

Nontraded REIT Industry Review: First Quarter 2015

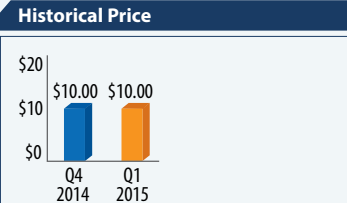
Hines Global REIT II, Inc.

Total Assets.....	\$132.9 Million
Real Estate Assets	\$73.1 Million
Cash	\$3.7 Million
Securities	\$0.0 Million
Other	\$56.1 Million



Cash to Total Assets Ratio:	2.8%
Asset Type:	Diversified
Number of Properties:	2
Square Feet / Units / Rooms / Acres:	314,839 Sq. Ft.
Percent Leased:	100%
Weighted Average Lease Term Remaining:	Not Applicable
LifeStage:	Emerging
Investment Style:	Core
Weighted Average Shares Outstanding:	1,113,535

Initial Offering Date:	August 20, 2014
Offering Status:	Initial
Number of Months Fundraising:	4
Anticipated Offering Close Date:	August 20, 2016
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50



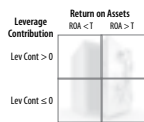
Contact Information

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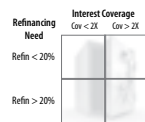
Performance Profiles

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

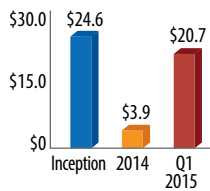


For this Emerging LifeStage REIT there are less than five quarters of data to calculate meaningful MFFO Payout ratios. REITs in the Emerging LifeStage may fund a portion of cash distributions in the first year of operations from offering proceeds until MFFO is sufficient to fund them.

Summary

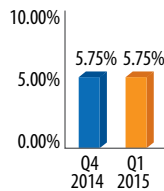
As an Emerging LifeStage REIT with less than five quarters of operating data, metrics for Operating Performance, Financing Outlook and Cumulative MFFO Payout are not yet meaningful. After 4Q 2015, the profile will begin to show meaningful results.

Gross Dollars Raised*

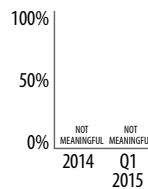


*Includes reinvested distributions (in millions)

Historical Distribution

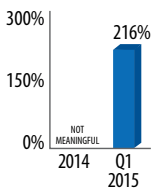


Historical FFO Payout Ratio



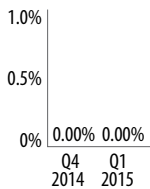
2015 YTD Dist. Paid: \$78,564
 2015 YTD FFO: (\$4,700,449)

Historical MFFO Payout Ratio



2015 YTD Dist. Paid: \$78,564
 2015 YTD MFFO: \$36,329
 Company Reported MFFO – see notes

Redemptions

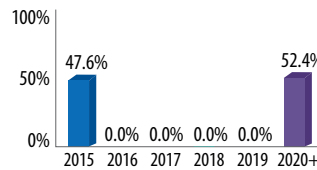


Debt Breakdown

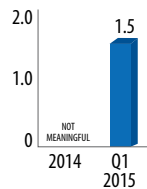


Debt to Total Assets Ratio: 86.0%
 Total: \$114.2 Million
 Fixed: \$0.0 Million
 Variable: \$114.2 Million
 Avg. Wtd. Rate: 1.64%
 Loan Term: 1 – 7 yrs

Debt Repayment Schedule



Interest Coverage Ratio



Source of Distributions, Trends and Items of Note

- On March 3, 2015, the REIT acquired Bishop's Square, a Class A office building located in Dublin, Ireland. Bishop's Square was constructed in 2001 and consists of 153,529 square feet of net rentable area that is 100% leased to five tenants.
- With the authorization of its board of directors, the Company declared distributions to its stockholders for the period from October 1, 2014 through May 31, 2015. These distributions were or will be calculated based on stockholders of record for each day in an amount equal to \$0.001575342 per share, per day. Some or all of the cash distributions may be paid from sources other than cash flows from operations.
- In addition to the distributions described above, the Company's board of directors authorized special stock dividends to its stockholders as of daily record dates for the period from October

- 1, 2014 through May 31, 2015. Stock dividends for the Company's common shares were or will be calculated based on stockholders of record each day in an amount equal to 0.0000273973 of a share of common stock per share, per day.
- As of March 31, 2015 the REIT had not effectively hedged its variable rate debt for accounting purposes, but it does have an interest rate cap in place with a notional amount of \$59.9 million.
- The Company uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- The REIT has not generated sufficient cash flow from operations to fully fund distributions paid. As of March 31, 2015 all of the distributions have been funded with cash flows from financing activities, which includes offering proceeds.