

Nontraded REIT Industry Review: Second Quarter 2015

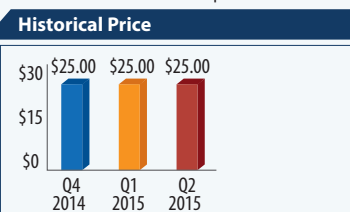
American Realty Capital Global Trust II, Inc.

Total Assets.....	\$420.3 Million
Real Estate Assets	\$316.4 Million
Cash	\$69.6 Million
Securities	\$0.0 Million
Other	\$34.4 Million



Initial Offering Date: August 26, 2014
 Offering Status..... Initial
 Number of Months Fundraising: 10
 Anticipated Offering Close Date: August 26, 2017
 Current Price per Share: \$25.00
 Reinvestment Price per Share: \$23.75

Cash to Total Assets Ratio: 16.5%
 Asset Type: Diversified
 Number of Investments:..... 9
 Square Feet / Units / Rooms / Acres: 1.5 Million Sq. Ft.
 Occupancy:..... 100%
 Weighted Average Lease Term Remaining:..... 9.4 Years
 LifeStage:..... Emerging
 Investment Style: Core
 Weighted Average Shares Outstanding: 6,773,666

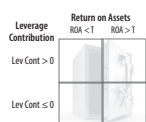


Contact Information

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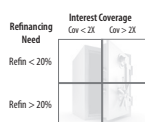
Performance Profiles

Operating Performance



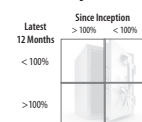
As an Emerging LifeStage REIT, there are less than five quarters of data to calculate meaningful return on assets and leverage contribution metrics.

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

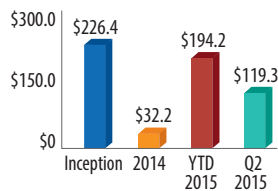


For this Emerging LifeStage REIT there are less than five quarters of data to calculate meaningful MFFO Payout ratios. REITs in the Emerging LifeStage may fund a portion of cash distributions in the first year of operations from offering proceeds until MFFO is sufficient to fund them.

Summary

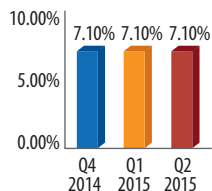
As an Emerging LifeStage REIT with less than five quarters of operating data, metrics for Operating Performance, Financing Outlook and Cumulative MFFO Payout are not yet meaningful. After 4Q 2015, the profile will begin to show meaningful results.

Gross Dollars Raised*

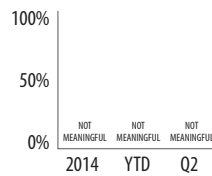


*Includes reinvested distributions (in millions)

Historical Distribution

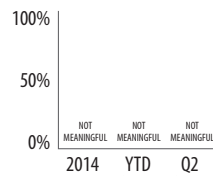


Historical FFO Payout Ratio



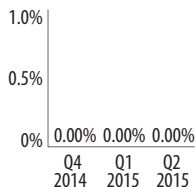
2015 YTD Dist. Paid: \$2,990,000
 2015 YTD FFO:..... (\$20,992,000)

Historical MFFO Payout Ratio



2015 YTD Dist. Paid: \$2,990,000
 2015 YTD MFFO:..... \$9,000
 Company Reported MFFO – see notes

Redemptions

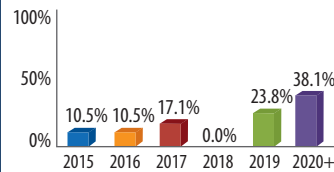


Debt Breakdown

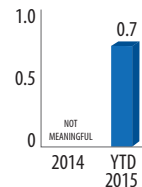


Debt to Total Assets Ratio:..... 55.4%
 Total: \$233.0 Million
 Fixed: \$210.8 Million
 Variable: \$22.2 Million
 Avg. Wtd. Rate: 3.39%
 Loan Term: < 1 – 5 yrs

Debt Repayment Schedule



Interest Coverage Ratio



Source of Distributions, Trends and Items of Note

- As of June 30, 2015, the Company had 9,152,328 shares of common stock outstanding, including unvested restricted shares and shares issued under the DRIP. As of June 30, 2015, total gross proceeds from these issuances were \$226.4 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 June 30, 2015, the Company owned 9 properties consisting of 1.5 million rentable square feet, which were 100.0% leased, with an average remaining lease term of 9.4 years. 8.7% of the Company's properties are located in U.S. and 91.3% are located in Europe.
- On July 16, 2015, the Company has made an earnest money deposit totaling \$7.8 million (\$5.0 million based upon an exchange rate of \$1.56 to £1.00, as of the date of deposit), relating to a prospective property acquisition with an estimated purchase price of \$98.3 million which is expected to close in the fourth quarter of 2015.

- This REIT has limited trend data due to the fact that it began operations in 4Q 2014.
- As of June 30, 2015 the REIT had hedged \$144 million of its variable rate debt.
- The Company uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- On August 6, 2015, AR Capital, the sponsor of the Company, entered into an agreement with an affiliate of Apollo Global Management (NYSE: APO) that provides that ARC will transfer to AR Global (a newly formed entity) substantially all of the assets of its ongoing asset management business. The Company's advisor and sponsor following the transactions contemplated will be owned indirectly by AR Global. The Company's property manager is not included in the assets which will be transferred to AR Global and will continue to be owned indirectly by ARC following the transactions.