

Investor Update

Class I Share (NASDAQ: CRDIX)
Through 8/31/21¹

Since Inception Performance¹

Cumulative Return	28.34%
Annualized Return	5.81%

Portfolio Highlights

As of 6/30/21

6.27%

Q2 Annualized Distribution Rate
(Class I Share)²

\$641.99M

Total Investment Exposure³

0.81

Average Duration (Years)

75.87%

Floating Rate Securities⁴

Holdings and allocations, unless disclosed otherwise, are based on Total Investment Exposure and subject to change without notice.

September 28, 2021

Dear Fellow Shareholders,

We are pleased to present the Fall 2021 Investor Update for Griffin Institutional Access® Credit Fund (the "Fund").

We greatly appreciate the support of our shareholders and will remain true to our stated investment objective of generating a return comprised of both current income and capital appreciation with an emphasis on current income with low volatility and low correlation to the broader markets.

We believe the Fund's sub-adviser, BCSF Advisors, LP, an affiliate of Bain Capital Credit, LP, has continued to construct a well-diversified alternative credit portfolio. The portfolio composition is ultimately determined through both fundamental quantitative and qualitative analysis to determine what we believe is the optimal mix of securities across global markets with the potential to deliver the best risk-adjusted returns for investors.

Investment Performance and Positioning⁵

Griffin Institutional Access Credit Fund continued to deliver consistent returns and income in the trailing three-months ending August 31, 2021, posting a 1.81% total return (Class I Shares; NASDAQ: CRDIX), outperforming the S&P/LSTA Leveraged Loan Index by 0.98% during the period. The Fund also delivered strong performance over the trailing 12-month period ended August 31, 2021, during which the



Randy I. Anderson,
Ph.D., CRE

Chief Executive Officer
Griffin Capital Asset
Management Company

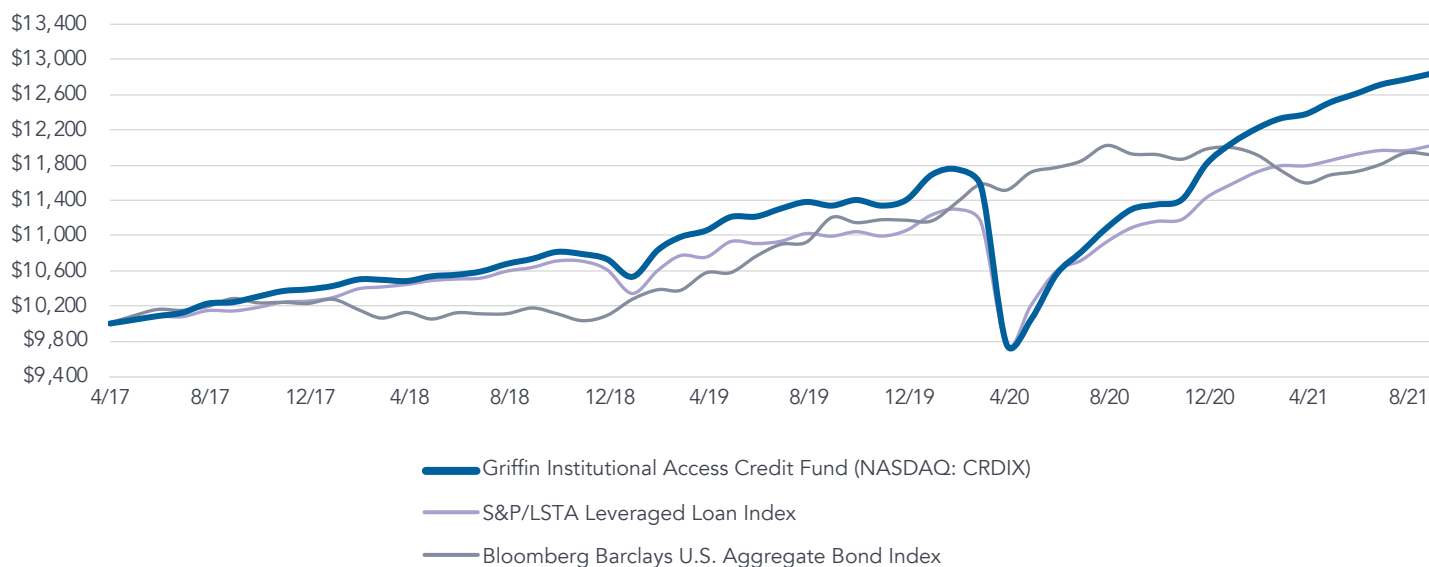
Founding Partner
Griffin Institutional Access
Credit Fund

Past performance is not indicative of future results. Investment return and the principal value of an investment will fluctuate. Shares may be worth more or less than original cost when redeemed. Investing involves risk, including loss of principal. Performance includes reinvestment of distributions and reflects management fees and other expenses. Performance based on the Class I share (NASDAQ: CRDIX) of Griffin Institutional Access Credit Fund. Fund returns would have been lower had expenses, such as management fees, not been waived during the period. Investors of the Class I share do not pay a front-end sales charge/load. The Fund offers multiple different classes of shares. An investment in any share class of the Fund represents an investment in the same assets of the Fund. However, the purchase restrictions, ongoing fees, expenses, and performance for each share class are different. For more information on the differences in share classes, refer to the applicable prospectus, which can be found at www.griffincapital.com.

FUND PERFORMANCE SINCE INCEPTION (4/3/17 TO 8/31/21)¹

Growth of a Hypothetical \$10,000 Investment Since Fund Inception

Time Period 4/3/17 to 8/31/21



Performance

As of 8/31/21

Class I Share (NASDAQ: CRDIX)

One-Year Return	13.61%
Three-Year Annualized Return	6.14%
Annualized Return Since Inception (4/3/17)	5.81%
Cumulative Return Since Inception (4/3/17)	28.34%

Past performance is not indicative of future results. Investment return and the principal value of an investment will fluctuate. Shares may be worth more or less than original cost when redeemed. Investing involves risk, including loss of principal. Performance includes reinvestment of distributions and reflects management fees and other expenses. Fund returns would have been lower had expenses, such as management fees, not been waived during the period. The Fund return does not reflect the deduction of all fees, including any applicable Fund share class sales load, third-party brokerage commissions or third-party investment advisory fees paid by investors to a financial intermediary for brokerage services. If the deduction of such fees was reflected, the performance would be lower. Returns shown do not reflect the deduction of taxes that a shareholder would pay on Fund distributions or the redemption of Fund shares. Investing in the Fund involves risks, including the risk that you may receive little or no return on your investment or that you may lose part or all of your investment. The ability of the Fund to achieve its investment objective depends, in part, on the ability of the Adviser to allocate effectively the assets of the Fund among the various securities and investments in which the Fund invests. There can be no assurance that the actual allocations will be effective in achieving the Fund's investment objective or delivering positive returns. Current performance may be lower or higher than the performance quoted. The most recent performance is available at www.griffincapital.com or by calling 888.926.2688.

Assets and securities contained within indices are different than the assets and securities contained in Griffin Institutional Access Credit Fund and will therefore have different risk and reward profiles. There are limitations when comparing the Griffin Institutional Access Credit Fund to indices. Many open-end funds which track these indices offer daily liquidity, while closed-end interval funds offer liquidity on a periodic basis. Deteriorating general market conditions will reduce the value of stock securities. Fixed income risks include interest-rate and credit risk, bond values fluctuate in price so the value of your investment can go down depending on market conditions. The Fund's investment in lower-rated securities involves special risks in addition to the risks associated with investments in investment grade securities, including a high degree of credit risk. Lower-rated securities may be regarded as predominately speculative with respect to the issuer's continuing ability to meet principal and interest payments. Analysis of the creditworthiness of issuers/issues of lower-rated securities may be more complex than for issuers/issues of higher quality debt securities. There is a risk that issuers will not make payments, resulting in losses to the Fund. An investment cannot be made in an index, which is unmanaged and has returns that do not reflect any trading, management or other costs. Index performance does not represent actual Fund or portfolio performance, nor does it represent actual performance of the Fund's Adviser or sub-adviser.

Fund generated a total return (Class I Shares; NASDAQ: CRDIX) of 13.61%, outperforming the S&P/LSTA Leveraged Loan Index by 5.22% over the same period. All asset classes contributed to absolute returns during the period, demonstrating the power of active management. The Fund's loan portfolio in particular produced steady returns, delivering outperformance within all ratings segments. Within the Fund's liquid credit positions, selective exposure to Aerospace & Defense and Gaming & Leisure, two industries that were severely impacted during the pandemic, performed especially well and were among the top performers in the trailing three-months ending August 31, 2021. In addition, the Fund's exposure to portfolio companies that were restructured during the pandemic contributed to returns and have been a favorable source of total return for the portfolio. The Fund's CLO debt allocation also contributed positively to returns as the sector provided high income and spreads relative to other liquid portions of the alternative credit market. Lastly, the Fund's direct lending allocation generated attractive income for the Fund as private deals continued to offer spread pick-up relative to the syndicated markets.

From a positioning perspective, we remain constructive on the Fund's asset allocation in the current market environment. We recently increased the Fund's allocation to higher spread asset classes, such as structured credit and direct lending. Within structured credit, we increased the Fund's exposure to CLO mezzanine debt, primarily in the BB segment. We believe the BB segment may provide attractive carry with greater upside potential on a relative basis as bond and loan spreads have tightened. Additionally, we continue to be active participants in the direct lending market, deploying capital to new deals that offer attractive terms and spreads. Within the Fund's liquid credit portfolio, we continue to trim exposure to high-yield bonds, particularly in the higher quality BB segment, a reflection of our view on the potential path of interest rates and valuations in the bond market.

Market Overview and Outlook⁵

Alternative credit markets were positive in the three-month period ended August 31, 2021. High-yield bonds (as represented by the ICE BAML U.S. High Yield Index) were up 2.28%, outperforming loans (as represented by the S&P/LSTA Leveraged Loan Index) which were up 0.83% following a decline in interest rates amid easing concerns about potential upcoming Fed rate hikes. Though volatility has picked up in the market, lower quality and more COVID-sensitive sectors have continued to outperform in the current environment. For example, the Aerospace & Defense, Energy, and Media industries have broadly benefitted from the reopening and reflation in the economy, notwithstanding the emergence of the Delta variant.

The demand for alternative credit remains strong as evidenced by robust new issuance in bank loan and high-yield markets. Year to date through August 31, 2021, new loan issuance totaled \$601 billion, up 115% from a year ago. While supply has increased rapidly, demand has kept pace with record CLO issuance and consistent inflows into the asset class. At the end of August, default rates for loans and bonds were at 1.1%, continuing the sharp decline from the elevated default levels observed in 2020.

We believe the current market environment remains favorable for alternative credit and spread assets broadly due in part to the combination of strong economic activity, relatively accommodative financial conditions, low rates, and demand for

Past performance is not indicative of future results. Holdings and allocations are subject to change without notice. Diversification does not eliminate the risk of experiencing investment losses.

The Fund is a closed-end interval fund. Limited liquidity is provided to shareholders only through the Fund's quarterly repurchase offers for no less than 5% and no more than 25% of the Fund's shares outstanding at net asset value. The Fund is suitable only for investors who can bear the risks associated with the limited liquidity of the Fund and should be viewed as a long-term investment. There is no secondary market for the Fund's shares and none is expected to develop.

income. Consistent with the rise in COVID cases across the globe, we anticipate periodic pockets of volatility which, in our opinion, may provide more attractive entry points in the tradeable segments of alternative credit markets. In addition, we are closely monitoring macroeconomic trends and adjusting portfolio allocations accordingly as market participants continue to estimate the impact of rates and inflation moving forward. We believe the Fund is positioned well for an inflationary environment as we continue to emphasize income and maintain a preference for floating rate assets. Although liquid credit valuations have trended tighter in recent months, we remain generally constructive on the asset class and continue to be selective as it relates to industry and securities. Further, we remain favorably disposed to less liquid areas of the market, such as structured credit and direct lending as these opportunities offer potentially attractive risk-return profiles. The Fund's ability to be flexible and allocate across markets, industries, quality and asset class allows Bain Capital Credit to take a relative value approach and potentially capitalize on dispersion across markets. We are pleased with the Fund's current portfolio composition and continue to leverage the breadth of the Bain Capital Credit global platform to uncover investment opportunities consistent with the investment objective of the Fund.

On behalf of the Fund's management team, thank you for your investment and continued confidence in Griffin Institutional Access Credit Fund.

Sincerely,



Randy I. Anderson, Ph.D., CRE
Chief Executive Officer, Griffin Capital Asset Management Company
Founding Partner, Griffin Institutional Access Credit Fund

ENDNOTES

- Past performance is not indicative of future results. Investment return and the principal value of an investment will fluctuate. Shares may be worth more or less than original cost when redeemed. Investing involves risk, including loss of principal.** Performance includes reinvestment of distributions and reflects management fees and other expenses. Fund returns would have been lower had expenses, such as management fees, not been waived during the period. The Fund return does not reflect the deduction of all fees, including any applicable Fund share class sales load, third-party brokerage commissions or third-party investment advisory fees paid by investors to a financial intermediary for brokerage services. If the deduction of such fees was reflected, the performance would be lower. Returns shown do not reflect the deduction of taxes that a shareholder would pay on Fund distributions or the redemption of Fund shares. From the Fund's inception on 4/3/17 to 8/31/21, the S&P/LSTA Leveraged Loan Index had an annualized return of 4.25% and the Bloomberg Barclays U.S. Aggregate Bond Index had an annualized return of 4.06%. As of 8/31/21, the S&P/LSTA Leveraged Loan Index had a one-year return of 8.39% and a three-year annualized return of 4.16%. As of 8/31/21, the Bloomberg Barclays U.S. Aggregate Bond Index had a one-year return of -0.08% and a three-year annualized return of 5.43%.
- Distribution rates are not performance and reflect the applicable quarter's cumulative distribution rate when annualized. Under GAAP, the composition of the Fund's distribution on June 30, 2021 was estimated to include a de minimis amount of return of capital and should not be confused with yield or income. Historically, Fund distributions have only included income for tax purposes. It is important to note that differences exist between the Fund's accounting records prepared in accordance with GAAP and recordkeeping practices required under income tax regulations. Therefore, the characterization of Fund distributions for federal income tax purposes may be different from GAAP characterization estimates. The determination of what portion of each year's distributions constitutes ordinary income, qualifying dividend income, short or long-term capital gains or return of capital is determined at year-end and reported to shareholders on Form 1099-DIV, which is mailed every year in late January. The Fund does not provide tax advice. Fund distributions would have been lower had expenses, such as management fees, not been waived during the period and the Adviser is under no obligation to continue its voluntary expense waiver for any specified period of time.
- Total Investment Exposure is equal to the total of the Fund's assets, including assets attributable to financial leverage, minus accrued liabilities, other than debt representing financial leverage.
- Based on the Fund's Total Investment Exposure to debt securities.
- Represents the views of Bain Capital Credit and Griffin Capital at the time of this letter and is subject to change. Data as of August 31, 2021, unless otherwise stated. Data source: JPM, unless otherwise noted. Leveraged loans are represented by the S&P/LSTA Leveraged Loan Index ("LSTA") and high-yield bonds are represented by the ICE BAML U.S. High Yield Index ("BAML").

GLOSSARY

Annualized Return: Calculated by annualizing cumulative return (i.e., adjusting it for a period of one year). Annualized return includes capital appreciation and assumes a reinvestment of dividends and distributions.

Basis Point: One basis point is equal to 1/100th of a 1%, or 0.01%.

Bloomberg Barclays U.S. Aggregate Bond Index: An unmanaged index of domestic investment-grade bonds, including corporate, government and mortgage-backed securities.

Bond: A debt instrument, also considered a loan, that an investor makes to a corporation, government, federal agency or other organization (known as an issuer) in which the issuer typically agrees to pay the owner the amount of the face value of the bond on a future date, and to pay interest at a specified rate at regular intervals.

Bond Rating: A method of evaluating the quality and safety of a bond. This rating is based on an examination of the issuer's financial strength and the likelihood that it will be able to meet scheduled repayments. Ratings range from AAA (best) to D (worst). Bonds receiving a rating of BB or below are not considered investment grade because of the relative potential for issuer default.

Collateralized Loan Obligation (CLO): A structured credit security backed by a pool of bank loans, structured so there are several classes of bondholders with varying maturities, called tranches. Debt and equity securities of CLOs are sold in tranches where each CLO tranche has a different priority on distributions, unique risk exposures, and yield expectations based on the tranche's place in the capital structure. Distributions begin with the senior debt tranches (CLO debt) and flow down to the equity tranches (CLO equity).

Correlation: A statistical measure of how two securities move in relation to each other. A correlation ranges from -1 to 1. A positive correlation of 1 implies that as one security moves, either up or down, the other security will move in lockstep, in the same direction. A negative correlation of -1 indicates that the securities have moved in the opposite direction. If the correlation is 0, the movements of the securities are said to have no correlation; they are completely random.

Cumulative Return: The compound return of an investment. It includes capital appreciation and assumes a reinvestment of dividends and distributions.

Duration: A measure of how sensitive the price of a debt instrument (such as a bond) is to a change in interest rates and is measured in years.

High-Yield Bond: A bond issued by an issuer that is considered a credit risk by a Nationally Recognized Statistical Rating Organization, as indicated by a low bond rating (e.g., "Ba" or lower by Moody's Investors Services, or "BB" or below by Standard & Poor's Corporation). Because of this risk, a high-yield bond generally pays a higher return (yield) than a bond with an issuer that carries lower default risk. Also known as a "junk" bond.

Mezzanine Debt: Capital situated between senior secured debt and equity in an issuer's capital structure. The most senior debt has the first priority of claims in the event of a default while equity generally has the lowest priority of claims.

Middle-Market Direct Lending: A form of lending in which non-bank lenders loan money to mid-sized or middle-market companies. Middle-market companies are typically defined as those with earnings before interest, taxes, depreciation and amortization (EBITDA) between \$10 million and \$150 million.

ICE Bank of America Merrill Lynch U.S. High Yield Index: An index that measures the performance of below investment grade U.S. corporate bonds.

S&P/LSTA Leveraged Loan Index: A daily total return index that uses mark-to-market pricing to calculate market value change. It tracks, on a real-time basis, the current outstanding balance and spread over the London Interbank Offered Rate (LIBOR) for fully funded term loans. The facilities included in the LSTA represent a broad cross section of leveraged loans syndicated in the U.S.

IMPORTANT DISCLOSURES

This is neither an offer to sell nor a solicitation to purchase any security. Investors should carefully consider the investment objectives, risks, charges and expenses of Griffin Institutional Access Credit Fund (the "Fund"). This and other important information about the Fund is contained in the prospectus, which can be obtained by contacting your financial advisor or visiting www.griffincapital.com. Please read the prospectus carefully before investing.

Past performance is not indicative of future results. Investment return and the principal value of an investment will fluctuate. Shares may be worth more or less than original cost when redeemed. Investing involves risk, including loss of principal. Performance includes reinvestment of distributions and reflects management fees and other expenses. Fund returns would have been lower had expenses, such as management fees, not been waived during the period. The Fund return does not reflect the deduction of all fees, including any applicable Fund share class sales load, third-party brokerage commissions or third-party investment advisory fees paid by investors to a financial intermediary for brokerage services. If the deduction of such fees was reflected, the performance would be lower. Returns shown do not reflect the deduction of taxes that a shareholder would pay on Fund distributions or the redemption of Fund shares. Investing in the Fund involves risks, including the risk that you may receive little or no return on your investment or that you may lose part or all of your investment. The ability of the Fund to achieve its investment objective depends, in part, on the ability of the Adviser to allocate effectively the assets of the Fund among the various securities and investments in which the Fund invests. There can be no assurance that the actual allocations will be effective in achieving the Fund's investment objective or delivering positive returns. Current performance may be lower or higher than the performance quoted. The most recent performance is available at www.griffincapital.com or by calling 888.926.2688.

The Fund is a closed-end interval fund, the shares have no history of public trading, nor is it intended that the shares will be listed on a public exchange at this time. No secondary market is expected to develop for the Fund's shares. Limited liquidity is provided to shareholders only through the Fund's quarterly repurchase offers for no less than 5% and no more than 25% of the Fund's shares outstanding at net asset value. There is no guarantee that an investor will be able to sell all the shares that the investor desires to sell in the repurchase offer. The investment return and principal value of an investment will fluctuate so that an investor's shares, when redeemed, may be worth more or less than the original cost. Due to these restrictions, an investor should consider an investment in the Fund to be of limited liquidity. The Fund is suitable only for investors who can bear the risks associated with the limited liquidity of the Fund and should be viewed as a long-term investment. Investing in the Fund is speculative and involves a high degree of risk, including the risks associated with leverage and the risk of a substantial loss of investment. There is no guarantee that the investment strategies will work under all market conditions.

The Fund's inception date was April 3, 2017. On a purely voluntary basis, the Adviser currently waives Fund expenses in excess of 1.50% and will continue to bear such expenses on a going forward basis in its discretion and is under no obligation to continue to do so for any specified period of time (the "Voluntary Waiver"). Previously, the Adviser had borne all of the operating expenses of the Fund and waived its entire management fee or a portion thereof. Without the Voluntary Waiver, expenses would have been higher and Fund returns would have been lower. The Voluntary Waiver is separate and apart from the contractual expense limitation and reimbursement agreement between the Adviser and the Fund that will extend until at least April 30, 2022 and under which the Adviser has contractually agreed to waive its fees and to pay or absorb the ordinary operating expenses of the Fund (including offering expenses, but excluding interest, brokerage commissions, acquired fund fees and expenses and extraordinary expenses), to the extent that such expenses exceed 2.35% for Class I shares.

The Fund's distribution policy is to make quarterly distributions to shareholders. Shareholders should not assume that the source of a distribution from the Fund is net profit. Please refer to the Fund's most recent Section 19(a) notice for an estimate of the composition of the Fund's most recent distribution, available at www.griffincapital.com, and the Fund's semi-annual or annual reports filed with the U.S. Securities and Exchange Commission (the "SEC") for additional information regarding the composition of distributions. The Fund's distributions may be affected by numerous factors, including but not limited to changes in Fund expenses including the amount of expenses waived by the Fund's Adviser, investment performance, realized and projected market returns, fluctuations in market interest rates, and other factors. Fund distributions would have been lower had expenses, such as management fees, not been waived during the period and the Adviser is under no obligation to continue its voluntary expense waiver for any specified period of time. There is no assurance that the Fund's distribution rate will be sustainable in the future nor are distributions guaranteed.

Investors in the Fund should understand that the net asset value ("NAV") of the Fund will fluctuate, which may result in a loss of the principal amount invested. All investments contain risk and may lose value. The Fund's investments may be negatively affected by the broad investment environment and capital markets in which the Fund invests, including the debt market, real estate market, and/or the equity securities market. The value of the Fund's investments will increase or decrease based on changes in the prices of the investments it holds. This will cause the value of the Fund's shares to increase or decrease. The use of leverage by the Fund will magnify the Fund's gains or losses. The Fund is "diversified" under the Investment Company Act of 1940. Diversification does not eliminate the risk of experiencing investment losses. Holdings are subject to change without notice. The Fund is not intended to be a complete investment program.

Investing in lower-rated securities involves special risks in addition to the risks associated with investments in investment grade securities, including a high degree of credit risk. Lower-rated securities may be regarded as predominately speculative with respect to the issuer's continuing ability to meet principal and interest payments. Analysis of the creditworthiness of issuers/issues of lower-rated securities may be more complex than for issuers/issues of higher quality debt securities. Securities that are in the lowest rating category are considered to have extremely poor prospects of ever attaining any real investment standing, to have a current identifiable vulnerability to default and/or to be unlikely to have the capacity to pay interest and repay principal. There is a risk that issuers will not make payments, resulting in losses to the Fund. In addition, the credit quality of securities may be lowered if an issuer's financial condition changes.

Lower credit quality may lead to greater volatility in the price of a security and in shares of the Fund. Lower credit quality also may affect liquidity and make it difficult to sell the security. Default, or the market's perception that an issuer is likely to default, could reduce the value and liquidity of securities, thereby reducing the value of your investment in Fund shares. The Adviser's judgments about the attractiveness, value and potential appreciation of a particular sector and securities in which the Fund invests may prove to be incorrect and may not produce the desired results. Foreign investing involves special risks such as currency fluctuations and political uncertainty. The use of leverage by the Fund will magnify the Fund's gains or losses. There is no guarantee that the Fund's leverage strategy will be successful.

The Fund is advised by Griffin Capital Credit Advisor, LLC ("GCCA"). GCCA is registered as an investment adviser with the SEC pursuant to the provisions of the Investment Advisers Act of 1940, as amended (the "Advisers Act"). GCCA is an indirect majority-owned subsidiary of Griffin Capital Company, LLC. The Fund is sub-advised by BCSF Advisors, LP ("BCSF"). BCSF is registered as an investment adviser with the SEC pursuant to the provisions of the Advisers Act. BCSF is an affiliate of Bain Capital Credit, LP. Registration with the SEC does not constitute an endorsement by the SEC nor does it imply a certain level of skill or training.

This investor update may contain certain forward-looking statements. Such forward-looking statements can generally be identified by our use of forward-looking terminology such as "may," "will," "expect," "intend," "anticipate," "estimate," "believe," "continue," or other similar words. Because such statements include risks, uncertainties and contingencies, actual results may differ materially from the expectations, intentions, beliefs, plans or predictions of the future expressed or implied by such forward-looking statements. These risks, uncertainties and contingencies include, but are not limited to: uncertainties relating to changes in general economic and real estate conditions; uncertainties relating to the implementation of our investment strategy; uncertainties relating to capital proceeds; and other risk factors as outlined in the Fund's prospectus, statement of additional information, annual report and semi-annual report filed with the Securities and Exchange Commission.

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18191 Von Karman Avenue
Suite 300
Irvine, CA 92612

949.270.9300
www.griffincapital.com

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