

# Nontraded REIT Industry Review: First Quarter 2015

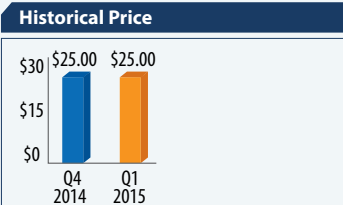
## American Realty Capital Global Trust II, Inc.

Total Assets.....	\$164.4 Million
Real Estate Assets .....	\$108.0 Million
Cash .....	\$33.8 Million
Securities .....	\$0.0 Million
Other .....	\$22.5 Million



Initial Offering Date: ..... August 26, 2014  
 Offering Status..... Initial  
 Number of Months Fundraising: ..... 4  
 Anticipated Offering Close Date: ..... August 26, 2017  
 Current Price per Share: ..... \$25.00  
 Reinvestment Price per Share: ..... \$23.75

Cash to Total Assets Ratio: ..... 20.6%  
 Asset Type: ..... Diversified  
 Number of Investments:..... 4  
 Square Feet / Units / Rooms / Acres:..... 528,996 Sq. Ft.  
 Occupancy:..... Not Available  
 Weighted Average Lease Term Remaining:..... 8.9 Years  
 LifeStage:..... Emerging  
 Investment Style: ..... Core  
 Weighted Average Shares Outstanding: ..... 2,430,444

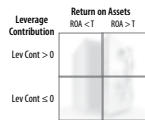


**Contact Information**

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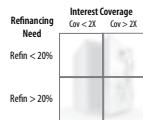
**Performance Profiles**

**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**

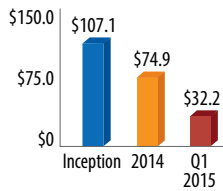


For this Emerging LifeStage REIT there are less than five quarters of data to calculate meaningful MFFO Payout ratios. REITs in the Emerging LifeStage may fund a portion of cash distributions in the first year of operations from offering proceeds until MFFO is sufficient to fund them.

**Summary**

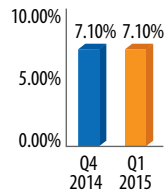
As an Emerging LifeStage REIT with less than five quarters of operating data, metrics for Operating Performance, Financing Outlook and Cumulative MFFO Payout are not yet meaningful. After 4Q 2015, the profile will begin to show meaningful results.

**Gross Dollars Raised\***

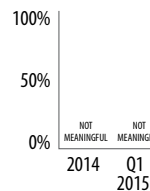


\*Includes reinvested distributions (in millions)

**Historical Distribution**

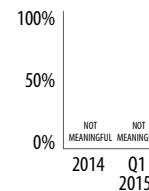


**Historical FFO Payout Ratio**



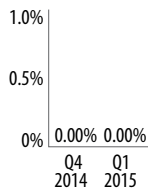
2015 YTD Dist. Paid: .....\$767,000  
 2015 YTD FFO:.....(\$7,737,000)

**Historical MFFO Payout Ratio**



2015 YTD Dist. Paid: .....\$767,000  
 2015 YTD MFFO:.....(\$53,000)  
 Company Reported MFFO – see notes

**Redemptions**

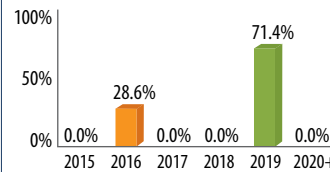


**Debt Breakdown**

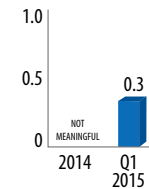


Debt to Total Assets Ratio:.....46.2%  
 Total: .....\$76.0 Million  
 Fixed: .....\$54.3 Million  
 Variable: .....\$21.7 Million  
 Avg. Wtd. Rate: .....3.40%  
 Loan Term: ..... 1 – 4 yrs

**Debt Repayment Schedule**



**Interest Coverage Ratio**



**Source of Distributions, Trends and Items of Note**

- As of March 31, 2015, the Company had 4,325,209 shares of common stock outstanding, including unvested restricted shares and shares issued under the DRIP. As of March 31, 2015, total gross proceeds from these issuances were \$107.1 million, including proceeds from shares issued under the DRIP.
- The Company will first publish an estimated per share NAV on or prior to March 16, 2017.
- As of March 31, 2015, the Company owned four properties in France and United States, with an aggregate purchase price of \$115.3 million, comprised of 528,996 rented square feet which were leased with a weighted-average remaining lease term of 8.9 years.
- On May 18, 2015 the Company acquired a build-to-suit office building in Luxembourg for \$78.6 million. In connection with the purchase, the Company entered into a mortgage debt agreement and a mezzanine loan agreement in the aggregate amount of \$66.5 million.
- This REIT has limited trend data due to the fact that it began operations in 4Q 2014.
- As of March 31, 2015 the REIT had hedged \$54.26 million of its variable rate debt.
- The Company uses modified funds from operations (“MFFO”) as defined by the Investment Program Association (“IPA”).