

Nontraded REIT Industry Review: Second Quarter 2012



Griffin-American Healthcare REIT II, Inc.

Total Assets.....	\$863.4 Million
Real Estate Assets	\$814.2 Million
Cash	\$14.5 Million
Securities	\$0.0 Million
Other	\$34.7 Million



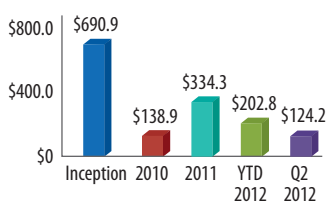
Initial Offering Date:	August 24, 2009
Number of Months Fundraising:	34
Anticipated Offering Close Date:	February 20, 2013
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	1.7%
Asset Type:	Medical Office/Healthcare Related
Number of Properties:	89
Square Feet / Units / Rooms / Acres:	3.33 Million Sq. Ft.
Percent Leased:	96.1%
LifeStage	Stabilizing
Investment Style	Core

Historical Price



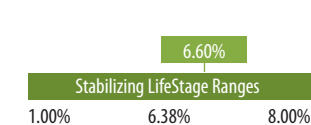
Gross Dollars Raised*



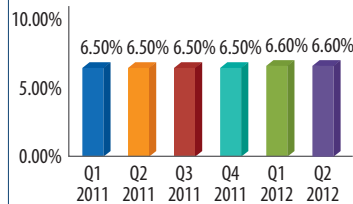
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.60%



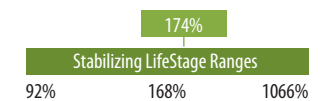
Historical Distribution



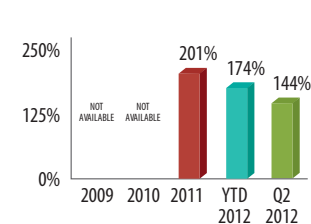
Contact Information

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 866-606-5901

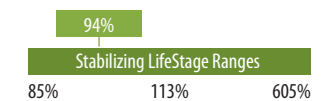
Year to Date FFO Payout Ratio

FFO Payout Ratio:
YTD Distributions/YTD FFO:.....174%YTD Distributions Paid:.. \$17,794,000
YTD FFO:

Historical FFO Payout Ratio

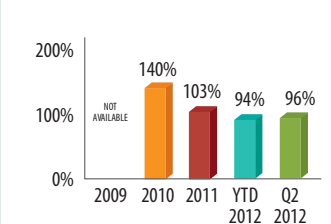


Year to Date MFFO Payout Ratio

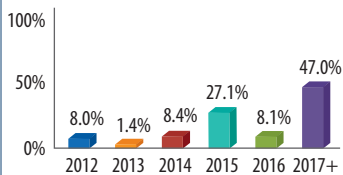
MFFO Payout Ratio:
YTD Distributions/YTD MFFO:.....94%YTD Distributions Paid: \$17,794,000
YTD MFFO:

*Company reported MFFO - see notes

Historical MFFO Payout Ratio

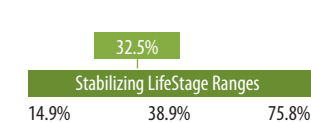


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 32.5%



Debt Breakdown

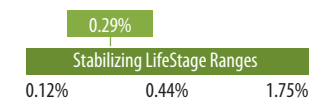
Total:	\$280.5 Million
Fixed:	\$207.8 Million
Variable:	\$72.7 Million
Avg. Wtd. Rate:	4.80%
Term:	<1 - 34 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: 4.5

Adjusted EBITDA: \$27,584,000
Interest Expense: \$6,182,000

Redemptions

Ratio of Shares Redeemed to Wtd.
Avg. Shares Outstanding:..... 0.29%Redemptions Year to Date:.. 166,440
Wtd. Avg. Shares
Outstanding:

Lease Expirations

Weighted average lease term
is 8.8 years

Trends and Items of Note

- During the six months ended June 30, 2012, the Company completed 10 acquisitions comprising 33 buildings. The aggregate purchase price of these properties was \$377,342,000.
- On June 6, 2012, filed a Registration Statement with the SEC with respect to a proposed follow-on public offering of up to \$1,500,000,000 of shares of common stock and up to \$150,000,000 of shares of the common stock to be offered for sale pursuant to the DRIP.
- Subsequent to June 30, 2012, the Company completed five acquisitions comprising eight buildings. The aggregate purchase price of these properties was \$50,918,000.
- The REIT's 2Q 2012 YTD interest coverage ratio increased to 4.5x during Q2 2012, up from 4.1x as of year-end 2011.
- The Company hedged \$16,666,000 of its variable rate debt as of June 30, 2012.
- The Company uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- See additional notes on page 76 for information regarding the source of distributions.