



SECOND 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 June 30, 2018, portfolio occupancy was 89.8%, with the largest increase in occupancy coming from 9 Times Square, which was 74% leased in comparison to 69% leased in Q1 2018. Overall our weighted average lease term remaining was 6.2 years and our net leverage remains low at 29%², providing room for additional leverage and potential portfolio growth. Additionally, during the second quarter, 50,000 square feet of new leases commenced, an increase of 34% over Q1 2018. The weighted average lease term of the new leases is 7.4 years.

During the quarter, ARC NYCR executed a new lease with Adelman Katz & Mond at 9 Times Square for 6,951 square feet, increasing annualized cash rent by \$0.4 million. If the lease had commenced in Q2 2018, it would have extended occupancy at the property to 78.5%. ARC NYCR also executed a lease extension at 1140 Avenue of the Americas with Knighthead Capital Management for approximately 13,000 square feet.

PORTFOLIO HIGHLIGHTS (As of June 30, 2018)

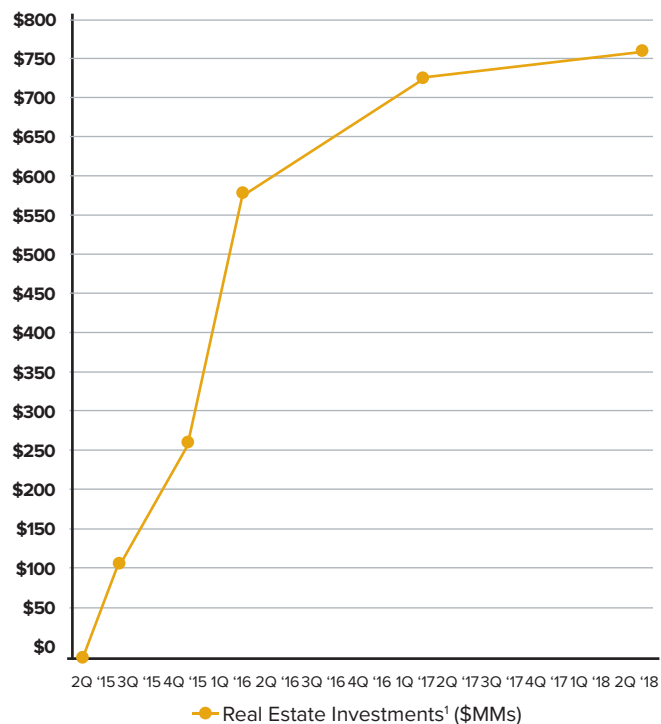
Property Highlights

Number of Properties	6
Rentable Square Feet	1.1 million
Occupancy	89.8%
Weighted Avg. Remaining Lease Term (Yrs.)	6.2

Financial Highlights

Real Estate Investments ¹	\$754 million
Net Leverage ²	29%
Weighted Average	4.5%
Effective Interest Rate	

REAL ESTATE INVESTMENTS² (in millions)



PROPERTY MAP



¹ Total real estate investments, at cost as of June 30, 2018, recorded on ARC NYCR balance sheet.

² Based on total mortgage notes payable, gross less cash and cash equivalents divided by total real estate investments at cost as of 6/30/2018.



New York, NY

PROPERTY SPOTLIGHT

9 Times Square

OVERVIEW

ARC NYCR acquired 9 Times Square, a Class-A institutional-quality property, containing approximately 167,000 rentable square feet, in November 2014. During the second quarter, a new lease with Adelman Katz & Mond was executed at 9 Times Square for 6,951 square feet, increasing annualized cash rent by \$0.4 million. If the lease had commenced in Q2 2018, it would have extended occupancy at the property to 78.5%.

SELECT TENANT PROFILES

LW Hospitality Advisors® (LWHA®) provides a myriad of services focused exclusively on hospitality and gaming real estate worldwide. Representative property types include hotels, resorts, gaming properties, and conference centers. LWHA® works globally with corporate, institutional, and individual clients, as well as with municipalities and governmental agencies on all facets of hospitality real estate. For more information, please visit lwhospitalityadvisors.com.

Longman Lindsey is one of the largest independent acoustical consultancy firms in the United States, serving the construction industry. Longman Lindsey is known for providing concise, straight-forward, cost-effective recommendations to every acoustical design. The partners of Longman Lindsey have over 100 years of combined acoustical consulting experience and have grown the practice into one of the largest and prominent acoustical consulting groups in the United States.

Knotel is transforming the office market with its Agile HQ™ Platform. Making long-term leases a thing of the past, Knotel designs, builds, and operates custom spaces for established and growing brands, so they can be free to grow their businesses at will and build what's never been built. Named a Business Insider Top 50 Startup and New York's Hottest New Workspace Model, Knotel has over 60+ locations across over 1 million square feet in New York, San Francisco, London and Berlin. Founded in 2016, Knotel's member network includes companies like Starbucks, Cheddar, Stash, and King.

LOCATION SUMMARY

The property is located just one block south of the Times Square bow tie submarket, which benefits from unrivaled foot traffic in New York City.

PROPERTY AT A GLANCE

Address	9 Times Square / 200 West 41 st Street New York, NY 10018
Gross Leasable Area	167,390 square feet
Purchase Price	\$162.2 million
Acquisition Date	November 5, 2014
Occupancy	74.4%



For more information on ARC NYCR, please visit the company website, 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 June 30, 2018, as filed with the U.S. Securities and Exchange Commission ("SEC") on August 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. 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.