to blue chip tenants or companies with investment grade credit ratings. Blue chip companies are well-known publicly traded companies that typically make up the Dow Jones Industrial Average or the S&P 500 Index. Blue chip and investment grade descriptions are those of either tenants and/ or guarantors with investment grade credit ratings or whose non-guarantor parent companies have investment grade credit ratings or what management believes are generally equivalent ratings.

By “Invest Like an Institution,” we mean that Griffin Institutional Access® Real Estate Fund allows individual investors access to portfolio strategies, investment vehicles, and sub-advisers that are typically only available to large institutional investors such as banks, insurance companies, endowments, and pensions.

By “Your Public and Private Real Estate Investment Solution,” we mean that Griffin Institutional Access® Real Estate Fund, which offers investors a blend of public and private real estate investments selected and managed by leading institutions (the Fund’s sub-advisers) delivers an investment solution. This Fund, because it provides an array of potential benefits from current income to less volatility and modest market correlation to pricing transparency and periodic liquidity, is a ‘solution.’