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Contact:

Janet S. Davis

National Marketing Director

Meridian Senior Living

jdavis@Meridiansenior.com

Meridian Senior Living Announces the Addition of Three Senior Living Communities in Northern CA to Its Portfolio

SACRAMENTO, CA – Meridian Senior Living, LLC (Meridian) is pleased to announce the addition of three senior living communities totaling 307 beds in the Northern California area to its portfolio on May 1, 2019. This Northern California Senior Housing Portfolio was acquired by Griffin-American Healthcare REIT IV, Inc. co-sponsored by American Healthcare Investors and Griffin Capital Company, LLC, on June 28, 2017. In partnership with American Healthcare Investors, LLC, Meridian is managing and operating the portfolio on a day-to-day basis. The three facilities from the portfolio include: Meadow Gardens of Menlo Park, Legacy Oaks of Sacramento, and Parkrose Gardens of Fairfield.

“We are delighted to expand our operations into Northern California,” says Kacy Kang, President and Chief Operations Officer. “Equally exciting is our continued collaboration and advancement with American Healthcare Investors, one of the largest private healthcare real estate investment management firms in the world.”

"We are eager and excited to enrich the lives of our new community team members and residents by virtue of our WOW! culture," says Glen Cummins, Regional Director of Operations. At our core we believe: ‘Everyone deserves a great life.’"

Nestled in a quaint residential neighborhood steps away from Downtown Menlo Park, Meadow Gardens of Menlo Park, is a one-story, 45-bed community offering memory care services. Located at 800 Roble Road, Menlo Park, CA 94025, Meadow Gardens of Menlo Park has a boutique spa atmosphere generated by an ivy draped entryway and attentive staff members. The building is appointed with a large community room along with two secured generous outdoor patios where residents can enjoy special interest and wellness programs planned to keep seniors active and involved, both physically and socially.

In a home-like setting boasting two beautiful interior courtyards, Legacy Oaks of Sacramento is a 160-bed facility offering both assisted living and memory care units located at 1922 Morse Avenue, Sacramento, CA 95825. It is a single-story community consisting of shared studios, large studios, and one-bedroom apartments appointed with private bathrooms, showers, and kitchenettes. Legacy Oaks of Sacramento emphasizes activities and social programs including crafts, music entertainment, exercise classes, educational and inter-generational programs, holiday celebrations, social hours and non-denominational services. Amenities include spacious suites, personal call system, library and game rooms, media room, beauty salon, enclosed courtyards, and private dining room for family birthdays/celebrations.

The largest memory care facility in Solano County, Parkrose Gardens of Fairfield is a 102-bed, two story community located at 1095 E. Tabor Avenue, Fairfield, CA 94533. Parkrose Gardens of Fairfield has a beautiful country club-like setting with three lush gardens and large outdoor spaces for residents to enjoy. The community offers both private and semi-private units in a 24-hour care environment. Amenities include: dining rooms, beauty salon, outdoor spaces, indoor common areas, 24-hour awake staff, and activity and social programs.

For more information regarding Meadow Gardens of Menlo Park, Legacy Oaks of Sacramento, and Parkrose Gardens of Fairfield, please visit www.meridiansenior.com.

About Griffin-American Healthcare REIT IV, Inc.

Griffin-American Healthcare REIT IV intends to build a balanced and diversified portfolio of healthcare real estate assets, focusing primarily on medical office buildings, hospitals, skilled nursing facilities, senior housing and other healthcare-related facilities. Griffin-American Healthcare REIT IV also seeks to provide: portfolio diversification, preservation of capital, monthly distributions and capital appreciation by increasing the value of its properties for its stockholders. Griffin-American Healthcare REIT IV qualified to be taxed as a real estate investment trust for federal income tax purposes beginning with its taxable year ended December 31, 2016, and it intends to continue to qualify to be taxed as a REIT. The REIT is co-sponsored by American Healthcare Investors and Griffin Capital Company, LLC. For more information regarding Griffin-American Healthcare REIT IV, please visit www.healthcarereitiv.com.

About American Healthcare Investors:

American Healthcare Investors is an investment management firm that specializes in the acquisition and management of healthcare-related real estate. One of the world's largest managers of healthcare real estate, the company oversees an approximately 17 million-square-foot portfolio valued at approximately

\$3.9 billion, based on aggregate purchase price, on behalf of multiple investment programs that include thousands of individual and institutional investors. As of March 31, 2019, this international portfolio includes approximately 286 buildings comprised of medical office buildings, hospitals, senior housing, skilled nursing facilities and integrated senior health campuses located throughout the United States and the United Kingdom. The company and its principals have completed approximately \$26 billion in aggregate acquisition and disposition transactions, approximately \$16 billion of which have been healthcare-related. American Healthcare Investors is committed to providing investors with access to the potential benefits that healthcare-related real estate ownership can provide. For more information regarding American Healthcare Investors, please visit www.AmericanHealthcareInvestors.com.

About Meridian Senior Living:

Meridian Senior Living, LLC, a privately held company, owns and operates senior housing communities across the United States. With more than 7,000 beds, Meridian is currently the eighteenth largest senior housing operator in the United States. Meridian prides itself on providing the highest quality care and affordable living options to residents in their own communities. Although large in scale, Meridian focuses its growth effort on building state-of-the-art properties in cities outside major markets. For more information on Meridian Senior Living, visit us online at www.meridiansenior.com.

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