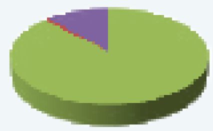
CLOSED REIT

Nontraded REIT Industry Review: First Quarter 2014

BlueVault PARTNERS, LLC

Griffin-American Healthcare REIT II, Inc.

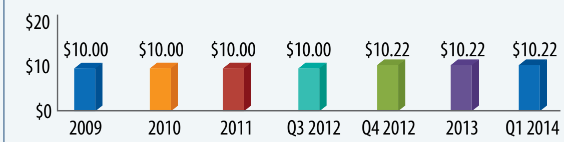
Total Assets......................... $3,009.8 Million
- Real Estate Assets .... $2,634.5 Million
- Cash .... $28.3 Million
- Securities .... $0.0 Million
- Other .... $346.9 Million



Initial Offering Date: .... August 24, 2009
Offering Close Date: .... October 30, 2013
Current Price per Share: $10.22
Reinvestment Price per Share: $9.71
Cumulative Capital Raised during Offering (including DRP).. $2,838.3 Million

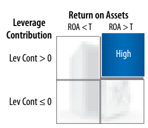
Cash to Total Assets Ratio: 0.9%
Asset Type: ....Medical Office / Healthcare Related
Number of Properties: 286
Square Feet / Units / Rooms / Acres: .... 11.11 Million Sq. Ft.
Percent Leased: 95.6%
Weighted Average Lease Term Remaining:........................ 9.4 Years
LifeStage:..Maturing
Investment Style: .... Core
Weighted Average Shares Outstanding: 291,633,921

Historical Price



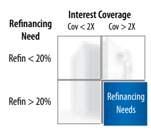
Performance Profiles

Operating Performance



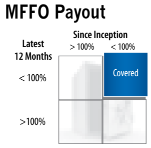
The REIT's recent 12-month average return on assets exceeds yields on 10-year Treasuries, indicating potential for positive risk-adjusted returns. At its current cost of debt and level of borrowing, its use of debt is contributing to increased returns for shareholders.

Financing Outlook



Interest coverage ratio is above the 2.0X benchmark but more than 20% of the REIT's debt matures within two years or is at unhedged variable rates. The REIT may face difficulties in refinancing its borrowings or interest rate risk from increasing rates, but earnings currently provide coverage of interest expense.

Cumulative MFFO Payout



Cumulative MFFO since inception exceeds the cumulative cash distributions to common shareholders, indicating the REIT has fully funded cash distributions from its real estate operations. At the current distribution rate and level of modified funds from operations, trends suggest the distributions can be maintained.

Summary

The REIT's return on assets for the last four quarters was 5.33%, well above the yield on 10-Year Treasuries of 1.87%, and it had a small positive leverage contribution due to its 4.04% average cost of debt and 16.1% debt ratio. About 18% of the REIT's debt matures within two years and 36% is at unhedged variable rates, indicating some refinancing need and interest rate risk. Its interest coverage ratio for the last four quarters at 7.8X is well above the 2.0X benchmark due to its low debt utilization. Since inception the REIT has paid out only 51% of MFFO in cash distributions, excluding DRP, and this rate was 53% for the last four quarters, a very sustainable cash distribution payout rate.

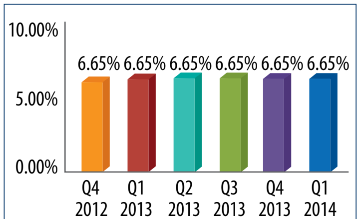
Contact Information

www.HealthcareREIT2.com

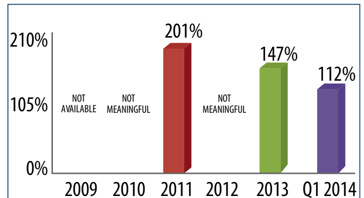
Griffin-American Healthcare REIT II, Inc.
4000 MacArthur Boulevard
West Tower, Suite 200
Newport Beach, CA 92660

866-606-5901

Historical Distribution

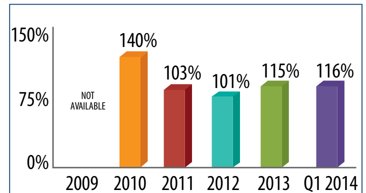


Historical FFO Payout Ratio



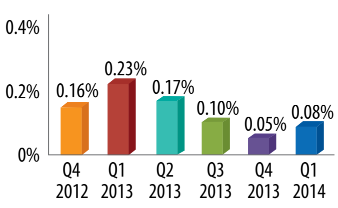
2014 YTD Dist. Paid:..... $48,755,000
2014 YTD FFO:............. $43,642,000

Historical MFFO Payout Ratio

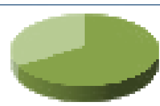


2014 YTD Dist. Paid:.... $48,755,000
2014 YTD MFFO:......... $41,930,000

Redemptions

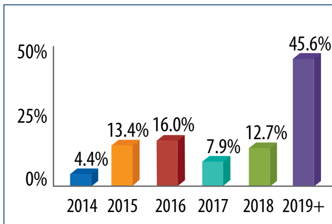


Debt Breakdown

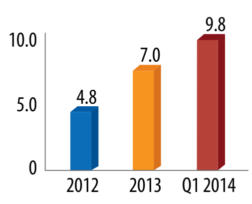


Debt to Total Assets Ratio:...............16.1%
Total: .... $485.5 Million
Fixed: .... $311.7 Million
Variable: .... $173.8 Million
Avg. Wtd. Rate: 4.04%
Loan Term: .... 1 – 33 yrs

Debt Repayment Schedule



Interest Coverage Ratio



Source of Distributions, Trends and Items of Note

- On October 30, 2013, the REIT terminated its follow-on offering.
- During 4Q 2013, the board of directors established a special committee comprised of the three independent directors to consider and evaluate, in conjunction with its financial and legal advisors, the company's strategic alternatives to maximize shareholder value. In connection with the special committee's evaluation, the Company's distribution reinvestment plan is being suspended effective with distributions declared for the month of April 2014, which are payable in May 2014. The share repurchase plan is also being suspended and no repurchase requests submitted by stockholders with respect to the second quarter of 2014 will be fulfilled
- During 1Q 2014 the Company acquired four properties for a total purchase price of approximately $104.7 million.
- The REIT's Cash to Total Assets ratio decreased to 0.9% as of 1Q 2014 compared to 1.2% as of 1Q 2013.
- The REIT's Debt to Total Assets ratio decreased to 16.1% as of 1Q 2014 compared to 21.7% as of 1Q 2013.
- The Company hedged $15.9 million of its variable rate debt.
- The Company uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- Distributions paid during the three months ended March 31, 2013 totaled $48.76 million and were funded 89.5% from FFO and 10.5% from proceeds from borrowings.