



Nontraded REIT Industry Review: Second Quarter 2014

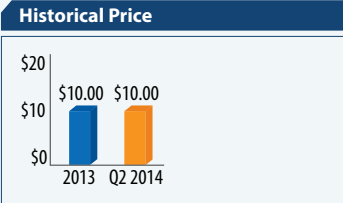
NorthStar Real Estate Income Trust II, Inc.

Total Assets.....	\$217.3 Million
Real Estate Debt Investments..	\$158.0 Million
Cash	\$54.4 Million
Securities	\$0.0 Million
Other	\$4.9 Million



Initial Offering Date: May 6, 2013
 Offering Status.....Initial
 Number of Months Fundraising: 13
 Anticipated Offering Close Date: May 6, 2015
 Current Price per Share: \$10.00
 Reinvestment Price per Share: \$9.50

Cash to Total Assets Ratio: 25.0%
 Asset Type: Debt Investments & Securities
 Number of Investments:..... 4
 Square Feet / Units / Rooms / Acres:..... Not Applicable
 Percent Leased: Not Applicable
 Weighted Average Lease Term Remaining:..... Not Applicable
 LifeStage:..... Emerging
 Investment Style: Debt
 Weighted Average Shares Outstanding: 10,553,988

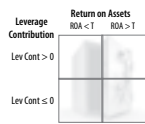


Contact Information

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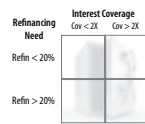
Performance Profiles

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

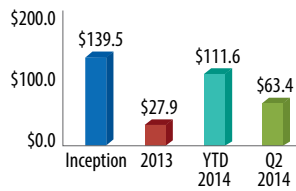


For this Emerging LifeStage REIT there are less than five quarters of data to calculate meaningful MFFO Payout ratios. REITs in the Emerging LifeStage may fund a portion of cash distributions in the first year of operations from offering proceeds until MFFO is sufficient to fund them.

Summary

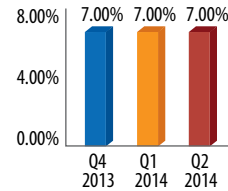
As an Emerging LifeStage REIT with less than five quarters of operating data, metrics for Operating Performance, Financing Outlook and Cumulative MFFO Payout are not yet meaningful. After 3Q 2014, the profile will begin to show meaningful results.

Gross Dollars Raised*

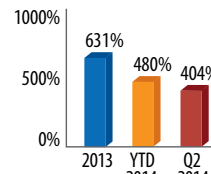


*Includes reinvested distributions (in millions)

Historical Distribution

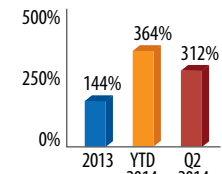


Historical FFO Payout Ratio



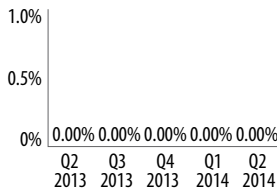
2014 YTD Dist. Paid:\$2,088,539
 2014 YTD FFO:\$435,351

Historical MFFO Payout Ratio



2014 YTD Dist. Paid:\$2,088,539
 2014 YTD MFFO:\$574,286
 Company Reported MFFO – see notes

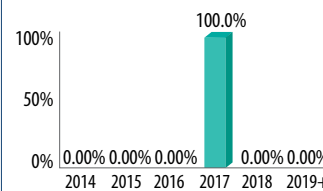
Redemptions



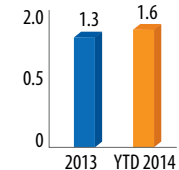
Debt Breakdown

Debt to Total Assets Ratio:.....43.4%
 Total:\$94.2 Million
 Fixed:\$0.0 Million
 Variable:\$94.2 Million
 Avg. Wtd. Rate:2.75%
 Loan Term: 3 yrs

Debt Repayment Schedule



Interest Coverage Ratio



Source of Distributions, Trends and Items of Note

- During 2Q 2014 the Company increased their debt investments to a total of four, with a combined carrying value of \$158.0 million at variable rates with a weighted-average spread of 5.66% over LIBOR.
- In July 2014, the Company originated a \$24.9 million subordinate interest to partially capitalize the development of a \$97.8 million, 313-unit high-rise multifamily project located in downtown Nashville, Tennessee. The subordinate interest bears interest at a fixed annual rate of 14.0%, of which is 13.0% current pay.
- Year to date through August 11, 2014, the Company's investment activity included six loans with an aggregate principal amount of \$227.8 million, including the acquisition of the remaining \$9.0 million interest in a \$25.5 million first mortgage loan originated by NorthStar Realty in 2013.
- On August 5, 2014, the Company's board of directors approved the sale of 37,797 shares of the Company's common stock to NorthStar Realty, pursuant to the Distribution Support Agreement. NorthStar Realty purchased 285,511 shares of the Company's common stock for \$2.6 million.
- As of June 30, 2014, the Company owed \$94.225 million on its partial-recourse credit facility at a weighted average contractual interest rate of 2.75%, at interest rates which range from one-month LIBOR plus 2.50% to 3.00%.
- The REIT's Cash to Total Assets ratio increased to 25.0% as of 2Q 2014 compared to 9.6% as of 1Q 2014.
- The REIT's Debt to Total Assets ratio decreased to 43.4% as of 2Q 2014 compared to 53.5% as of 1Q 2014.
- The Company uses Modified Funds from Operations ("MFFO") as defined by the Investment Program Association ("IPA").
- For the period from January 1, 2014 through June 30, 2014, the Company declared distributions of \$2.692 million compared to cash provided (used) by operating activities of \$(786.8) million. Pursuant to a distribution support agreement, in certain circumstances where cash distributions exceed MFFO, the Sponsor agreed to purchase up to \$10.0 million of shares of common stock at \$9.00 per share to provide additional cash to support distributions to stockholders and has purchased 247,714 shares of common stock as of June 30, 2014. The sale of these shares resulted in the dilution of the ownership interests of the public stockholders.