



ARC Realty Finance Trust, Inc.

Total Assets.....	\$358.4 Million
Real Estate Assets	\$313.2 Million
Cash	\$0.1 Million
Securities	\$38.6 Million
Other	\$6.5 Million



Cash to Total Assets Ratio: 0.0%
 Asset Type: Debt Investments & Securities
 Number of Investments:..... 28 Loans; 7 CMBS
 Square Feet / Units / Rooms / Acres:..... Not Applicable
 Percent Leased: Not Applicable
 Weighted Average Lease Term Remaining:..... Not Applicable
 LifeStage:..... Growth
 Investment Style: Core
 Weighted Average Shares Outstanding: 8,799,886

Initial Offering Date: February 12, 2013
 Offering Status: Initial
 Number of Months Fundraising: 19
 Anticipated Offering Close Date: February 12, 2015
 Current Price per Share: \$25.00
 Reinvestment Price per Share: \$23.75

Historical Price

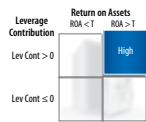


Contact Information

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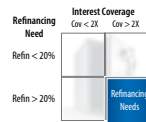
Performance Profiles

Operating Performance



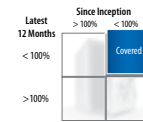
The REIT's recent 12-month average return on assets exceeds yields on 10-year Treasuries, indicating potential for positive risk-adjusted returns. At its current cost of debt and level of borrowing, its use of debt is contributing to increased returns for shareholders.

Financing Outlook



As a debt REIT that matches the maturities and variable rates of its borrowings with the maturities and variable rates of its debt assets, the REIT is somewhat protected from interest rate risk and refinancing risk.

Cumulative MFFO Payout

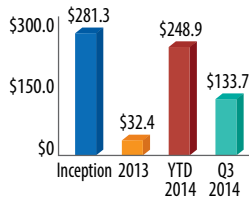


Cumulative MFFO since inception exceeds the cumulative cash distributions to common shareholders, indicating the REIT has fully funded cash distributions from its real estate operations. At the current distribution rate and level of modified funds from operations, trends suggest the distributions can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

Summary

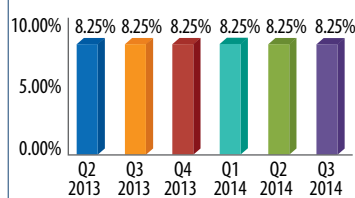
The REIT's 12-month return on assets of 5.08% exceeds the 10-Year Treasury Yield, and it also provides positive leverage contribution given the 30.9% debt ratio and the estimated 2.80% average cost of debt. The REIT's trailing 12-month interest coverage ratio was 3.5X. All of the REIT's debt matures within two years and all the debt is at unhedged variable rates, suggesting a need for refinancing and interest risk. However, as a debt REIT that matches the maturities and variable rates of its borrowings with the maturities and variable rates of its debt assets, the REIT is protected from interest rate risk and refinancing risk. The REIT has made total cash distributions, excluding DRIP proceeds, equal to 73% of MFFO since inception and 73% over the last 12 months.

Gross Dollars Raised*

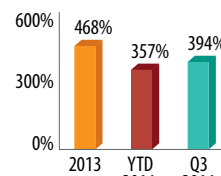


*Includes reinvested distributions (in millions)

Historical Distribution

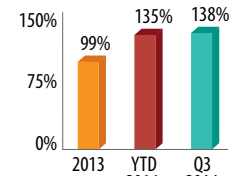


Historical FFO Payout Ratio



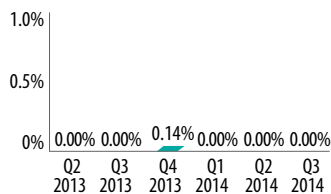
2014 YTD Dist. Paid: \$6,294,000
 2014 YTD FFO: \$1,761,000

Historical MFFO Payout Ratio

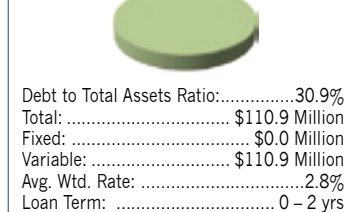


2014 YTD Dist. Paid: \$6,294,000
 2014 YTD MFFO: \$4,675,000
 Company Reported MFFO – see notes

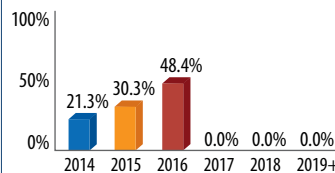
Redemptions



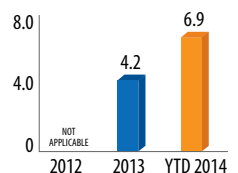
Debt Breakdown



Debt Repayment Schedule



Interest Coverage Ratio



Source of Distributions, Trends and Items of Note

- Since inception, as of September 30, 2014, the Company has originated or acquired loans with a face value at acquisition of approximately \$317.4 million for an initial investment amount of approximately \$313.4 million in 28 loan investments, all of which were performing as of September 30, 2014. The Company has established a \$0.3 million allowance for loan losses as of September 30, 2014. There are no specifically reserved loans in the portfolio as of September 30, 2014.
- As of September 30, 2014, the Company had seven CMBS investments. These investments are available for sale real estate securities which are recorded at fair value as of September 30, 2014.
- On November 17, 2014, Mr. Nicholas S. Schorsch resigned from his role as the chief executive officer, effective as of that same date. Mr. Schorsch did not resign pursuant to any disagreement with the Company. Mr. Schorsch also resigned from his role as chief executive officer of the advisor. Simultaneously with Mr. Schorsch's resignation from his role as chief executive officer, the board of

directors appointed Mr. Peter M. Budko, currently president and secretary, to serve as chief executive officer, effective as of that same date.

- The REIT's Cash to Total Assets ratio decreased to 0.0% as of 3Q 2014 compared to 0.9% as of 3Q 2013.
- The REIT's Debt to Total Assets ratio decreased to 30.9% as of 3Q 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").
- For the nine months ended September 30, 2014, total distributions were \$6.294 million, inclusive of \$2.385 million from DRIP proceeds, which were funded 18.4% from operating activities, 37.9% from common stock issued under the DRIP, and 43.7% from proceeds from issuance of common stock.