Behringer Harvard Opportunity REIT II, Inc.

Behringer Harvard Opportunity REIT II was declared effective in 2008 and seeks to acquire and operate commercial real estate and real estate-related assets on an opportunistic basis. As of the second quarter 2012, the REIT had $417.3 million in assets in 11 investments in 12 office buildings, a hotel, four industrial properties, a 1,128 bed student housing portfolio, 537 unit self storage facility and three multifamily complexes. Investments are held wholly owned or in a joint venture. The REIT closed to new investments in March 2012. As such, the REIT is in the Maturing Lifestage of Closed REITS that is marked by a refinement of the portfolio through dispositions, strategic acquisitions and debt. The investment style of this REIT is considered to be "Opportunistic," which is typically defined as a REIT that generates a high percentage of its total return from asset appreciation and a low percentage from income. REITs in this category are expected to exhibit a higher level of volatility in asset values.

Key Highlights

- A special cash distribution of $0.50 per share was declared payable to the shareholders of record as of April 3, 2012 and regular, monthly distributions were halted in favor of payment of periodic distributions of excess proceeds from asset dispositions or other sources necessary to maintain the firm's REIT status.
- The REIT's follow-on offering was terminated in March 2012 and the Distribution Reinvestment Plan was discontinued in April 2012.
- Two office assets in the portfolio are owned in Germany.
- Seven joint ventures exist with ownership interests ranging from 80% to 99.7%

Capital Stack Review

- Debt – With a debt ratio of 53.5%, the REIT is above median for the Maturing LifeStage. 66% of the REITs debt is fixed rate.
- Debt Maturity – 46.1% of the company's debt matures in 2017 or later.
- Loan Activity – 5.9 million Euro ($7.8 million) loan was entered into in conjunction with the Berlin acquisition.
- Cash on hand – 16.6%, well above median.

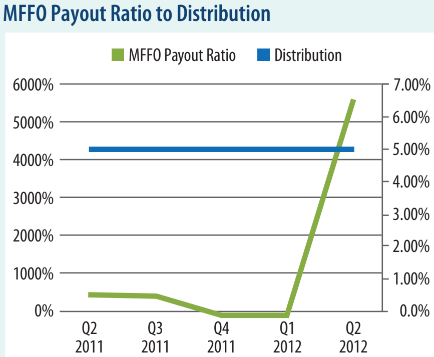
Metrics

- Distribution – Regular monthly distribution of 5.0% remained constant for over two years but was halted in Q2 2012 in favor of periodic distributions.
- Distribution Source – A portion of the second quarter distributions were paid from net cash from operating activities.
- MFFO Payout Ratio – Significantly above median with a year to date ratio of 1810%.
- Fee Waivers and Deferrals – None reported.
- Interest Coverage Ratio – 1.1x EBIDTA, below median compared to other Maturing Lifestage REITs.
- Impairments – None reported.

Real Estate

- Acquisitions – One acquisition was made in the second quarter, the Alte Jakobstraffe office building in Berlin, Germany for $11.1 million.
- Occupancy – Not reported by segment.
- Dispositions – The Palms of Monterrey was sold in January 2012 for $39.3 million.
- Diversification – Geographic concentrations exist in Florida and Germany. No tenant concentrations in excess of 10% exist.

MFFO Payout Ratio to Distribution



Debt Ratio to Interest Coverage Ratio