

## *News Release*

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**GLOBAL INCOME TRUST ACQUIRES TWO GERMAN RETAIL CENTERS**

*-- The €7.3 million deal is part of an agreement to acquire four retail centers by the end of the year --*

(ORLANDO, Fla.) Oct. 3, 2012 —Global Income Trust, Inc., a real estate investment trust (REIT) focused on acquiring income-producing assets, has acquired two neighborhood value retail centers in Germany for approximately €7.3 million (\$9.42 million). The transactions are part of an agreement announced in August to acquire four German retail centers before the end of the year for a total of €14.38 million (\$18.5 million).

Germany has the largest economy in the European Union and the fourth largest in the world. In 2011, the country experienced its second straight year of retail sales growth. Global Income Trust's sub-advisor MGPA is a leader in this sector and will actively manage the properties.

Both retail centers are located in strong retail locations. The first shopping center is located in Worms and has a leasable area of approximately 41,944 square feet and six tenants. The second center, in Gütersloh, has a leasable area of approximately 19,375 square feet and one tenant. The tenants of both properties are established international or national value retail brands, such as discount and convenience stores.



Shopping center in Worms, Germany

“These two retail properties are a logical fit for our expanding international portfolio as Germany continues to see growth in its retail sector. This acquisition helps us to align with our goal of providing attractive income opportunities to investors while growing our presence in key international markets,” said Andy Hyltin, president of Global Income Trust.



Shopping center in Gütersloh, Germany

The two remaining German properties are located in Hannover and Bremerhaven, with a combined leasable area of 59,975 square feet. The four properties together average a 98 percent occupancy rate and are actively managed by members of Global Income Trust’s sub-advisor MGPA.

In March, Global Income Trust made its first international acquisition with the purchase of a retail center in Giessen, Germany, for approximately €4.0 million.

Financial advisors can contact the managing dealer of the REIT, CNL Securities, member FINRA/SIPC, at (866) 650-0650 ([www.CNLSecurities.com](http://www.CNLSecurities.com)).

Global Income Trust is advised by CNL Global Income Advisors, LLC, which is an affiliate of the REIT’s sponsor, CNL Financial Group.

#### **About Global Income Trust**

Global Income Trust, a non-traded real estate investment trust, is designed to create a global portfolio that offers investors access to attractive income-oriented properties around the world. For more information, visit [www.IncomeTrust.com](http://www.IncomeTrust.com).

#### **About CNL Financial Group**

CNL Financial Group (CNL) is a leading private investment management firm providing global real estate and alternative investments. Since inception in 1973, CNL and/or its affiliates have formed or acquired companies with more than \$26 billion in assets. CNL is headquartered in Orlando, Florida. For more information, visit [www.cnl.com](http://www.cnl.com).

#### **About MGPA**

MGPA Advisory (Singapore) Pte Ltd (“MGPA”) is a subsidiary of MGPA Limited. MGPA Limited is an independently managed private equity real estate investment advisory company focused on real estate investment in Europe and Asia-Pacific. Through its network of offices in Europe and Asia-Pacific, MGPA Limited currently manages US\$11 billion (as of June 30, 2012) in assets through those two regions.

**Statement Regarding Forward Looking Information**

The following information contains forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. These statements generally are characterized by the use of terms such as “may,” “will,” “should,” “plan,” “anticipate,” “estimate,” “intend,” “predict,” “believe” and “expect” or the negative of these terms or other comparable terminology. Although we believe that the expectations reflected in such forward-looking statements are based upon reasonable assumptions, our actual results could differ materially from those set forth in the forward-looking statements, including but not limited to, the factors detailed in our prospectus dated April 27, 2012, our Annual Report on Form 10-K for the year ended December 31, 2011, and other documents filed from time to time with the U.S. Securities and Exchange Commission.

Some factors that might cause such a difference include, but are not limited to, the following: risks associated with our investment strategy; a worsening economic environment in the U.S. or globally (including financial market fluctuations); risks associated with real estate markets, including declining real estate values; the availability of proceeds from our offering of our shares; the lack of available debt for us or debt on acceptable terms; the use of debt to finance our business activities, including refinancing and interest rate risk and our failure to comply with debt covenants increased competition for properties and/or tenants; defaults or non-renewal of leases by tenants; failure to lease properties at all or on favorable terms; material adverse actions or omissions by any joint venture partners; increases in operating costs and other expenses; losses in excess of our insurance coverage; unknown liabilities of acquired properties; changes in government regulations or accounting rules; inaccuracies of our accounting estimates; our ability to identify and close on suitable investments; our ability to identify and failure to maintain our REIT qualification. Given these uncertainties, we caution you not to place undue reliance on such statements. We undertake no obligation to publicly release the results of any revisions to these forward-looking statements that may be made to reflect future events or circumstances or to reflect the occurrence of unanticipated events.

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