



2019 SHAREHOLDER GUIDE



What is a non-traded REIT? How is it different than a traded REIT?

Non-traded real estate investment trusts (REITs) are **illiquid** investments that are not listed on an exchange. Traded REITs are listed on an exchange and may be bought or sold continuously.

Net Asset Value

In April of 2016, the Financial Industry Regulatory Authority (“FINRA”) implemented a rule changing how non-traded REIT account values are reported on customer account statements. As a result, public, non-traded REITs now report an estimated net asset value (NAV) per share. The traded REIT per share value carried on statements reflects the market price of the stock, not an estimated NAV per share.

- The statement value you see for each of our non-traded REITs reflects an estimated net asset value per share amount. This is based on a third party appraisal of the real estate assets in the REIT’s portfolio as of a specific date.
- The per share estimated NAV for our non-traded REITs will be updated once a year – in April for Healthcare Trust, Inc. and in October for New York City REIT, Inc.
- The estimated NAV per share does not reflect the value the REIT would receive or accept if the assets were marketed for sale, nor does it reflect the trading price if shares are listed on a national exchange.

Account Maintenance

Address changes, financial advisor changes, distribution option changes and e-delivery sign-up can be accomplished using the AR Global Account Modification Form.

- This form can be found on our website www.ar-global.com/forms
- This form **requires that your account information be included in section 1 and your signature(s) be added to section 8**, in addition to any other sections where you require an update. Please be careful to read the instructions and complete other sections which address the account changes you are requesting be completed.
- This form can be returned to our transfer agent at the mailing address or fax number provided at the bottom of the last page of the form. Account updates take approximately one week after a form is received to become effective.
- Most account maintenance for custodial accounts (where a financial institution is named in the account registration, such as a retirement account) requires sign off from the named custodian. Please contact the custodian on your account for instructions.
- All account maintenance for AIP Accounts is handled by the brokerage where the shares are held. You must contact that firm directly to make changes.

Transfer of Ownership / Re-registration of Account

Changes of ownership and re-registration of accounts can be accomplished with the appropriate transfer instructions and form for your holding(s).

- Transfer forms are specific to each REIT. They can also be downloaded on our website at www.ar-global.com/forms.
- This form requires information and signatures from the current owner and the new owner, and all pages and sections should be completed. **This document requires medallion signature guarantee** from a custodian, a broker-dealer, bank or other participating institution.
- Original completed forms with medallion signature guarantee(s) **must be mailed** to the address given on the form. For help with this or any of our forms, please feel free to contact our Investor Relations department.
- Separate transfer forms are required for each transaction. (i.e. dividing an account to two beneficiaries will require two sets of transfer forms)

Share Repurchases

Our non-traded REITs may repurchase shares following **the death or qualifying disability** of a shareholder. Generally share repurchases occur on a semi-annual basis, unless otherwise indicated by the REIT.

- Death or qualifying disability are the only circumstances for which the share repurchase programs are available.
- **Deadlines for paperwork submission are June 30th and December 31st each year.** More details about what constitutes a qualifying disability can be found on the Share Repurchase Request form. You can find this online at www.ar-global.com/forms.
- This document requires a medallion signature guarantee from a custodian, a broker-dealer, bank or other participating institution. Original documents, with medallion signature guarantee(s) must be mailed to the address given on the form.
- Payment is processed within 31 days of the **deadline date**.
- **Processing of share repurchase requests is at the discretion of the Board of each REIT and each program is subject to modification, suspension or termination.**

Required Minimum Distribution

A required minimum distribution (“RMD”) for **retirement accounts** must be taken each year by shareholders who have reached 70 ½ years of age. For these accounts, the following apply:

- RMD amount is calculated by the named custodian on your account (e.g. Pershing, National Financial Services, First Trust Retirement, etc.).
- Monthly cash distributions can be used to satisfy RMD. If you currently reinvest distributions and would like to start receiving a cash distribution, please complete an Account Modification Form (see Account Maintenance section for more information).
- For non-traded REITs, RMD’s can also be satisfied by transferring shares from a retirement account, such as an IRA, to a non-retirement account (e.g. an individual or trust account).
- Please contact your financial advisor or custodian for help with your RMD.
- Non-retirement accounts are not subject to annual RMDs.

Statements and Other Correspondence

As a shareholder, you can expect to receive mailed account statements from us in the month following the **end of each calendar quarter**.

- **Monthly** statements are available online on each REIT's website. You can also find quarterly shareholder letters which provide information on each REIT's financial performance and portfolio.
- If applicable, tax documents for your investment will be mailed to you **in late January or early February consistent with IRS regulations**.
- Any changes made by you to your accounts will be confirmed with a maintenance statement.
- Monthly distribution payments will be accompanied by distribution statements.
- Shareholders will receive periodic communications about our REITs.

How to Read My AR Global Account Statement

Your statements contain important information about the status of your investment.

- The first page contains an overview of your investment, including the name of your financial advisor and a summary showing the total account value based on the current estimated net asset value per share of the REIT.⁽¹⁾
- Important announcements can be found in the News and Information section.
- Subsequent statement pages show a year-to-date transaction history for each REIT you own, as well as transaction amount totals and total shares owned.
- Directly above the transaction list, you will find your year-to-date and inception-to-date distribution totals. General information about the REIT is reported directly below the transaction list.
- If you own shares of one of our publicly traded REITs, and hold those shares in a brokerage account, your position will not be shown on an AR Global statement. It will instead be on the statement provided by the brokerage firm that holds the shares.
- Some broker dealers hold our non-traded REITs in accounts that they control ("AIP Accounts"). If you own shares that are held in an AIP Account you will not receive statements directly from AR Global or the REIT.

⁽¹⁾ Financial advisors are listed as a courtesy to you based on our records. The listed individuals are not employees of, or affiliated with, AR Global or any of the REITs it sponsors.

Online Account Registration

To register for online account access, please visit our website at www.ar-global.com. At the top right corner of the homepage, you will find an “Investor Access” link. Under the login button, you will find a link to “Establish a new User ID and Password”. Please follow the instructions to gain online access.

Proxy Participation

It is important that shareholders vote in connection with the annual and special stockholder meetings held by a REIT.

You will receive proxy materials at least annually. Please take the time to review the information provided and cast your vote by mail, online, or with a proxy specialist.

You, as the shareholder, have the ability to help steer the course of the company with your input and we urge all shareholders to take the opportunity and vote.

Contact Us

Our website provides a convenient way to learn more about our investment products. You can register to view your account online, sign up for e-delivery of statements and communications, view forms, our calendar and more. www.ar-global.com.

Investor Relations:

866-902-0063, M-F 8:30 a.m. – 5:30 p.m. EST
info@ar-global.com

Transfer Agent:

DST Systems, Inc.
430 W. 7th Street
Kansas City, MO 64105
Fax 877-694-1113

