

## FIRST QUARTER 2018 UPDATE

American Realty Capital New York City REIT, Inc. (“ARC NYCR”) continues to work closely with leasing agents, commercial brokers, tenants and property managers to lease up vacant space, pursue potential acquisitions and maintain our existing tenant relationships. A key objective of management in the near-term is to lease-up the portfolio. Successful execution of this strategy will require some upfront costs, mainly in the form of leasing commissions and tenant improvements, which are used to attract tenants to sign new leases. However, these initial investments are expected to provide long-term benefits to the shareholders as increased occupancy levels and net operating income will improve the value of the portfolio.

Our portfolio currently consists of six properties located in Manhattan, the financial capital of the world and the epicenter of commerce among New York City’s five boroughs. These assets comprise more than one million square feet. As of March 31, 2018, portfolio occupancy was 88.0%, with the largest increase in occupancy coming from 9 Times Square, which was 74% leased<sup>1</sup> in comparison to 56% leased in Q1 2017. The weighted average lease term remaining was 6.2 years and our leverage remains conservative at 31% debt to cost, leaving significant balance sheet capacity to grow the portfolio.

During the first quarter, a new lease with CSC/Univeral Sports & Entertainment was executed at 9 Times Square for 8,780 square feet, increasing annualized cash rent by \$0.5 million. If the lease had commenced in Q1 2018, it would have extended occupancy at the property to 74.4%. ARC NYCR also executed a lease extension at the Laurel Condominium with Quik Park garage for approximately 26,000 square feet. This will preserve an annualized cash rent starting at \$0.95 million with fixed bi-annual increases.

## PORTFOLIO HIGHLIGHTS (As of March 31, 2018)

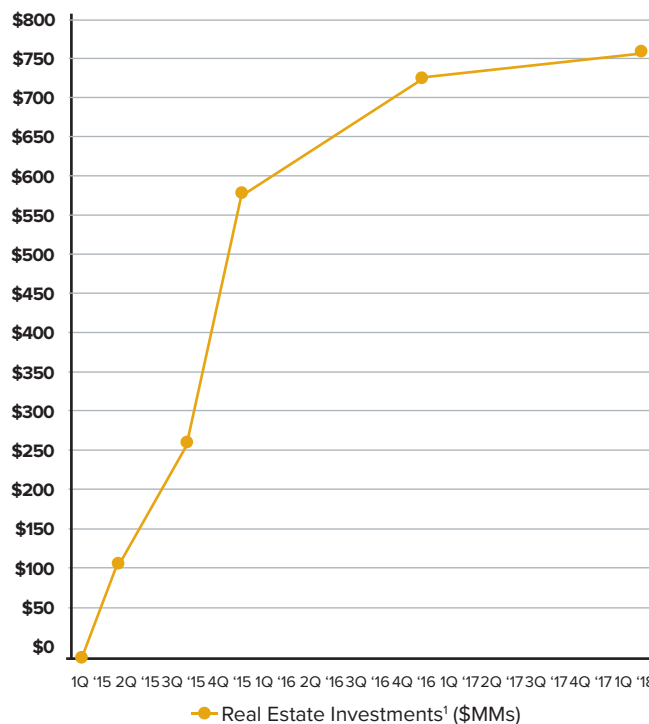
### Property Highlights

Number of Properties	6
Rentable Square Feet	1.1 million
Occupancy	88.0%
Weighted Avg. Remaining Lease Term (Yrs.)	6.2

### Financial Highlights

Real Estate Investments <sup>2</sup>	\$753 million
Leverage Ratio <sup>3</sup>	31%
Weighted Average	4.50%
Effective Interest Rate	

## REAL ESTATE INVESTMENTS<sup>2</sup> (in millions)



## PROPERTY MAP



1 Includes leases executed, but not yet commenced, as of March 31, 2018.  
 2 Total real estate investments, at cost as of March 31, 2018, recorded on ARC NYCR balance sheet.  
 3 Calculated as total debt outstanding net of deferred financing costs divided by total real estate investments at cost.



New York, NY

**PROPERTY SPOTLIGHT** 123 William Street

**OVERVIEW**

ARC NYCR acquired 123 William Street, an institutional-quality office property, located in lower Manhattan for \$253 million. 123 William Street contains approximately 543,000 rentable square feet and will be 94.7% leased once the Knotel lease commences.

**SELECT TENANT PROFILES**

**Knotel** runs a network of custom locations with adaptable environments and on-demand headquarters that cater to modern business needs. With almost 600k square feet in New York City and its first location in San Francisco, Knotel is the leader in flexible office for established companies.

**The Social Security Administration** is an independent agency of the United States federal government that administers Social Security, a social insurance program consisting of retirement, disability, and survivors' benefits.

**The Institute for Career Development** is a New York based not-for-profit workforce development organization whose mission is to help people transform their lives through career development and employment.

**The New York City Human Resources Administration** was created in 1996 to provide the City of New York with high-quality youth and family programming. Their central task is administering available City, state, and federal funds to effective community-based organizations.

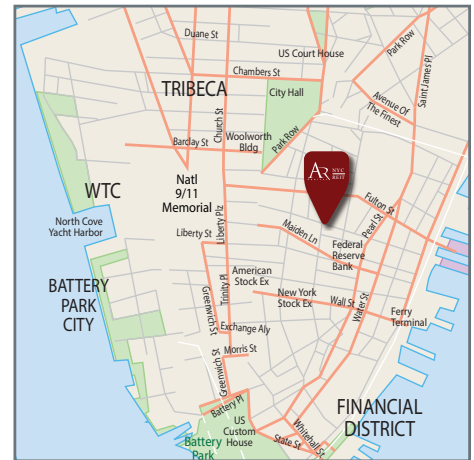
**McAloon & Friedman, P.C.** serves the legal needs of health care professionals and institutions in the New York area. The firm has provided a full range of legal services and advice related to the practice of medicine for more than 60 years.

**LOCATION SUMMARY**

The property is located in Lower Manhattan, also called the Financial District. In addition to Chinatown, Little Italy and Battery Park, Lower Manhattan is home to Wall Street as well as the World Trade Center.

**PROPERTY AT A GLANCE**

Address	123 William Street New York, NY 10038
Gross Leasable Area	542,676 square feet
Purchase Price	\$253.0 million
Acquisition Date	March 27, 2015
Occupancy	90.3%



For more information on ARC NYCR, please visit the company website, [www.newyorkcityreit.com](http://www.newyorkcityreit.com) or call our Investor Relations department at 866-902-0063.

The information included herein should be read in connection with your review of ARC NYCR's Quarterly Report on Form 10-Q for the quarter ended March 31, 2018, as filed with the U.S. Securities and Exchange Commission ("SEC") on May 14, 2018.

**Forward-Looking Statement Disclosure**

The statements in this report include statements regarding the intent, belief or current expectations of ARC NYCR and members of its management team, as well as the assumptions on which such statements are based, and generally are identified by the use of words such as "may," "will," "seeks," "strives," "anticipates," "believes," "estimates," "expects," "plans," "intends," "should" or similar expressions. Actual results may differ materially from those contemplated by such forward-looking statements due to certain factors, including those set forth in the Risk Factors section of ARC NYCR's Annual Report on Form 10-K for the year ended December 31, 2017, as filed with the SEC on March 19, 2018 and any subsequent Quarterly Reports on Form 10-Q, which are available at the SEC's website at [www.sec.gov](http://www.sec.gov). Further, forward-looking statements speak only as of the date they are made, and ARC NYCR undertakes no obligation to update or revise forward-looking statements to reflect changed assumptions, the occurrence of unanticipated events or changes to future operating results over time, unless required by law.