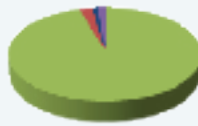




# Nontraded REIT Industry Review: Third Quarter 2014

## American Realty Capital Trust V, Inc.

|                          |                   |
|--------------------------|-------------------|
| Total Assets.....        | \$2,213.0 Million |
| Real Estate Assets ..... | \$2,107.0 Million |
| Cash .....               | \$55.5 Million    |
| Securities .....         | \$22.8 Million    |
| Other .....              | \$27.6 Million    |



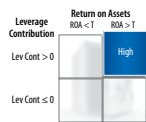
|  |                      |
|--|----------------------|
| Cash to Total Assets Ratio: .....            | 2.5%                 |
| Asset Type: .....                            | Retail               |
| Number of Properties: .....                  | 463                  |
| Square Feet / Units / Rooms / Acres: .....   | 13.1 Million Sq. Ft. |
| Percent Leased: .....                        | 100.0%               |
| Weighted Average Lease Term Remaining: ..... | 9.9 Years            |
| LifeStage: .....                             | Maturing             |
| Investment Style: .....                      | Core                 |
| Weighted Average Shares Outstanding: .....   | 64,654,279           |

|  |                   |
|--|-------------------|
| Initial Offering Date: .....                                     | April 4, 2013     |
| Offering Close Date: .....                                       | October 31, 2013  |
| Current Price per Share: .....                                   | \$25.00           |
| Reinvestment Price per Share: .....                              | \$23.75           |
| Cumulative Capital Raised during Offering (including DRP): ..... | \$1,543.3 Million |



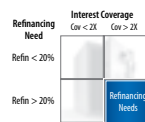
### Performance Profiles

#### Operating Performance



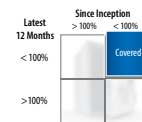
The REIT's recent 12-month average return on assets exceeds yields on 10-year Treasuries, indicating potential for positive risk-adjusted returns. At its current cost of debt and level of borrowing, its use of debt is contributing to increased returns for shareholders.

#### 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.

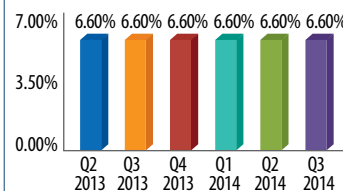
#### Summary

The REIT's 12-month average return on assets of 7.96% exceeds its 3.85% weighted average cost of debt when including its credit facility resulting in positive leverage contribution. The REIT's 6.3X interest coverage ratio was well above the 2X benchmark over the last 12 months. With 46% of the REIT's debt at variable rates and 21% due within two years, there is a need for refinancing. The REIT has paid out only 48% of its cumulative MFFO as cash distributions (excluding DRP) over the last 12 months and 52% since inception, which is a very sustainable rate.

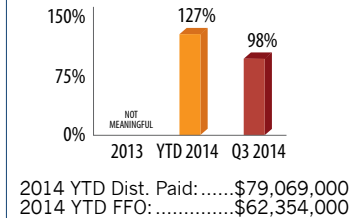
### Contact Information

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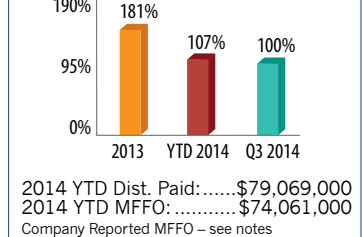
### Historical Distribution



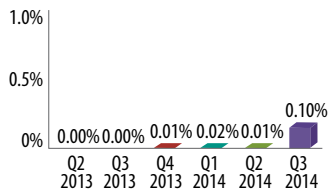
### Historical FFO Payout Ratio



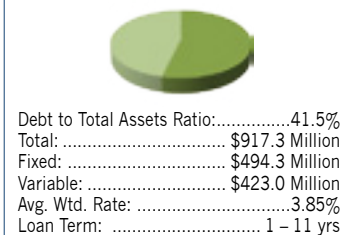
### Historical MFFO Payout Ratio



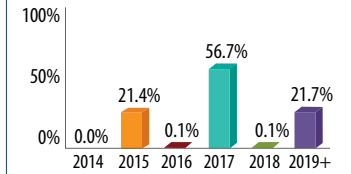
### Redemptions



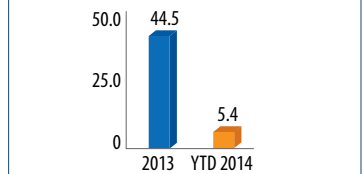
### Debt Breakdown



### Debt Repayment Schedule



### Interest Coverage Ratio



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

- During 3Q 2014 the Company did not acquire any properties. The company made no dispositions in 3Q 2014.
- In a Form 8-K filed Sept. 15, American Realty Capital Trust V Inc. said Edward Weil and Robert Burns resigned as board members. Simultaneously with Mr. Weil's resignation, the Company's board of directors appointed William M. Kahane to serve as the Company's president, chief operating officer, treasurer and secretary.
- American Realty Capital Trust V Inc. engaged financial advisers to assist in evaluating potential strategic alternatives following the closing of its \$1.7 billion best-efforts offering. The company said September 23 that it engaged J.P. Morgan Securities LLC and RCS Capital, the investment banking and capital markets division of Realty Capital Securities LLC.
- During three months ended September 30, 2014, the Company sold investments in redeemable preferred stock and senior notes with an aggregate cost basis of \$13.0 million for \$13.3 million, resulting in a realized gain on sale of investment securities of \$0.3 million. During the nine months ended September 30, 2014, the Company sold investments in redeemable preferred stock and senior notes with an aggregate cost basis of \$42.8 million for \$43.1 million, resulting in a realized gain on sale of investment securities of \$0.3 million.
- The REIT's Cash to Total Assets ratio decreased to 2.5% as of 3Q 2014 compared to 12.7% as of 3Q 2013.
- The REIT's Debt to Total Assets ratio increased to 41.5% as of 3Q 2014 compared to 0.0% as of 3Q 2013.
- 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 totaled \$79.1 million, inclusive of \$45.7 million of distributions that were reinvested through the DRIP. During the nine months ended September 30, 2014, cash used to pay distributions was generated from funds received from cash flows from operations and shares issued pursuant to the DRIP.