



# QUARTERLY PORTFOLIO UPDATE

Q3 2019

## RODIN® GLOBAL PROPERTY TRUST, INC.

Rodin Global<sup>1</sup> is a non-traded real estate investment trust (REIT) that intends to invest in and manage a diversified portfolio of income-producing, net-lease commercial properties located in the United States and select European countries.<sup>2</sup>

### PORTFOLIO HIGHLIGHTS<sup>3</sup>

I SHARES <b>6.20%</b>	A SHARES <b>5.89%</b>	T SHARES <b>5.14%</b>
<b>ANNUALIZED DISTRIBUTION RATE*</b>		
<b>\$1.55</b>		
<b>ANNUALIZED DISTRIBUTION AMOUNT*</b>		
<b>14</b>		
<b>INVESTMENTS**</b>		
<b>\$201.6 million</b>		
<b>TOTAL ASSETS***</b>		
<b>3,714,146</b>		
<b>TOTAL PROPERTY SQUARE FOOTAGE**</b>		

All portfolio statistics as of September 30, 2019 (updated quarterly).

### PERFORMANCE SUMMARY TOTAL RETURNS<sup>4</sup>

SHARE CLASS	QTLY	YTD	Last 4 QTRs	Annualized ITD <sup>5</sup>
Class I	6.52%	4.98%	6.16%	6.28%
Class A (No Sales Load)	6.52%	4.98%	6.16%	6.28%
Class A (With Sales Load)	6.21%	4.67%	5.84%	5.96%
Class T (No Sales Load)	5.53%	3.99%	5.15%	5.24%
Class T (With Sales Load)	5.42%	3.86%	5.05%	5.14%

<sup>5</sup>"With Sales Load" assumes payment of the full upfront sales charge at initial subscription.

Past performance is historical and not a guarantee of future results.



This is neither an offer to sell nor a solicitation of an offer to buy the securities described herein. The offering is made only by the prospectus.

<sup>1</sup>As of September 30, 2019, Annualized distribution rate is based on the public offering price of each class of shares effective as of September 30, 2019 and assumes the daily distribution rate of \$0.004253787 per share that is maintained for one year. Distributions for Class T shares are calculated based on stockholders of record each day for the quarter ended September 30, 2019 in an amount of \$0.003596345 per share, less the distribution fee which is payable with respect to such Class T shares, will vary based on the total amount of distribution fee payable and assumes that such rate will be maintained for one year. Distributions are not guaranteed and may be paid from sources other than cash flow from operations. As of September 30, 2019, 24% of distributions have been paid from such sources.

<sup>2</sup>The investment-related information, including purchase price, annualized income, number of investments and total property square footage, is reflective of the entire portfolio as opposed to an adjusted amount to reflect Rodin Global's current ownership percentage. Rodin Global intends, but is not obligated, to purchase 100% of the interests in the investments represented.

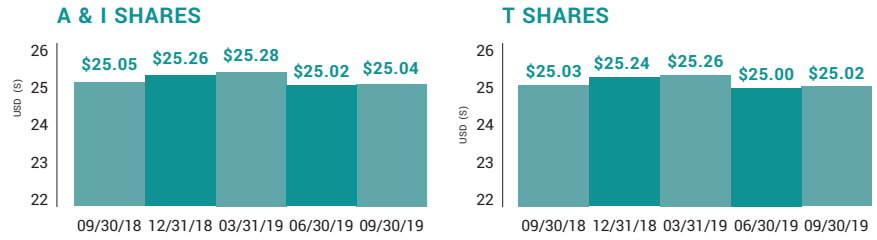
<sup>3</sup>Total assets as reported with the SEC on Form 10-Q. As of September 30, 2019.

<sup>4</sup>Affiliates of Rodin Global and Graham Street Realty ("GSR") acquired, through a joint venture, a corporate office leased to Williams-Sonoma, Inc. The property was acquired at a contract purchase price of \$11,600,000, exclusive of closing costs. Rodin Global and GSR own 75% and 25% of the JV membership interests, respectively.

<sup>5</sup>Based on straight-line rents or investment income for each asset at 100% ownership.

### NET ASSET VALUE

Per Share

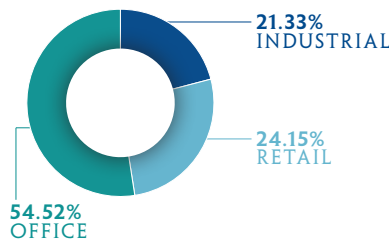


### HIGHLIGHTED INVESTMENTS<sup>\*\*</sup>

INDUSTRIAL	DISTRIBUTION	OFFICE
<b>HOYA OPTICAL LABS OF AMERICA, INC.</b> (NORTH AMERICAN HEADQUARTERS)	 <b>ALBERTSONS</b> (DRYBULK/COLD STORAGE)	<b>WILLIAMS-SONOMA, INC.</b> (CREATIVE OFFICE SPACE)
<b>LOCATION</b> LEWISVILLE, TX	<b>LOCATIONS</b> ILLINOIS & PENNSYLVANIA	<b>LOCATION</b> SAN FRANCISCO, CA
<b>SQUARE FOOTAGE</b> 89,473	<b>SQUARE FOOTAGE</b> 3.1 MILLION	<b>SQUARE FOOTAGE</b> 13,335
<b>DATE ACQUIRED</b> 11/7/18	<b>INVESTMENT DATE</b> 1/2/19	<b>DATE ACQUIRED</b> 9/26/19
<b>TOTAL PROPERTY PURCHASE PRICE</b> \$14,120,000	<b>TOTAL INVESTMENT AMOUNT</b> \$24,400,000	<b>TOTAL PROPERTY PURCHASE PRICE****</b> \$11,600,000

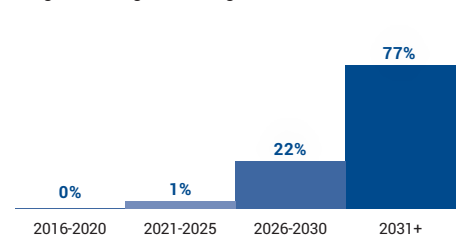
### PORTFOLIO ANALYTICS

#### PROPERTY TYPE<sup>\*\*\*\*\*</sup>

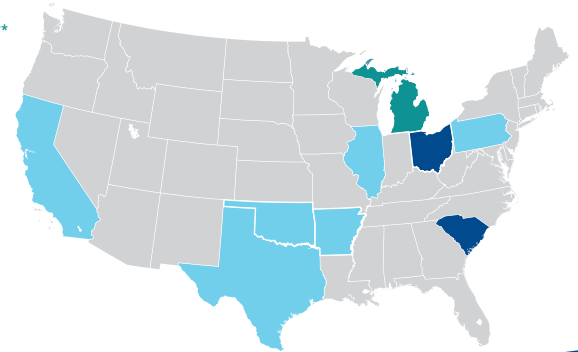
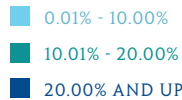


#### TENANT LEASE MATURITY<sup>\*\*\*\*\*</sup>

Weighted Average Remaining Lease Term – 13.52 Years



#### GEOGRAPHIC BREAKDOWN<sup>\*\*\*\*\*</sup>



## OFFERING HIGHLIGHTS

OFFERING SIZE	MINIMUM INVESTMENT	DISTRIBUTION FREQUENCY <sup>3</sup>	TAX REPORTING		
<p><b>UP TO \$1.25 BILLION</b></p> <p>(Includes \$250 million reserved for Distribution Reinvestment Plan)</p>	<p><b>\$2,500</b></p>	<p><b>MONTHLY</b></p> <p>(subject to board declaration)</p>	<p><b>FORM 1099-DIV</b></p>		
<p><b>PRICING</b></p> <p>Visit <a href="http://rodinglobal.com">rodinglobal.com</a> for current NAV, Offering Price and Distribution information. Full NAV, pricing and distribution information also outlined in the prospectus and the prospectus supplement.</p>	<p>Sales Commissions</p> <p>Dealer Manager Fees</p> <p>Sponsor Support<sup>7</sup></p> <p>Sponsor to pay a portion of the underwriting compensation in an amount up to 4.0% of Gross Offering Proceeds.</p>	<p><b>CLASS A</b></p> <p>6.0%</p> <p>3.0%</p> <p>(4.0%)</p>	<p><b>CLASS T</b></p> <p>3.0%</p> <p>3.0%</p> <p>(4.0%)</p>	<p><b>CLASS I</b></p> <p>–</p> <p>1.5%</p> <p>(1.5%)</p>	
<p><b>SUITABILITY REQUIREMENTS</b></p>	<p>\$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.</p>				
<p><b>SHARE REPURCHASE PLAN<sup>8</sup></b></p>	<p><b>BEFORE YEAR 1</b></p> <p>96% of NAV</p>	<p><b>AFTER YEAR 1</b></p> <p>97% of NAV</p>	<p><b>AFTER YEAR 2</b></p> <p>98% of NAV</p>	<p><b>AFTER YEAR 3</b></p> <p>99% of NAV</p>	<p><b>AFTER YEAR 4</b></p> <p>100% of NAV</p>
<p><b>SHARE PRICING</b></p>	<p>Shares redeemed at purchase price in case of death or qualifying disability of investor. Please consult the prospectus for further details.</p> <p>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</p>				

## 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 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.

<sup>1</sup> 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.

<sup>2</sup> 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.

<sup>3</sup> There is no guarantee of distributions. Distributions may be and have been paid from sources other than cash flow from operations and are not restricted in 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. Currently, 24% of Rodin Global's distributions are from sources other than cash-flow from operations, including offering proceeds.

<sup>4</sup> Returns shown reflect the percent change in the NAV per share from the beginning of the applicable period to September 30, 2019, plus the amount of any distribution per share declared in such period. **All returns shown assume reinvestment of distributions pursuant to Rodin Global's distribution reinvestment plan, are derived from unaudited financial information and are net of all Rodin Global's expenses, including general and administrative expenses, transaction related expenses, management fees, performance participation allocation, and share class specific fees, but exclude the impact of early repurchase deductions on the repurchase. Past performance is historical and not a guarantee of future results.** Class A and Class T shares listed as (With Sales Load) reflect the returns after the maximum up-front selling commission and dealer manager fees. Class A and Class T shares listed as (No Sales Load) exclude up-front selling commissions and dealer manager fees. **The returns have been prepared using unaudited data and valuations of the underlying investments in Rodin Global's portfolio, which are estimates of fair value and form the basis for Rodin Global's NAV. Valuations based upon unaudited reports from the underlying investments may be subject to later adjustments, may not correspond to realized value and may not accurately reflect the price at which assets could be liquidated.** For more information on fees and expenses, please visit [rodinglobal.com](http://rodinglobal.com).

<sup>5</sup> Annualized inception to date ("ITD") returns for Rodin Global are annualized from inception on July 11, 2017 (initial distribution declaration date) to September 30, 2019.

<sup>6</sup> The named tenant is Comenity Servicing LLC, a subsidiary of Alliance Data Systems Corporation, which serves as the guarantor of the lease.

<sup>7</sup> Sponsor support is subject to reimbursement under certain circumstances.

<sup>8</sup> 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 very limited assets. This is a "blind pool" offering.
2. The purchase and repurchase price for shares of our common stock is based on our NAV and is not 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. 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 limited 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 set forth in our prospectus and other filings with the Securities and Exchange Commission.