

## Nontraded REIT Industry Review: Second Quarter 2012



## Global Growth Trust, Inc.

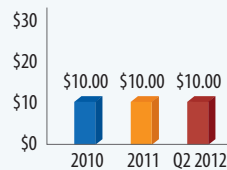
Total Assets.....	\$76.4 Million
Real Estate Assets .....	\$55.3 Million
Cash .....	\$19.8 Million
Securities .....	\$0.0 Million
Other .....	\$1.2 Million



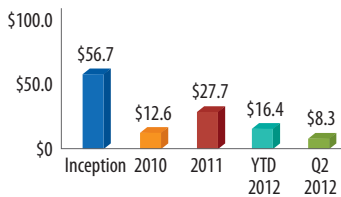
Initial Offering Date: .....	October 20, 2009
Number of Months Fundraising: .....	32
Anticipated Offering Close Date: .....	October 9, 2012
Current Price per Share: .....	\$10.00
Reinvestment Price per Share: .....	Not Applicable

Cash to Total Assets Ratio: ..... 25.9%  
 Asset Type: ..... Diversified  
 Number of Properties: ..... 4  
 Square Feet / Units / Rooms / Acres: ... 264,000 Sq. Ft.; 50 Units  
 Percent Leased: ..... 43.8%  
 LifeStage..... Growth  
 Investment Style ..... Opportunistic

## Historical Price



## Gross Dollars Raised\*

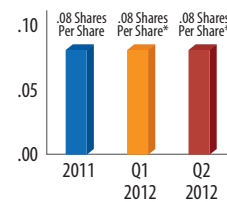


\*Includes reinvested distributions (in millions)

## Current Distribution

Annual Stock Distributions of  
.08 Per Share

## Historical Distribution



\*Annualized

## Contact Information

[www.GrowthTrust.com](http://www.GrowthTrust.com)  
 CNL Client Services  
 P.O. Box 4920  
 Orlando, FL 32802  
 866-650-0650

## Year to Date FFO Payout Ratio

Not Applicable

## Historical FFO Payout Ratio

Not Applicable

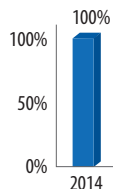
## Year to Date MFFO Payout Ratio

Not Applicable

## Historical MFFO Payout Ratio

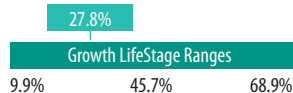
Not Applicable

## Debt Maturity



## Current Debt Ratio

Debt to Total Assets Ratio: ... 27.8%



## Debt Breakdown

Total: ..... \$21.2 Million  
 Fixed: ..... \$0.0 Million  
 Variable: ..... \$21.2 Million  
 Avg. Wtd. Rate: ..... 3.84%  
 Term: ..... 2 yrs.

## Interest Coverage Ratio

See Notes

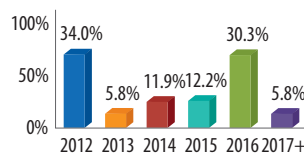
## Redemptions

Ratio of Shares Redeemed to Wtd.  
 Avg. Shares Outstanding: ..... 0.00%



Redemptions Year to Date: ..... 0  
 Wtd. Avg. Shares  
 Outstanding: ..... 5,330,701

## Lease Expirations\*



\*As of 12/31/11.

## Trends and Items of Note

- In March 2012, the Company entered into a joint venture in which the Company owns a 60% interest in a 25 acre parcel of land in Crosstown Center, a master planned community located in the southeast section of Tampa, Florida. The Crosstown Joint Venture intends to develop, construct and operate a Class A garden-style apartment community consisting of 15 three-story buildings totaling 344 apartment homes, scheduled to be completed in the second quarter of 2013. The purchase price of the Crosstown Property was \$4.4 million.
- As of June 30, 2012, approximately \$9.1 million and \$7.0 million in real estate-related costs had been incurred on the Whitehall Project and the Crosstown Project, respectively.
- The REIT's cash to total assets ratio remained high at 25.9% compared to the median of 10.3% for other Growth LifeStage REITs.
- The leased percentage of the portfolio improved slightly from 41.0% as of Q1 2012 to 43.8% as of Q2 2012.
- The debt to total assets ratio has increased to 27.8% as of June 30, 2012 up from 17.3% as of year-end 2011. This ratio is below the median compared to other Growth Stage REITs.
- Because the Company does not pay cash distributions, the FFO and MFFO payout ratios are not applicable.
- Because EBITDA is negative, an Interest Coverage Ratio is not meaningful.