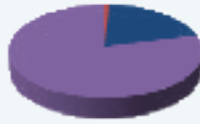


Nontraded REIT Industry Review: First Quarter 2014



ARC Realty Finance Trust, Inc.

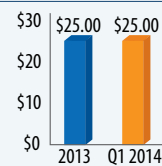
Total Assets	\$71.4 Million
Real Estate Assets	\$0.0 Million
Cash	\$0.4 Million
Securities	\$14.5 Million
Other	\$56.6 Million



Initial Offering Date:	February 12, 2013
Offering Status:	Initial
Number of Months Fundraising:	13
Anticipated Offering Close Date:	February 12, 2015
Current Price per Share:	\$25.00
Reinvestment Price per Share:	\$23.75

Cash to Total Assets Ratio:	0.5%
Asset Type:	Debt Investments & Securities
Number of Investments:	9 Loans, 3 CMBS
Square Feet / Units / Rooms / Acres:	Not Applicable
Percent Leased:	Not Applicable
Weighted Average Lease Term Remaining:	Not Applicable
LifeStage:	Emerging
Investment Style:	Core
Weighted Average Shares Outstanding:	2,030,023

Historical Price

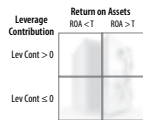


Contact Information

www.RealtyFinanceTrust.com
ARC Realty Finance Trust, Inc.
 405 Park Avenue
 New York, NY 10022
 (212) 415-6500

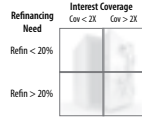
Performance Profiles

Operating Performance



As an Emerging LifeStage REIT, there are less than five quarters of data to calculate meaningful return on assets and leverage contribution metrics.

Financing Outlook



As an Emerging LifeStage REIT, there are less than five quarters of data to calculate meaningful interest coverage ratios. REITs in the Emerging LifeStage often rely on short-term financing with variable rates which will later be refinanced with longer maturity debt.

Cumulative MFFO Payout

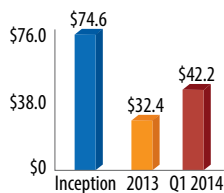


For this Emerging LifeStage REIT there are less than five quarters of data to calculate meaningful MFFO Payout ratios. REITs in the Emerging LifeStage may fund a portion of cash distributions in the first year of operations from offering proceeds until MFFO is sufficient to fund them.

Summary

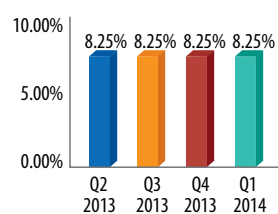
As an Emerging LifeStage REIT with less than five quarters of operating data, metrics for Operating Performance, Financing Outlook and Cumulative MFFO Payout are not yet meaningful. After 2Q 2014, the profile will begin to show meaningful results.

Gross Dollars Raised*

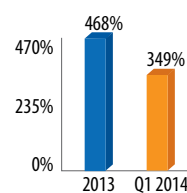


*Includes reinvested distributions (in millions)

Historical Distribution

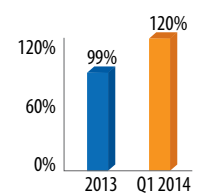


Historical FFO Payout Ratio



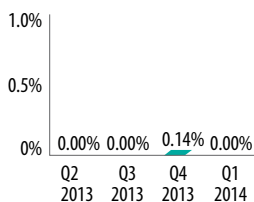
2014 YTD Dist. Paid:\$788,356
 2014 YTD FFO:\$225,786

Historical MFFO Payout Ratio



2014 YTD Dist. Paid:\$788,356
 2014 YTD MFFO:\$657,284
 Company Reported MFFO – see notes

Redemptions

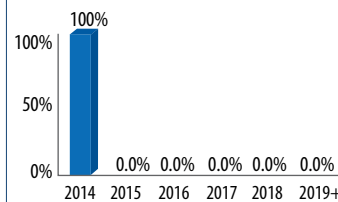


Debt Breakdown

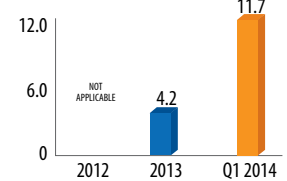


Debt to Total Assets Ratio:.....10.2%
 Total:\$7.3 Million
 Fixed:\$3.3 Million
 Variable:\$4.0 Million
 Avg. Wtd. Rate:2.21%
 Loan Term:<1 yr

Debt Repayment Schedule



Interest Coverage Ratio



Source of Distributions, Trends and Items of Note

- During the year ended December 31, 2013, the Company funded seven investments with a weighted-average carrying value of \$11.1 million from May 14, 2013 when operations commenced. The portfolio was funded at a net discount to par of \$4.1 million. During the year ended December 31, 2013, the net discount of the portfolio provided \$91,101 of accretion which is included in the \$775,056 of interest income. The six mezzanine loans had weighted-average coupon of 9.11% and a weighted-average remaining life of 7.2 years and the CMBS investment had a coupon of 2.92% (based on one month LIBOR of 0.17% at December 31, 2013) and a remaining life of 1.9 years.
- This REIT has limited trend data due to the fact that it began operations in 2Q 2013.
- The REIT's Cash to Total Assets ratio decreased to 0.5% as of 1Q 2014 compared to 0.9% as of 3Q 2013.
- The REIT's Debt to Total Assets ratio decreased to 10.2% as of 1Q 2014 compared to 31.3% as of 3Q 2013.
- The Company uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- The first distribution payment was made on June 3, 2013, relating to the period from May 30, 2013 (15 days after the date of the first asset acquisition) through May 31, 2013. For the year ended 2013, distributions paid totaled \$691,287 while cash flows provided by operations according to GAAP totaled \$776,235.