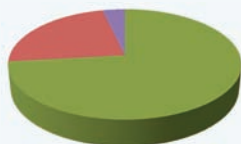


# Nontraded REIT Industry Review: Second Quarter 2012



## Global Income Trust, Inc.

Total Assets.....\$77.0 Million  
 Real Estate Assets .....\$56.4 Million  
 Cash.....\$17.8 Million  
 Securities .....\$0.0 Million  
 Other.....\$2.8 Million



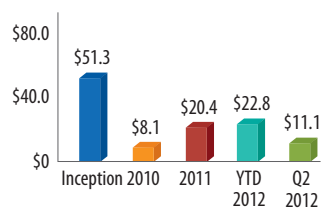
Initial Offering Date: .....April 23, 2010  
 Number of Months Fundraising: .....26  
 Anticipated Offering Close Date: .....April 23, 2013  
 Current Price per Share: .....\$10.00  
 Reinvestment Price per Share: .....\$9.50

Cash to Total Assets Ratio: .....23.1%  
 Asset Type: .....Diversified  
 Number of Properties: .....4  
 Square Feet / Units / Rooms / Acres: .....369,223  
 Percent Leased: .....100%  
 LifeStage.....Growth  
 Investment Style .....Core

### Historical Price

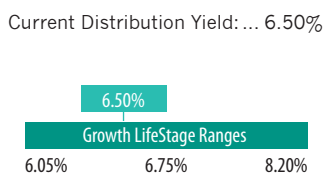


### Gross Dollars Raised\*

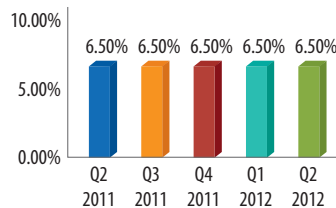


\*Includes reinvested distributions (in millions)

### Current Distribution



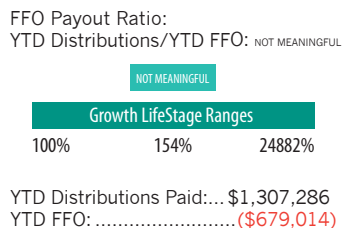
### Historical Distribution



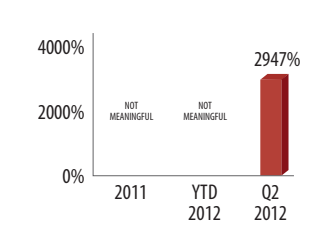
### Contact Information

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

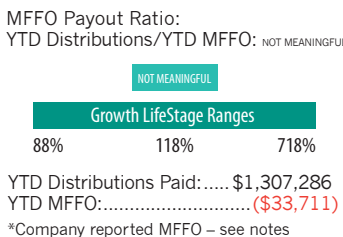
### Year to Date FFO Payout Ratio



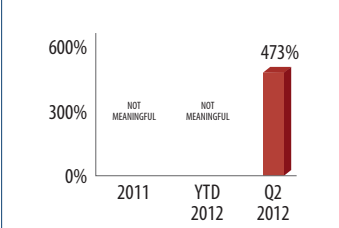
### Historical FFO Payout Ratio



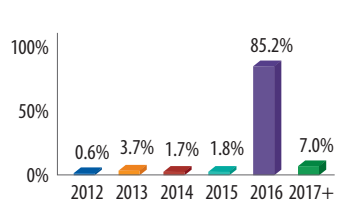
### Year to Date MFFO Payout Ratio



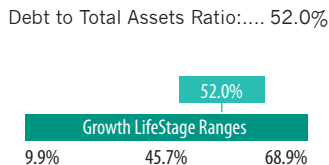
### Historical MFFO Payout Ratio



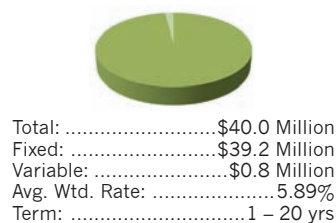
### Debt Maturity



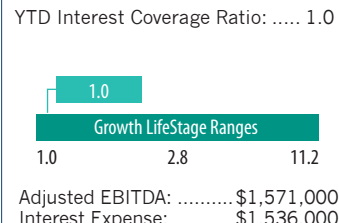
### Current Debt Ratio



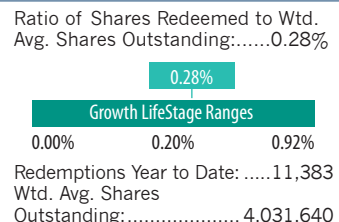
### Debt Breakdown



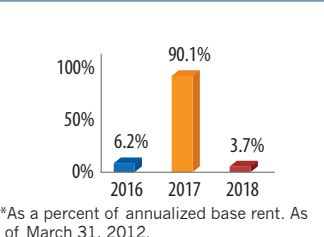
### Interest Coverage Ratio



### Redemptions



### Lease Expirations\*



### Trends and Items of Note

- In August 2012, the Company entered into a purchase and sale agreement to acquire a portfolio of four value-retail centers totaling approximately 120,050 square feet, located in four metropolitan areas in Western Germany for a total purchase price of approximately \$18 million.
- The Company's debt to total assets ratio continued to decline from 65.3% as of year-end 2011 to 52.0% as of June 30, 2012.
- Cash to total assets increased from 14.1% as of Q1 2012 to 23.1% as of Q2 2012.
- Because YTD FFO and MFFO are negative, the payout ratios are not meaningful.
- The Company uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- See additional notes on page 76 for information regarding the source of distributions.