Analyst: Dane Bowler
Contact: 608-833-7793 dbowler@2ndmarketcapital.com

Global Net Lease, Inc. (3.7%****

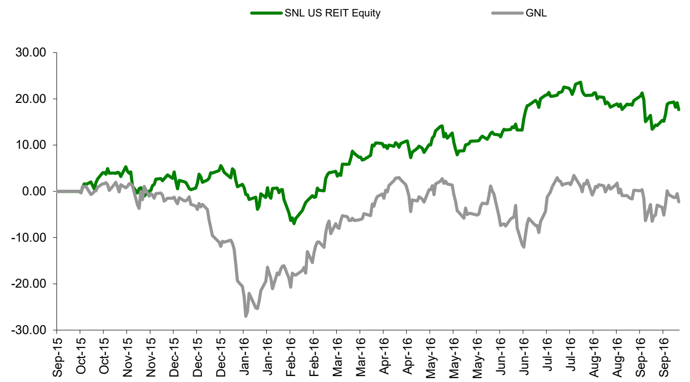
405 Park Avenue, 14th Floor
New York, NY 10022
http://globalnetlease.com/
(212) 415-6500

Credit Ratings	Rating	Date	Direction	Watch
S&P	--	--	--	--
Moody's*	--	--	--	--
Fitch	--	--	--	--

*Senior Unsecured Rating

Current Market Information as of 09/29/2016			Closing Price ($):	8.18
Shares Outstanding (Shares)	170,421,684	Price Target	$	10.00
52 week High - Low ($)	9.29 - 5.77	Price/ FFO (x)		8.9
Average Daily Volume (Shares)	429,601	Price/ LTM FFO (x)		10.4
Market Value ($M)	1,394.0	Price/ Trailing-four-quarter EPS (x		35.6
Total Capitalization ($M)	2,590.0	Prem./Disc to NAV (%)		NA
Total Enterprise Value ($M)	2,549.5	TEV/ Recurring EBITDA (x)		NA
10 Year T Note (%)	1.56	Implied Return		22%

Total Return



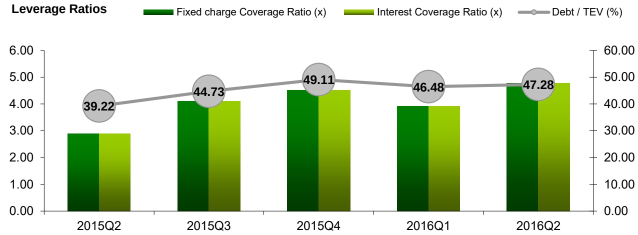
Insider Alignment as of 09/02/2016			
Title	Name	Insider shares (Voting)	%
Director	William M. Kahane	340,426	0.20
President & CEO	Scott J. Bowman	126,975	0.07
Non-Executive Chairwoman of the Board	Portia Sue Perrotty	71,913	0.04
Total Shares Held by Insiders		**669,489**	**0.39**

Note: If multiple insiders share controlling interest in a group of shares, they may both show ownership of those shares in insider ownership data.

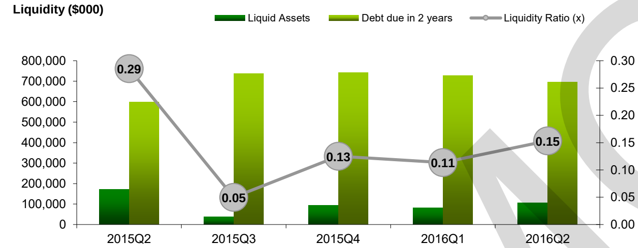
Institutional Ownership			
Owner	Shares	%	As of
Vanguard Group Inc.	25,244,598	14.81	06/30/2016
BlackRock Inc.	9,516,943	5.58	06/30/2016
State Street Corp.	2,592,335	1.52	06/30/2016
Northern Trust Global Investments	1,884,841	1.11	06/30/2016
Cambridge Investment Research Advisors Inc.	1,867,720	1.10	06/30/2016
Total - 159 Institutions	**58,934,453**	**34.58**	

Current Dividend Information		% Change		
Dividend ($)	0.1775	0.00	Mst Rct Dividend Anncd Date	09/27/2016
Annual Dividend Rate ($)	0.7100 ▼	0.00	Mst Rct Ex-Dividend Date	12/06/2016
LTM Dividends Anncd ($)	0.7100		Most Recent Div Pay Date	12/15/2016
Current Dividend Yield (%)	8.68			
LTM Dividend Payout Ratio (%)	308.69			

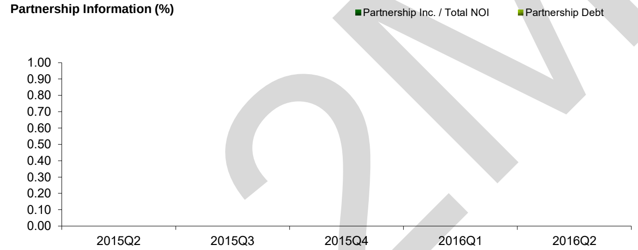
Leverage Ratios



Liquidity ($000)



Partnership Information (%)



Leverage Analysis	2015Q2	2015Q3	2015Q4	2016Q1	2016Q2
Capitalization ($M)					
Implied Market Cap	1,509.5	1,570.9	1,357.4	1,461.6	1,357.8
Total Mezzanine Level Items	0.0	0.0	0.0	0.0	0.0
Total Preferred Equity	0.0	0.0	0.0	0.0	0.0
Noncontrolling Interest	0.0	0.0	0.0	0.0	0.0
Total Debt	934.4	1,245.6	1,242.2	1,229.3	1,181.2
Pref. OP-FASB 150/Fin 46 Adj.	0.0	0.0	0.0	0.0	0.0
Total Capitalization	**2,443.9**	**2,816.4**	**2,599.7**	**2,690.9**	**2,538.9**
(-) Cash & Cash Equivalents	61.6	32.1	69.9	45.8	40.5
Total Enterprise Value	**2,382.3**	**2,784.4**	**2,529.7**	**2,645.1**	**2,498.4**
Leverage Ratios (%)					
Debt/ Total Cap	38.23	44.23	47.78	45.68	46.52
Debt / TEV	39.22	44.73	49.11	46.48	47.28
Debt and Preferred/ TEV	39.22	44.73	49.11	46.48	47.28
Total Debt/ Gross Properties	39.62	48.44	48.79	48.14	47.00
Debt/ RE Value	40.25	45.87	50.25	47.55	48.47
Fixed charge Coverage Ratio (x)	2.89	4.11	4.52	3.92	4.78
Interest Coverage Ratio (x)	2.89	4.11	4.52	3.92	4.78
Debt/ EBITDA (x)	NM	7.14	6.39	7.46	5.93
Debt/Assets	39.04	48.61	48.90	49.15	48.48
NOI/ Debt	19.39	14.97	15.54	15.94	16.66

Liquidity Analysis ($000)	2015Q2	2015Q3	2015Q4	2016Q1	2016Q2
Cash and Equivalents	61,642	32,080	69,938	45,787	40,501
Revolving Credit Facilities	705,000	740,000	740,000	740,000	740,000
Revolving Credit Facilities Drawn	596,115	735,357	717,286	703,263	673,674
Liquid Assets	170,527	36,723	92,652	82,524	106,827
Debt Due this Fiscal Year	363	186	718,044	703,832	674,059
Debt Due during Next Fiscal Year	596,873	736,115	23,043	23,010	22,936
Debt Due this Fiscal Year, Incl. JV	NA	NA	NA	NA	NA
Debt Due during Next Fiscal Year, Incl. JV	NA	NA	NA	NA	NA
Debt due in 2 years	597,236	736,301	741,087	726,842	696,995
Liquidity Ratio (x)	0.29	0.05	0.13	0.11	0.15

Profitability Analysis (%)	2015Q2	2015Q3	2015Q4	2016Q1	2016Q2
Implied Capitalization Rate	NA	NA	NA	NA	7.61
Rental NOI/ Avg Gross Pptys	7.75	7.56	7.54	7.69	7.77
Operating NOI/ Avg Gross Pptys	0.00	0.00	0.00	0.00	0.00
Total RE NOI/ Avg Gross Pptys	7.75	7.56	7.54	7.69	7.77
Partnership Income/ Total Revenue	NA	NA	NA	NA	NA

Partnership Information (%)	2015Q2	2015Q3	2015Q4	2016Q1	2016Q2
Partnership Inc. / Total NOI	0.00	0.00	0.00	0.00	0.00
Partnership Revenue/ Revenue	0.00	0.00	0.00	0.00	0.00
Partnership Debt	0.00	0.00	0.00	0.00	0.00
Partnership Income/ Avg Partnerships	NA	NA	NA	NA	NA

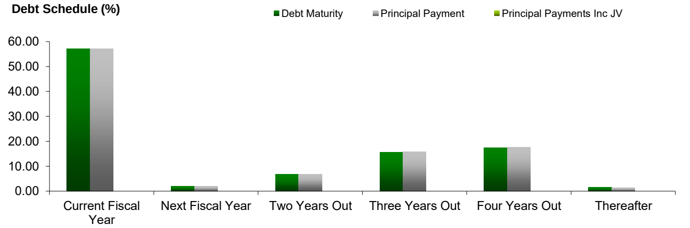
Debt Analysis (%)	2015Q2	2015Q3	2015Q4	2016Q1	2016Q2
Tax-exempt Debt/ Debt	0.00	0.00	0.00	0.00	0.00
Secured Debt/ Debt	36.21	40.96	42.26	42.79	42.97
Short-term Debt/ Debt	NA	NA	57.80	57.27	58.91
Long-term Debt/ Debt	NA	NA	42.20	42.73	41.09
Variable-rate Debt/ Debt	63.79	63.28	64.69	36.07	36.46
Fixed-rate Debt/ Debt	36.21	36.72	35.91	64.45	64.03
Hedged Debt/ Debt	31.25	33.02	32.63	60.79	60.25
Convertible Debt/ Debt	0.00	0.00	0.00	0.00	0.00
Credit Lines Drawn/ Available	84.56	99.37	96.93	95.04	91.04

Same Store Analysis	2015Q2	2015Q3	2015Q4	2016Q1	2016Q2
Same Store NOI Change (%)	NA	NA	NA	NA	NA
Same Store Rev % Chg (%)	NA	NA	NA	NA	NA
Same Store Exp % Chg (%)	NA	NA	NA	NA	NA
Same-store REVPAR ($)	NA	NA	NA	NA	NA
Same-store ADR ($)	NA	NA	NA	NA	NA
Same Store Occupancy (%)	NA	NA	NA	NA	NA

Debt Maturity Schedules for the Period 2016Q2

	Debt Maturity		Principal Payment		Principal Payments Inc JV	
	($000)	(%)	($000)	(%)	($000)	(%)
Total Debt	1,181,185		1,181,185		1,181,185	
Current Fiscal Year	673,674	57.03	674,059	57.07	NA	NA
Avg Int Rate (%)	2.30		NA		NA	
Next Fiscal Year	22,850	1.93	22,936	1.94	NA	NA
Avg Int Rate (%)	6.20		NA		NA	
Two Years Out	80,584	6.82	80,920	6.85	NA	NA
Avg Int Rate (%)	3.10		NA		NA	
Three Years Out	185,323	15.69	185,679	15.72	NA	NA
Avg Int Rate (%)	2.60		NA		NA	
Four Years Out	206,727	17.50	207,098	17.53	NA	NA
Avg Int Rate (%)	2.90		NA		NA	
Thereafter	17,834	1.51	16,300	1.38	NA	NA
Avg Int Rate (%)	5.30		5.30		NA	

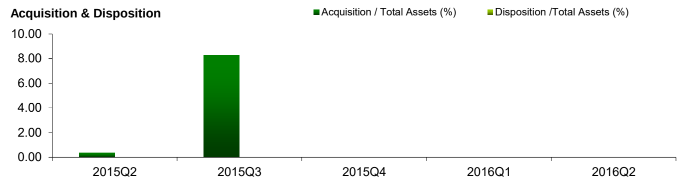
Debt Schedule (%)

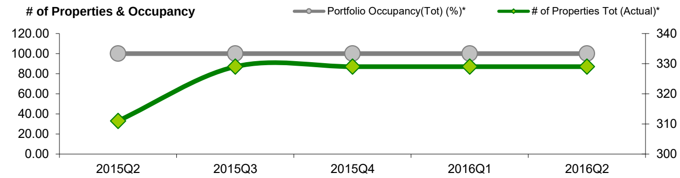


Property Analysis

Property Financials	2015Q2	2015Q3	2015Q4	2016Q1	2016Q2
# of Properties Tot (Actual)*	311	329	329	329	329
Portfolio Occupancy(Tot) (%)*	100.0	100.0	100.0	100.0	100.0
Total Acquisitions ($000)	8,741	212,503	0	0	0
Total Dispositions ($000)	0	0	0	0	0
Development Pipeline ($000)	0	0	0	0	0
Development Cost Incurred ($000	0	0	0	0	0
Net Property Investment ($000)	2,271,657	2,461,454	2,412,795	2,395,922	2,334,248
Gross Leasable Area (sq. ft.)	16,478,869	18,739,733	18,739,733	18,739,733	18,739,733
Acquisition / Total Assets (%)	0.37	8.29	0.00	0.00	0.00
Disposition /Total Assets (%)	0.00	0.00	0.00	0.00	0.00

* If total value is filed as NA for all periods by the company, it will give the individual portfolio level information.





Top 10 Markets*

Name	% of NOI	% of Rev.	% Change SS	Occupancy %
United Kingdom	17.9	NA	NA	NA
Texas	11.6	NA	NA	NA
Germany	9.5	NA	NA	NA
Michigan	8.5	NA	NA	NA
Finland	7.2	NA	NA	NA
California	6.5	NA	NA	NA
The Netherlands	4.4	NA	NA	NA
New Jersey	4.3	NA	NA	NA
Tennessee	2.9	NA	NA	NA
Indiana	2.2	NA	NA	NA

*Based on reported market exposure. SS here stands for Same Store

Top 10 Most Recent Acquisitions

Property Name	Portfolio Acq. Yes/No?	Acq. Date	Owned %	Price ($000)¹	Size (Owned Sq. Ft.)³
FedEx Ground-Mankato	No	09/25/2015	100.00	7,452	91,029
Hannibal Industries-Houston	No	09/24/2015	100.00	14,389	109,000
Portfolio-Finnair	Yes	09/23/2015	100.00	88,490	656,275
Office Depot European Headquar	No	09/22/2015	100.00	24,019	206,331
Beacon Health System-South Ber	No	09/16/2015	100.00	10,890	49,712
JIT Steel-Chattanooga I	No	09/08/2015	100.00	3,976	76,000
JIT Steel-Chattanooga II	No	09/08/2015	100.00	2,635	51,000
Mapes & Sprowl-Elk Grove Village	No	09/08/2015	100.00	6,194	60,798
Crowne Group-Logansport	No	08/31/2015	100.00	8,462	186,000
Crowne Group-Madison	No	08/31/2015	100.00	10,587	232,000

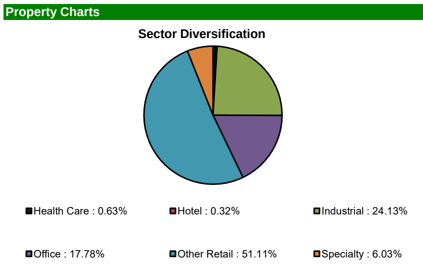
¹ If the transaction is a portfolio acquisition than the price will be a portfolio Acq. Price.

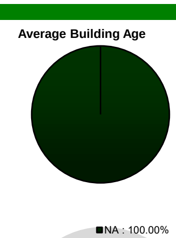
Top 10 Most Recent Dispositions

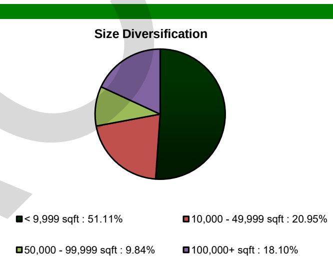
Property Name	Portfolio Dis. Yes/No?	Dis. Date	Owned %	Price ($000)²	Size (Owned Sq. Ft.)³

² If the transaction is a portfolio sales than the price will be a portfolio disposition Price.

Property Charts

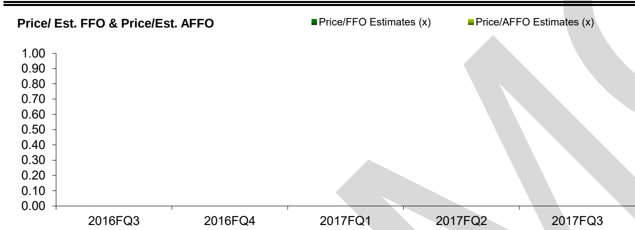






NA = Not Available

Estimates Data



Estimates Information	2016FQ3	2016FQ4	2017FQ1	2017FQ2	2017FQ3
FFO Estimates					
FactSet Mean FFO Estimate ($)	NA	NA	NA	NA	NA
FactSet High FFO Estimate ($)	NA	NA	NA	NA	NA
FactSet Low FFO Estimate ($)	NA	NA	NA	NA	NA
FactSet No. of FFO Estimates (Actual)	NA	NA	NA	NA	NA
Closing Price ($)	8.18	8.18	8.18	8.18	8.18
Price/FFO Estimates (x)	NA	NA	NA	NA	NA
AFFO Estimates					
SNL Mean AFFO Estimate ($)	NA	NA	NA	NA	NA
SNL High AFFO Estimate ($)	NA	NA	NA	NA	NA
SNL Low AFFO Estimate ($)	NA	NA	NA	NA	NA
SNL No. of AFFO Estimates (Actual)	NA	NA	NA	NA	NA
Price/AFFO Estimates (x)	NA	NA	NA	NA	NA
EBITDA Estimates					
FactSet Mean EBITDA Estimate ($000)	NA	NA	NA	NA	NA
FactSet High EBITDA Estimate ($000)	NA	NA	NA	NA	NA
FactSet Low EBITDA Estimate ($000)	NA	NA	NA	NA	NA
FactSet No. of EBITDA Estimates (Actual)	NA	NA	NA	NA	NA
Shares Outstanding (Shares)	170,421,684	170,421,684	170,421,684	170,421,684	170,421,684
Total Enterprise Value ($M)	2,549.5	2,549.5	2,549.5	2,549.5	2,549.5
Price/ Est. EBITDA per Share (x)	NA	NA	NA	NA	NA
Current TEV/ Est. EBITDA (x)	NA	NA	NA	NA	NA

NAV	Consensus Estimate	Median	High	Low	Std Dev
NAV per Share ($)	NA	NA	NA	NA	NA
Price/ NAV	NA	NA	NA	NA	
Premium/Discount to NAV (%)	NA	NA	NA	NA	
Number of NAV per Share Estimates (actual)	NA				

Commentary:

Global Net Lease (GNL) is trading at approximately half the valuation of NNN peers with similar tenant and property mixes. This large discount is the result of association with Nick Schorsch who has committed fraud at ARCP (now known as VEREIT). Global Net Lease comes from the same parent company (American Realty Capital) so it will likely trade at a discount for quite some time.

While this stigma may affect its market price, the cashflows are very clean. High credit rated tenants, diversified properties by type and geography and a very long remaining lease duration suggest GNL will be able to support its dividend for the foreseeable future. This makes it a clean 8%+ yield that is virtually non-existent elsewhere in the low interest rate environment. Our buy thesis only requires the dividend for this to be a successful holding, but there is additional upside potential if yield starved investors are willing to hold their nose and buy despite the stigma.