



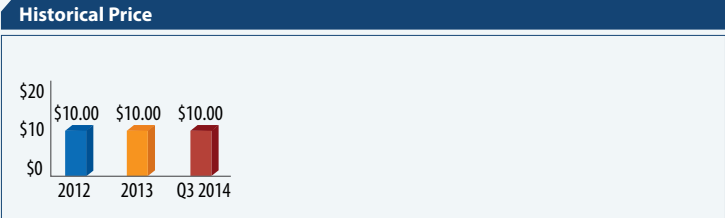
Nontraded REIT Industry Review: Third Quarter 2014

American Realty Capital Global Trust, Inc.

Total Assets.....	\$1,965.5 Million
Real Estate Assets	\$1,664.5 Million
Cash	\$263.9 Million
Securities	\$0.0 Million
Other	\$37.0 Million



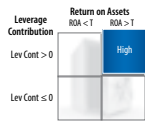
Initial Offering Date:April 20, 2012
 Close Date:June 30, 2014
 Current Price per Share:.....\$10.00
 Reinvestment Price per Share:.....\$9.50
 Cumulative Capital Raised during Offering (including DRP).....\$1,711.4 Million



Cash to Total Assets Ratio: 13.4%
 Asset Type:Diversified
 Number of Properties:..... 246
 Square Feet / Units / Rooms / Acres:..... 11.6 Million Sq. Ft.
 Percent Leased: 100.0%
 Weighted Average Lease Term Remaining:..... 11.3 Years
 LifeStage:..... Maturing
 Investment Style: Core
 Weighted Average Shares Outstanding: 175,401,867

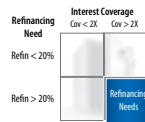
Performance Profiles

Operating Performance



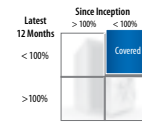
The REIT's recent 12-month average return on assets exceeds yields on 10-year Treasuries, indicating potential for positive risk-adjusted returns. At its current cost of debt and level of borrowing, its use of debt is contributing to increased returns for shareholders.

Financing Outlook



Interest coverage ratio is above the 2.0X benchmark but more than 20% of the REIT's debt matures within two years or is at unhedged variable rates. The REIT may face difficulties in refinancing its borrowings or interest rate risk from increasing rates, but earnings currently provide coverage of 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.

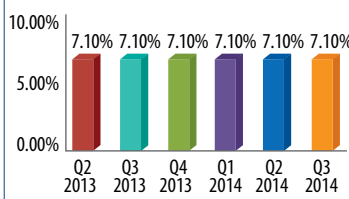
Summary

The REIT's 12-month return on assets of 4.83% exceeds the 10-Year Treasury Yield, and it does provide a small positive leverage contribution given the 24.1% debt ratio and 2.90% estimated average cost of debt. The REIT's trailing 12-month interest coverage ratio was 4.9X, well above the 2.0X benchmark. Only 0.2% of the REIT's debt matures within two years but over 63% is at unhedged variable rates, indicating a major need for refinancing. The REIT has paid 75% of its cumulative MFFO since inception as cash distributions, excluding DRP, and 75% over the last 12 quarters.

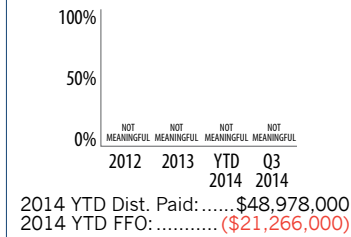
Contact Information

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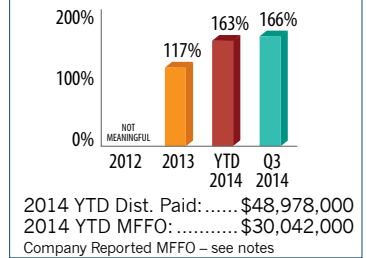
Historical Distribution



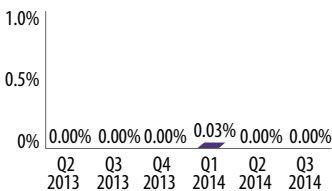
Historical FFO Payout Ratio



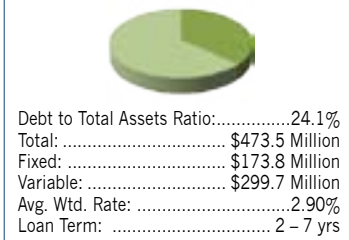
Historical MFFO Payout Ratio



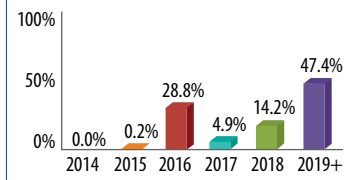
Redemptions



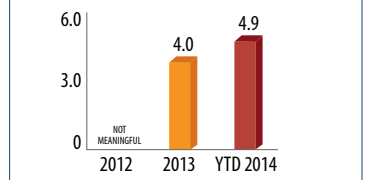
Debt Breakdown



Debt Repayment Schedule



Interest Coverage Ratio



Source of Distributions, Trends and Items of Note

- Nicholas Schorsch on Oct. 22 resigned as the CEO of American Realty Capital Global Trust Inc., its advisor and property manager.
- As of September 30, 2014, the Company owned 246 properties consisting of 11.6 million rentable square feet, which were 100% leased, with an average remaining lease term of 11.3 years.
- During 3Q 2014 the Company acquired 150 properties for a total purchase price of approximately \$900.9 million.
- From September 30, 2014 to October 31, 2014, the REIT acquired 44 properties with 2.472 million rentable square feet for \$289.1 million.
- The REIT's Cash to Total Assets ratio decreased slightly to 13.4% as of 3Q 2014 compared to 13.6% as of 3Q 2013.
- The REIT's Debt to Total Assets ratio decreased to 24.1% as of 3Q 2014 compared to 29.4% as of 3Q 2013.
- The Company hedged \$125.8 million of its variable rate debt as of September 30, 2014.
- The Company uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- During the nine months ended September 30, 2014, distributions paid to common stockholders were \$49.0 million, inclusive of \$27.3 million of distributions in respect of shares issued under the DRIP. During the nine months ended September 30, 2014, cash used to pay distributions was generated by operations (15.7%), proceeds from issuance of common stock (28.5%) and common stock issued under the DRIP (55.8%).