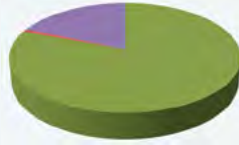


Nontraded REIT Industry Review: Third Quarter 2012



Griffin-American Healthcare REIT II, Inc.

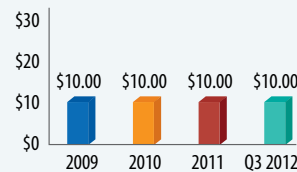
Total Assets.....	\$1,136.0 Million
Real Estate Assets ..	\$1,092.0 Million
Cash.....	\$10.2 Million
Securities	\$0.0 Million
Other.....	\$33.9 Million



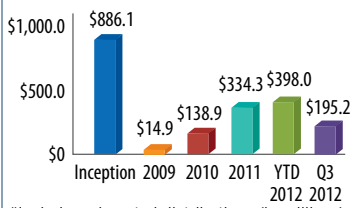
Initial Offering Date:	August 24, 2009
Number of Months Fundraising:	37
Anticipated Offering Close Date:	February 20, 2013
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio: 0.9%
 Asset Type: Medical Office/Healthcare Related
 Number of Properties: 121
 Square Feet / Units / Rooms / Acres: 4.5 Million Sq. Ft.
 Percent Leased: 96.8%
 LifeStage..... Stabilizing
 Investment Style Core

Historical Price



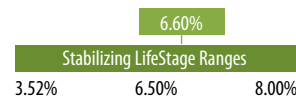
Gross Dollars Raised*



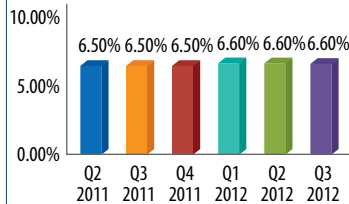
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.60%



Historical Distribution

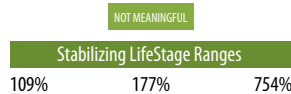


Contact Information

www.HealthcareREIT2.com
Griffin-American Healthcare REIT II, Inc.
4000 MacArthur Boulevard
West Tower, Suite 200
Newport Beach, CA 92660
866-606-5901

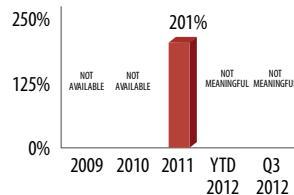
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: NOT MEANINGFUL



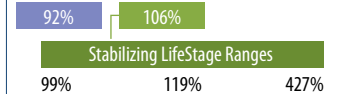
YTD Distributions Paid:.. \$29,845,000
 YTD FFO: (\$454,000)

Historical FFO Payout Ratio



Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ...106%

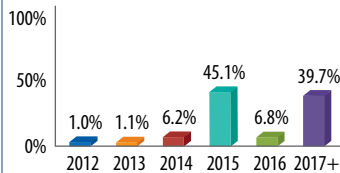


YTD Distributions Paid: \$29,845,000
 YTD MFFO: \$28,063,000
 *BVP Adjusted-See Notes Company reported

Historical MFFO Payout Ratio

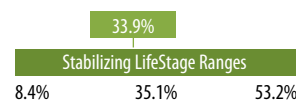


Debt Repayment Schedule

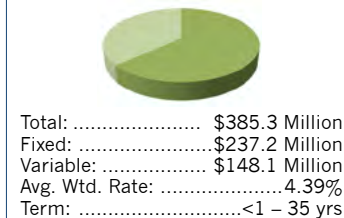


Current Debt Ratio

Debt to Total Assets Ratio: ... 33.9%



Debt Breakdown



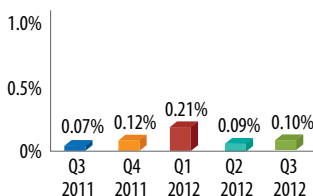
Interest Coverage Ratio

YTD Interest Coverage Ratio: 4.3



Adjusted EBITDA: \$41,595,000
 Interest Expense: \$9,712,000

Redemptions



Lease Expirations*

Weighted avg lease term remaining is 9.4 yrs as of Sept. 30, 2012

Trends and Items of Note

- On November 7, 2012, the Company began selling shares of common stock at \$10.22 per share and issuing shares pursuant to the DRIP for \$9.71 per share.
- During the quarter, the Company acquired 32 healthcare-related buildings for an aggregate purchase price of approximately \$277.4 million
- The Company's 3Q 2012 year-to-date Interest Coverage Ratio was 4.3x which is significantly above the median for other Stabilizing LifeStage REITs.
- The Company hedged \$16.8 million of its variable rate debt as of September 30, 2012.
- The Company reported MFFO according to the IPA Guidelines as well as Normalized MFFO. The year-to-date ratios presented above reflect both the Blue Vault's estimate based on the IPA Guidelines as well as the ratio based on the Company's Normalized MFFO which includes an adjustment of \$4.2 million related to the cost associated with the purchase during the third quarter from an unaffiliated third party of the rights to any subordinated distribution that may have been owed to the REIT's former sponsor.
- See additional notes on page 98 for information regarding the source of distributions.