



American Realty Capital Hospitality Trust, Inc.

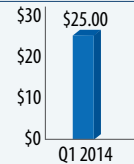
Total Assets.....	\$119.3 Million
Real Estate Assets	\$108.4 Million
Cash	\$3.6 Million
Securities	\$0.0 Million
Other	\$7.3 Million



Initial Offering Date:	January 7, 2014
Offering Status	Initial
Number of Months Fundraising:	3
Anticipated Offering Close Date:	January 7, 2016
Current Price per Share:	\$25.00
Reinvestment Price per Share:	\$23.75

Cash to Total Assets Ratio:	3.1%
Asset Type:	Hospitality
Number of Investments:.....	6
Square Feet / Units / Rooms / Acres:.....	1,181 Rooms
Occupancy:.....	66.9%
Weighted Average Lease Term Remaining:.....	Not Applicable
LifeStage:.....	Emerging
Investment Style:	Core
Weighted Average Shares Outstanding:	68,622

Historical Price

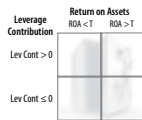


Contact Information

www.archospitalityreit.com
**American Realty Capital
Hospitality Trust, Inc.**
405 Park Avenue, 15TH Floor
New York, NY 10022
(212) 415-6500

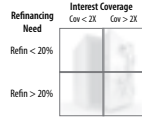
Performance Profiles

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

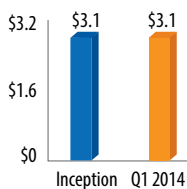


For this Emerging LifeStage REIT there are less than five quarters of data to calculate meaningful MFFO Payout ratios. REITs in the Emerging LifeStage may fund a portion of cash distributions in the first year of operations from offering proceeds until MFFO is sufficient to fund them.

Summary

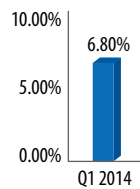
As an Emerging LifeStage REIT with less than five quarters of operating data, metrics for Operating Performance, Financing Outlook and Cumulative MFFO Payout are not yet meaningful. After 2Q 2015, the profile will begin to show meaningful results.

Gross Dollars Raised*



*Includes reinvested distributions (in millions)

Historical Distribution



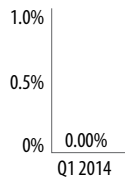
Historical FFO Payout Ratio

Not Applicable

Historical MFFO Payout Ratio

Not Applicable

Redemptions

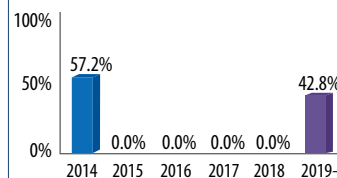


Debt Breakdown



Debt to Total Assets Ratio:..... 92.5%
Total: \$110.3 Million
Fixed: \$110.3 Million
Variable: \$0.0 Million
Avg. Wtd. Rate: 5.73%
Loan Term: Not Applicable

Debt Repayment Schedule



Interest Coverage Ratio



Source of Distributions, Trends and Items of Note

- On February 3, 2014, the Company raised proceeds sufficient to break escrow in connection with its IPO. The Company received and accepted aggregate subscriptions in excess of the minimum \$2.0 million and issued shares of common stock to its initial investors who were admitted as stockholders. The Company purchased interests in six hotel properties and commenced operations on March 21, 2014, and as of such date was no longer considered to be a development stage company.
- On February 3, 2014, the board of directors declared a distribution rate, which will be calculated based on stockholders of record each day during the applicable period at a rate of \$0.00465753430 per day. The distributions began accruing on April 1, 2014.
- On April 8, 2014, TCA Block 7 Hotel, LLC, an unconsolidated affiliate of the Company, refinanced its prior mortgage by entering into a new \$20.7 million ten year mortgage at an interest rate of 5.13%. As a result of the refinancing, \$7.0 million of debt on the prior mortgage was forgiven.
- The Company uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA"). The MFFO Payout Ratio is not applicable as of 1Q 2014 as the Company did not pay distributions during the period.