



American Realty Capital Global Trust, Inc.

Total Assets.....	\$820.0 Million
Real Estate Assets	\$503.6 Million
Cash	\$280.4 Million
Securities	\$0.0 Million
Other	\$36.1 Million



Cash to Total Assets Ratio:	34.2%
Asset Type:	Diversified
Number of Properties:	50
Square Feet / Units / Rooms / Acres:	3,580,607 Sq. Ft.
Percent Leased:	100.0%
Weighted Average Lease Term Remaining:	13.3 Years
LifeStage:	Growth
Investment Style:	Core
Weighted Average Shares Outstanding:	37,602,790

Initial Offering Date:	April 20, 2012
Offering Status:	Initial
Number of Months Fundraising:	23
Anticipated Offering Close Date:	April 20, 2015
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Historical Price



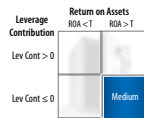
Contact Information

www.AmericanRealtyCap.com

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Global Trust, Inc.**
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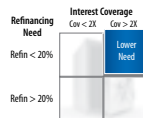
Performance Profiles

Operating Performance



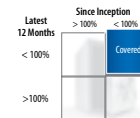
The REIT's recent 12-month average return on assets exceeds yields on 10-year Treasuries, indicating potential for positive risk-adjusted returns. At its current cost of debt and level of borrowing, its use of debt is not increasing returns to shareholders.

Financing Outlook



Interest coverage ratio exceeds the 2.0X benchmark and the REIT does not have over 20% of debt maturing within 2 years or at unhedged variable rates. The REIT does not face an immediate need to refinance a significant portion of its debt, and has sufficient earnings to cover interest expense.

Cumulative MFFO Payout

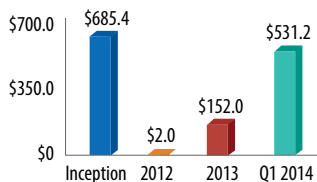


Cumulative MFFO since inception exceeds the cumulative cash distributions to common shareholders, indicating the REIT has fully funded cash distributions from its real estate operations. At the current distribution rate and level of modified funds from operations, trends suggest the distributions can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

Summary

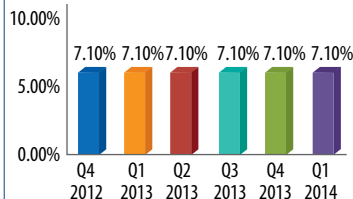
While the REIT's 12-month return on assets of 2.72% exceeds the 10-Year Treasury Yield, it does not provide a positive leverage contribution given the 36.6% debt ratio and estimated average cost of debt. The REIT's trailing 12-month interest coverage ratio was 3.8X, well above the 2.0X benchmark. Only 6.4% of the REIT's debt matures within two years and all is at fixed rates, indicating no need for refinancing or interest rate risk. 59% of its cumulative MFFO since inception as cash distributions, excluding DRP, and 57% over the last 12 quarters.

Gross Dollars Raised*

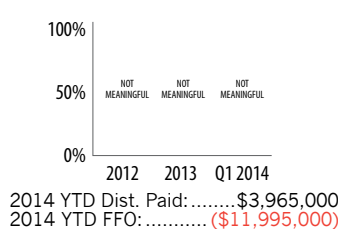


*Includes reinvested distributions (in millions)

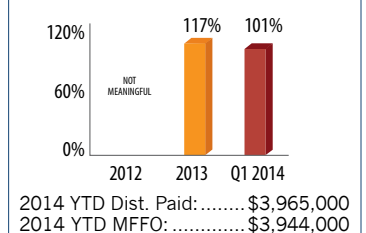
Historical Distribution



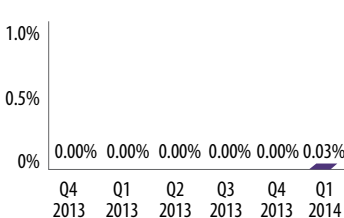
Historical FFO Payout Ratio



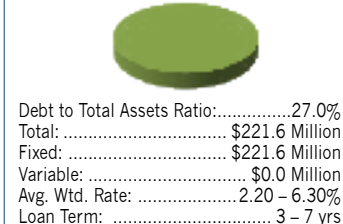
Historical MFFO Payout Ratio



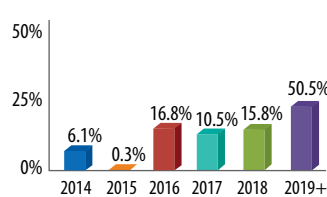
Redemptions



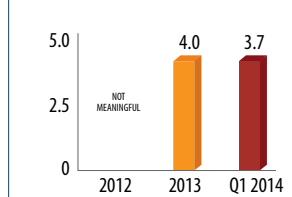
Debt Breakdown



Debt Repayment Schedule



Interest Coverage Ratio



Source of Distributions, Trends and Items of Note

- During 1Q 2014 the Company acquired 13 properties for a total purchase price of approximately \$311 million.
- The REIT's Cash to Total Assets ratio decreased to 34.2% as of 1Q 2014 compared to 68.8% as of 1Q 2013.
- The REIT's Debt to Total Assets ratio increased to 27.0% as of 1Q 2014 compared to 12.5% as of 1Q 2013.
- The Company hedged \$129.7 million of its variable rate debt.
- The Company uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- During the three months ended March 31, 2014, distributions paid to common stockholders were \$4.0 million, inclusive of \$1.9 million of distributions in respect of shares issued under the DRIP. During the three months ended March 31, 2014, cash used to pay distributions was generated from proceeds from common stock and common stock issued under the DRIP.