



PROPERTY PROFILE



WILLIAMS-SONOMA, INC. CREATIVE OFFICE SPACE

On September 26, 2019, affiliates of Rodin® Global Property Trust, Inc. ("Rodin Global") and Graham Street Realty ("GSR") acquired, through a joint venture, a corporate office leased to Williams-Sonoma, Inc. ("Williams-Sonoma"). Williams-Sonoma is a multi-channel retailer of high-quality home products with a focus on two segments: e-commerce and retail. In 2018, Williams-Sonoma reported revenue of \$5.7 billion, a 7.2% year-over-year increase, and net income of \$333.7 million, an increase of 5.9% over-the prior year.

PROPERTY OVERVIEW

CREATIVE SPACE

The Property is 100% leased to Williams-Sonoma and is adjacent to William Sonoma's Pottery Barn brand/division headquarters facility. The Property is used as a creative office and photography studio in support of Pottery Barn's advertising, catalog, and e-commerce businesses.

TENANT

INDUSTRY-LEADING TENANCY

Williams-Sonoma is a Fortune 500 company with more than 54% of its business online, making it the number one multichannel retailer in its industry and one of the top 25 e-commerce retailers in North America.

INVESTMENT GRADE TENANT

William-Sonoma is a publicly traded company that carries an investment grade senior unsecured debt rating of Baa3 from Moody's and currently has a market capitalization of nearly \$5 billion.

PROPERTY HIGHLIGHTS

ADDRESS

1035 Battery Street
San Francisco, CA

TENANT

Williams-Sonoma, Inc.

TENANT BUSINESS SECTOR

Home Furnishing Retail and E-Commerce

PROPERTY TYPE

Creative Office

YEAR BUILT

1941 (renovated in 2000 and 2005)

RENTABLE SQUARE FEET

13,335

PURCHASE PRICE

\$11,600,000

2019 RENT

\$559,403 (\$41.95 per square foot)

LEASE MATURITY

December 31, 2021
(with an option for a 6-year extension)

RENT ESCALATIONS

\$2.00 per square foot in January 2020

DEBT

Unlevered

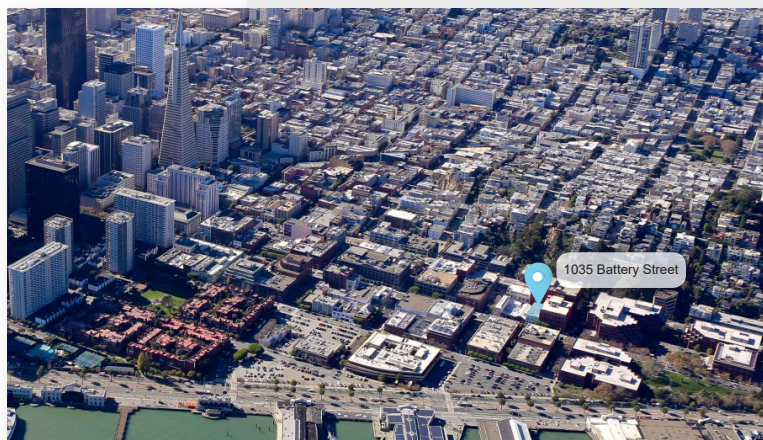
PROPERTY LOCATION

PREMIER SUBMARKET

The Property is located in the Jackson Square/North Waterfront submarket, directly adjacent to both the waterfront and the Financial District. The submarket consists of approximately 1.48 million rentable square feet with vacancy in the submarket of 0.7%, the lowest in San Francisco, and has not risen above 6% in the past six years. Submarket asking rents are currently above \$90 PSF and have been consistently increasing every year since 2009.

PRIMARY MARKET LOCATION

The San Francisco market economy is strong with a current (May 2019) unemployment rate of just 1.8% (the lowest since 1990) versus the national unemployment rate of 3.8%. Office employment grew by 5.4% year-over-year. These macroeconomic trends resulted in citywide office vacancy of just 5.5% at the end of the second quarter, down 0.30% from the first quarter and down 1.90% from a year ago.



Rodin Global is a non-traded real estate investment trust (REIT) that intends to invest in and manage a diversified portfolio of income-producing net-leased commercial properties located in the United States, the United Kingdom and select European countries.¹

Rodin Global targets operationally significant properties, which are considered to be essential to the tenant's core business and financial performance. Most of these properties will have undergone substantial tenant improvements and are considered strategically located. Property types include corporate headquarters, distribution facilities, health care properties, stand-alone retail stores, government properties and industrial facilities.²

OFFERING DETAILS

OFFERING SIZE	MINIMUM INVESTMENT	DISTRIBUTION FREQUENCY ³	TAX REPORTING
UP TO \$1.25 BILLION (Includes \$250 million reserved for Distribution Reinvestment Plan)	\$2,500	MONTHLY (Subject to board declaration)	FORM 1099-DIV

PRICING	CLASS A	CLASS T ⁴	CLASS I		
Visit rodinglobal.com for current NAV, Offering Price and Distribution information. Full NAV, pricing and distribution information also outlined in the prospectus and the prospectus supplement.					
Sales Commissions	6.0%	3.0%	—		
Dealer Manager Fees	3.0%	3.0%	1.5%		
Sponsor Support ⁵	(4.0%)	(4.0%)	(1.5%)		
Sponsor to pay a portion of the underwriting compensation in an amount up to 4.0% of Gross Offering Proceeds.					
SUITABILITY REQUIREMENTS	\$250,000 net worth or \$70,000 net worth and \$70,000 annual gross income. Higher suitability in certain states, and Class I shares are only available for purchase by certain types of investors. Please consult the prospectus for further details.				
SHARE REPURCHASE PLAN⁶ (as a percentage of NAV, pro-rata redemptions, monthly availability)	BEFORE YEAR 1 96% of NAV	AFTER YEAR 1 97% of NAV	AFTER YEAR 2 98% of NAV	AFTER YEAR 3 99% of NAV	AFTER YEAR 4 100% of NAV
Shares redeemed at purchase price in case of death or qualifying disability of investor. Please consult the prospectus for further details.					
SHARE PRICING	The Net Asset Value (NAV) is calculated quarterly. The Offering Price is derived from the NAV as follows: Offering Price = NAV + Upfront Selling Commissions + Dealer Manager Fees – Sponsor Support				

FOR MORE INFORMATION, PLEASE CONTACT YOUR FINANCIAL PROFESSIONAL.

INVESTORS: CONTACT YOUR FINANCIAL ADVISOR | FINANCIAL PROFESSIONALS: (855) 9-CANTOR

Cantor Fitzgerald Capital is a division of Cantor Fitzgerald & Co. (member FINRA/SIPC), the dealer manager for Rodin Global Property Trust, Inc.

This is neither an offer to sell nor a solicitation of an offer to buy the securities described herein. An offering is made only by the prospectus. You should read the prospectus in order to understand fully all of the implications and risks of this offering. No offering is made except by a prospectus filed with the Department of Law of the State of New York. Neither the Attorney General of the State of New York nor any other state or federal securities regulator has passed on or endorsed the merits of this offering or these securities or confirmed the adequacy of the prospectus. Any representation to the contrary is unlawful. All information contained in this material is qualified in its entirety by the terms of the current prospectus. An investment in Rodin Global is not a direct investment in commercial real estate-related debt investments. An investment in Rodin Global is subject to fees and expenses that do not apply to such direct investments and is subject to various risks, including loss of principal and limited liquidity. There is no guarantee of distributions. Distributions may be paid from other sources other than cash flow from operations, including offering proceeds, which may reduce an investor's overall return. Please consult the prospectus for suitability standards in your state. Rodin Global Property Trust is not available to residents of WA. Rodin Global does not own the properties shown on this card. The properties are collateral for the loan highlighted, which is owned by the offering and CFI as outlined in the prospectus supplement detailing the acquisition.

¹ We qualified as a REIT beginning in the taxable year ending December 31, 2017. Our failure to remain qualified as a REIT would result in higher taxes, may adversely affect our operations, would reduce the amount of income available for distribution and would limit our ability to make distributions to our shareholders.

² We may change our investment objectives, policies and strategy at any time without shareholder consent. There is no assurance that we will be able to invest in our targeted investments. Diversification does not eliminate risk and does not assure better performance.

³ There is no guarantee of distributions. Distributions may be paid from sources other than cash flow from operations, including offering proceeds, which may reduce an investor's overall return.

⁴ Distributions paid with respect to Class T shares will be reduced by the ongoing distribution fee payable with respect to Class T shares.

⁵ Sponsor support is subject to reimbursement under certain circumstances.

⁶ Repurchases are limited to 10% per year and 2% per month of the combined NAV of all classes of shares as of the last calendar day of the previous calendar year or month, respectively; the program may be modified, suspended or terminated at any time upon ten-days prior written notice to stockholders.

Discussion of Forward-Looking Statements

Statements in this document that are not historical facts are "forward-looking statements" that involve risks and uncertainties, which could cause actual results to differ from those contained in the forward-looking statements. Except as required by law, we undertake no obligation to update any forward-looking statements. For a discussion of additional risks and uncertainties, which could cause actual results to differ from those contained in the forward-looking statements, see our Securities and Exchange Commission filings, including but not limited to, the risk factors set forth in these filings and any updates to such risk factors contained in subsequent Forms 10-K, Forms 10-Q or Forms 8-K.

RISK FACTORS

1. We have limited operating history and limited assets. This is a "blind pool" offering.
2. After the first quarterly valuation of our assets is undertaken, the purchase and repurchase price for shares of our common stock will be based on our NAV and will not be based on any public trading market. Neither NAV nor the offering price may be an accurate reflection of the fair market value of our assets and liabilities and likely will not represent the amount of net proceeds that would result if we were liquidated or dissolved or the amount you would receive upon the sale of your shares.
3. Our organizational documents do not restrict us from paying distributions from any source and do not restrict the amount of distributions we may pay from any source, including offering proceeds. If we pay distributions from sources other than our cash flows from operations, we will have less funds available for investment, borrowings and sales of assets, the overall return to our stockholders may be reduced and subsequent investors will experience dilution. Our distributions, particularly during the period before we have substantially invested the net proceeds from this offering, may exceed our earnings, which would represent a return of capital for tax purposes.
4. No public market currently exists for our shares, and we have no plans to list our shares on an exchange. Unless and until there is a public market for our shares, you will have difficulty selling your shares. If you are able to sell your shares, you would likely have to sell them at a substantial loss.
5. The amount and timing of distributions we may pay in the future are uncertain. There is no guarantee of any return and you may lose a part or all of your investment in us.
6. We are not required to pursue or effect a liquidity event within a specified time period or at all.
7. We will pay substantial fees to and reimburse expenses of our advisor and its affiliates. These fees increase your risk of loss.
8. All of our executive officers, some of our directors and other key real estate professionals are also officers, directors, managers and key professionals of our advisor, our dealer manager and other entities affiliated with Cantor, which we refer to as the Cantor Companies. As a result, they will face conflicts of interest, including significant conflicts created by our advisor's compensation arrangements with us and other Cantor-advised programs and investors.
9. If we raise substantially less than the maximum offering, we may not be able to invest in a diverse portfolio of income-producing commercial properties and other real estate-related assets.
10. We depend on our advisor to select our investments and conduct our operations. Our advisor is a recently formed entity with no operating history. Therefore, there is no assurance our advisor will be successful.
11. Disruptions in the financial markets and stagnant economic conditions could adversely affect our ability to implement our business strategy and generate returns to you.
12. Our investments will be subject to the risks typically associated with real estate.
13. We expect to make foreign investments and will be susceptible to changes in currency exchange rates, adverse political or economic developments, lack of uniform accounting standards and changes in foreign laws.
14. The other risk factors are set forth in our prospectus and other filings with the Securities and Exchange Commission.