Q1 2018 Disclosure Supplement

May 10, 2018

NORTHSTAR
REALTY EUROPE

Forward Looking Statements

This presentation may contain certain “forward-looking statements” within the meaning of the Private Securities Litigation Reform Act of 1995, Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended, including statements about future results, growth potential, projected leverage, projected occupancy rates, projected weighted average lease terms, future availability under the revolving credit facility, projected supply growth, projected yields, projected demand, projected economic growth, rates of return and performance, anticipated rental growth as a result of expected inflation, ability to reposition or enhance the performance of existing properties, market and industry trends, investment opportunities, business conditions and other matters, factors that may cause NorthStar Realty Europe Corp.'s, or NRE's, actual results in future periods to differ materially from these forward looking statements include, among other things: the effect of economic conditions, particularly in Europe, on the valuation of NRE's investments and on the tenants of the real property that NRE owns; the ability of Colony NorthStar, Inc., or CLNS, to scale its operations in Europe to effectively manage NRE; the unknown impact of the exit of the United Kingdom, or Brexit, or one or more other countries from the European Union, or EU, or the potential default of one or more countries in the EU or the potential break-up of the EU; NRE’s ability to qualify and remain qualified as a real estate investment trust, or REIT; adverse domestic or international economic geopolitical conditions and the impact on the commercial real estate industry; volatility, disruption or uncertainty in the financial markets; access to debt and equity capital and NRE’s liquidity; NRE’s substantial use of leverage and NRE’s ability to comply with the terms of NRE’s borrowing arrangements; NRE’s ability to monetize NRE’s assets on favorable terms or at all; NRE’s ability to obtain mortgage financing on NRE’s real estate portfolio on favorable terms or at all; NRE’s ability to acquire attractive investment opportunities and the impact of competition for attractive investment opportunities; the affect of increased activist stockholders and stockholder activism generally; the effects of being an externally-managed company, including NRE’s reliance on CLNS and its affiliates and sub-advisors/co-venturers in providing management services to NRE, the payment of substantial base management and incentive fees to NRE’s manager, the allocation of investments by CLNS among NRE and CLNS’s other sponsored or managed companies and strategic vehicles and various conflicts of interest in NRE’s relationship with CLNS; performance of NRE’s investments relative to NRE’s expectations and the impact on NRE’s actual return on invested equity, as well as the cash provided by these investments and available for distribution; restrictions on NRE’s ability to engage in certain activities and the requirement that NRE may be required to access capital at inopportune times as a result of NRE’s borrowings; NRE’s ability to make borrowings under NRE’s credit facility; the impact of adverse conditions affecting office properties; the timing and certainty with respect to new lease commencements; the availability of future borrowings under the revolving credit facility; the expected use of proceeds from the sale of any properties; the ability to execute on NRE’s strategy; NRE’s ability to maintain dividend payments, at current levels, or at all, and the timing of dividend levels declared; whether NRE will make repurchases of its common stock pursuant to the stock repurchase program and the level or timing of any such repurchases; illiquidity of properties in NRE’s portfolio; NRE’s ability to realize current and expected return over the life of NRE’s investments; tenant defaults or bankruptcy; any failure in NRE’s due diligence to identify all relevant facts in NRE’s underwriting process or otherwise; the impact of terrorism or hostilities involving Europe; NRE’s ability to manage NRE’s costs in line with NRE’s expectations and the impact on NRE’s cash available for distribution, or CAD, and net operating income, or NOI, of NRE’s properties; NRE’s ability to satisfy and manage NRE’s capital requirements; environmental and regulatory requirements, compliance costs and liabilities relating to owning and operating properties in NRE’s portfolio and to NRE’s business in general; effect of regulatory actions, litigation and contractual claims against NRE and NRE’s affiliates, including the potential settlement and litigation of such claims; changes in European, international and domestic laws or regulations governing various aspects of NRE’s business; NRE’s ability to effectively structure its investments in a tax efficient manner, including foreign, federal, state and local tax purposes; the impact that a rise in future interest rates may have on NRE’s floating rate financing; potential devaluation of foreign currencies, predominately the Euro and U.K. Pound Sterling, relative to the U.S. dollar due to quantitative easing in Europe, Brexit and/or other factors which could cause the U.S. dollar value of NRE’s investments to decline; general foreign exchange risk associated with properties located in European countries located outside of the Euro Area, including the United Kingdom; the loss of NRE’s exemption from the definition of an “investment company” under the Investment Company Act of 1940, as amended; CLNS’ ability to hire and retain qualified personnel and potential changes to key personnel providing management services to NRE; the lack of historical financial statements for properties NRE has acquired and may acquire in compliance with U.S. Securities and Exchange Commission, or SEC, requirements and U.S. generally accepted accounting principles, or U.S. GAAP, as well as the lack of familiarity of NRE’s tenants and third-party service providers with such requirements; the potential failure to maintain effective internal controls and disclosure controls and procedures; the historical combined consolidated financial statements included in NRE's Annual Report on Form 10-K not providing an accurate indication of NRE’s performance in the future or reflecting what NRE’s financial position, results of operations or cash flow would have been had NRE operated as an independent public company during the periods presented; NRE’s status as an emerging growth company; and compliance with the rules governing REITs. Forward-looking statements are generally identifiable by use of forward-looking terminology such as “may,” “will,” “should,” “potential,” “intend,” “expect,” “seek,” “anticipate,” “estimate,” “believe,” “could,” “project,” “predict,” “hypothetical,” “continue,” “future” or other similar words or expressions. The calculation of implied EPRA net asset value (NAV) included in the presentation is subject to numerous assumptions and may not be the best metric to use in evaluating the value of NRE and thus investors should not unduly rely on it as an indicator of value or otherwise. All forward-looking statements included in this presentation are based upon information available to NRE on the date hereof and NRE undertakes no duty to update any of the forward-looking statements after the date of this presentation to conform these statements to actual results. The forward-looking statements involve a number of significant risks and uncertainties. Factors that could have a material adverse effect on NRE’s operations and future prospects are set forth in NorthStar Realty Europe Corp.’s Form 10-K for the year ended December 31, 2017, including the sections entitled “Risk Factors”. The factors set forth in the Risk Factors sections of the aforementioned filings and otherwise described in NorthStar Realty Europe Corp. filings with the SEC could cause actual results to differ significantly from those contained in any forward-looking statement contained in this presentation. NRE does not guarantee that the assumptions underlying such forward-looking statements are free from errors.

This presentation is for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy any securities of NorthStar Realty Europe Corp.

The notes and endnotes herein contain important information that is material to an understanding of this presentation and you should read this presentation only with and in context of the notes and endnotes.

Note Regarding Non-GAAP Financial Measures

Included in this presentation are Cash Available for Distribution, or CAD, net operating income, or NOI, same store net operating income, or same store NOI, Adjusted Earnings before Interest, Taxes, Depreciation and Amortization, or Adjusted EBITDA and EPRA net asset value, or EPRA NAV, each a "non-GAAP financial measure," which measures NRE's historical or future financial performance that is different from measures calculated and presented in accordance with accounting principles generally accepted in the United States, or U.S. GAAP, within the meaning of the applicable Securities and Exchange Commission, or SEC, rules. NRE believes these metrics can be a useful measure of its performance which is further defined below. For reconciliations of these non-GAAP financial measures to the most comparable measures prepared in accordance with GAAP, please refer to the tables on the following pages, notes to this Disclosure Supplement and NRE's filings with the SEC at www.sec.gov.

CAD

We believe that CAD provides investors and management with a meaningful indicator of operating performance. We also believe that CAD is useful because it adjusts for a variety of items that are consistent with presenting a measure of operating performance (such as transaction costs, depreciation and amortization, equity-based compensation, realized gain (loss) on sales and other, asset impairment and non-recurring bad debt expense). We adjust for transaction costs because these costs are not a meaningful indicator of our operating performance. For instance, these transaction costs include costs such as professional fees associated with new investments, which are expenses related to specific transactions. Management also believes that quarterly distributions are principally based on operating performance and our board of directors includes CAD as one of several metrics it reviews to determine quarterly distributions to stockholders. The definition of CAD may be adjusted from time to time for our reporting purposes in our discretion, acting through our audit committee or otherwise. CAD may fluctuate from period to period based upon a variety of factors, including, but not limited to, the timing and amount of investments, new leases, repayments and asset sales, capital raised, use of leverage, changes in the expected yield of investments and the overall conditions in commercial real estate and the economy generally. We calculate CAD by subtracting from or adding to net income (loss) attributable to common stockholders, non-controlling interests and the following items: depreciation and amortization items including straight-line rental income or expense (excluding amortization of rent free periods), amortization of above/below market leases, amortization of deferred financing costs, amortization of discount on financings and other and equity-based compensation; unrealized gain (loss) on derivatives and other; realized gain (loss) on sales and other (excluding any realized gain (loss) on the settlement on foreign currency derivatives); impairment on depreciable property; acquisition gains or losses; transaction costs; foreign currency gains (losses) related to sales; impairment on goodwill and other intangible assets; the incentive fee relating to the Amended and Restated Management Agreement and one-time events pursuant to changes in U.S. GAAP and certain other non-recurring items. These items, if applicable, include any adjustments for unconsolidated ventures. CAD should not be considered as an alternative to net income (loss) attributable to common stockholders, determined in accordance with U.S. GAAP, as an indicator of operating performance. In addition, our methodology for calculating CAD involves subjective judgment and discretion and may differ from the methodologies used by other comparable companies, including other REITs, when calculating the same or similar supplemental financial measures and may not be comparable with these companies.

NOI and Same Store NOI

We believe NOI is a useful metric for evaluating the operating performance of our real estate portfolio in the aggregate. Portfolio results and performance metrics represent 100% for all consolidated investments. Net operating income represents total property and related revenues, adjusted for: (i) amortization of above/below market leases; (ii) straight-line rent (except with respect to rent free period); (iii) other items such as adjustments related to joint ventures and non-recurring bad debt expense and less property operating expenses. However, the usefulness of NOI is limited because it excludes general and administrative costs, interest expense, transaction costs, depreciation and amortization expense, realized gains (losses) on sales and other and other items under U.S. GAAP and capital expenditures and leasing costs, all of which may be significant economic costs. NOI may fail to capture significant trends in these components of U.S. GAAP net income (loss) which further limits its usefulness. NOI should not be considered as an alternative to net income (loss), determined in accordance with U.S. GAAP, as an indicator of operating performance. In addition, our methodology for calculating NOI involves subjective judgment and discretion and may differ from the methodologies used by other comparable companies, including other REITs, when calculating the same or similar supplemental financial measures and may not be comparable with these companies.

We believe same store NOI is a useful metric for evaluating the operating performance as it reflects the operating performance of the real estate portfolio and provides a better measure of operational performance for a quarter-over-quarter comparison. Same store NOI is presented for the same store portfolio, which represents all properties that were owned by us at the end of the reporting period. We define same store net operating income as NOI excluding (i) properties that were acquired or sold during the period, (ii) impact of foreign currency changes and (iii) amortization of above/below market leases. We consider same store NOI to be an appropriate and useful supplemental performance measure. Same store NOI should not be considered as an alternative to net income (loss), determined in accordance with U.S. GAAP, as an indicator of operating performance. In addition, our methodology for calculating same store NOI involves subjective judgment and discretion and may differ from the methodologies used by other comparable companies, including other REITs, when calculating the same or similar supplemental financial measures and may not be comparable with these companies. Same store statistics refer to the 25 properties that were owned in the same manner during both the current period (ownership throughout the whole period) and previous periods.

Note Regarding Non-GAAP Financial Measures (cont'd)

Adjusted EBITDA

We believe that Adjusted EBITDA provides investors and management with a meaningful indication of operating performance. We also believe that Adjusted EBITDA is useful because it adjusts for a variety of items that are consistent with presenting a measure of operating performance (such as depreciation and amortization items, interest expense, income tax benefit (expense), realized gain (loss) on investments, transaction costs, equity-based compensation and asset impairment). The definition of Adjusted EBITDA may be adjusted from time to time for our reporting purposes in our discretion, acting through our audit committee or otherwise. Adjusted EBITDA may fluctuate from period to period based upon a variety of factors, including, but not limited to, the timing and amount of investments, repayments and asset sales, capital raised, changes in the expected yield of investments and the overall conditions in commercial real estate and the economy generally. We calculate Adjusted EBITDA by subtracting from or adding to net income (loss) attributable to common stockholders, non-controlling interests and the following items: depreciation and amortization items including straight-line rental income or expense (excluding amortization of rent free periods), amortization of above/below market leases and equity-based compensation; interest expense; income tax (benefit) expense; unrealized gain (loss) on derivatives and other; realized gain (loss) on investments and other (excluding any realized gain (loss) on foreign currency derivatives); impairment on depreciable property; acquisition gains or losses; transaction costs; foreign currency gains (losses) related to sales; impairment on goodwill and any other intangible assets; the incentive fee relating to the Amended and Restated Management Agreement and one-time events pursuant to changes in U.S. GAAP and certain other non-recurring items. These items, if applicable, include any adjustments for unconsolidated ventures. Adjusted EBITDA should not be considered as an alternative to net income (loss) attributable to common stockholders, determined in accordance with U.S. GAAP, as an indicator of operating performance. In addition, our methodology for calculating Adjusted EBITDA involves subjective judgment and discretion and may differ from the methodologies used by other comparable companies, including other REITs, when calculating the same or similar supplemental financial measures and may not be comparable with these companies.

EPRA NAV

As our entire portfolio is based in Europe, our management calculates European Public Real Estate Association net asset value, or EPRA NAV, a non-GAAP measure, to compare our balance sheet to other European real estate companies and believes that disclosing EPRA NAV provides investors with a meaningful measure of our net asset value. Our calculation of EPRA NAV is derived from our U.S. GAAP balance sheet with adjustments reflecting our interpretation of EPRA's best practices recommendations. Accordingly, our calculation of EPRA NAV may be different from how other European real estate companies calculate EPRA NAV, which utilize International Financial Reporting Standards ("IFRS") to prepare their balance sheet. EPRA NAV makes adjustments to net assets as determined in accordance with U.S. GAAP in order to provide our stockholders a measure of fair value of our assets and liabilities with a long-term investment strategy. This performance measure excludes assets and liabilities that are not expected to materialize in normal circumstances. EPRA NAV includes the revaluation of investment properties and excludes the fair value of financial instruments that we intend to hold to maturity, deferred tax and goodwill that resulted from deferred tax. All other assets, including real property and investments reported at cost are adjusted to fair value based upon an independent third party valuation conducted in December and June of each year. This measure should not be considered as an alternative to measuring our net assets in accordance with U.S. GAAP.

Table of Contents

I. Q1 2018 Highlights

1 SOLID OPERATIONAL PERFORMANCE DURING THE QUARTER

- 6% increase in Same Store NOI compared to Q4 2017
- Continued progress with implementation of cost saving initiatives and internalization of certain outsourced services

2 $46 MILLION SHARES OF COMMON STOCK REPURCHASED YEAR TO DATE

- 3.4 million shares of common stock repurchased year to date through May 7, 2018 at an average price of $13.47 per share

3 THE NETHERLANDS EXITED FOLLOWING DISPOSAL OF THE MAASTOREN TOWER

- Maastoren (Rotterdam) disposal completed on April 30, 2018, in line with the year end 2017 independent valuation, releasing approximately $60 million of proceeds to NRE

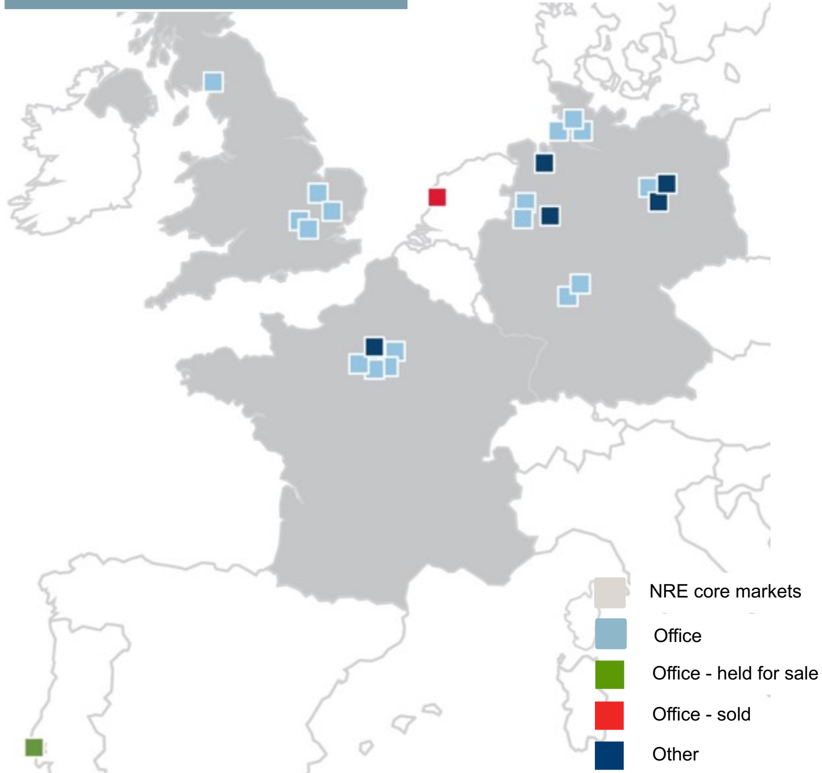
IIa. Summary Metrics

Q1 2018 RESULTS

	March 31, 2018[2]
Portfolio Market Value	$2.4 billion
LTV based on Portfolio Market Value	53%
EPRA NAV per share	$20.50
	Three Months Ended March 31, 2018
Net Operating Income (NOI)	$27.0m
Cash Available for Distribution (CAD)	$12.7m
Adjusted EBITDA	$18.1m
CAD per diluted share	$0.23
Dividend per share	$0.15

25 PROPERTIES IN 5 COUNTRIES[1]

	Office	Total Portfolio
Occupancy	95%	85%
WALT to Expiry (years)	6.3	6.2



Note: NOI, CAD, Adjusted EBITDA and EPRA NAV are non-GAAP financial measures. For reconciliations of these non-GAAP financial measures to the most comparable measures prepared in accordance with GAAP, please refer to the tables on the following pages, notes to this Disclosure Supplement and NRE's filings with the SEC at www.sec.gov

1. Number of properties, occupancy and WALT relate to the real estate portfolio as of March 31, 2018 ("Same Store") and exclude the preferred equity investment.
2. FX rates used as of March 31, 2018 EUR/USD = 1.2320, GBP/USD = 1.4034.

IIb. Q1 2018 - Segments Overview

REAL ESTATE PORTFOLIO - 25 properties in 5 countries

Based on rent roll as of March 31, 2018	Office Portfolio Germany	UK	France	Other Countries	Total Office Portfolio	Other Asset Classes[2]	Total	Total excl. Maastoren
Number of Assets	9	5	4	2	**20**	5	**25**	**24**
Area (Sqm)[1]	143,357	28,893	32,075	42,078	**246,403**	77,055	**323,458**	**285,706**
Occupancy	93%	95%	100%	97%	**95%**	55%	**85%**	**84%**
Proforma Occupancy	95%	97%	100%	97%	**96%**	55%	**86%**	**85%**
WALT to Expiry (years)	6.9	7.3	3.0	6.7	**6.3**	5.4	**6.2**	**6.1**
Proforma WALT to Expiry (years)	7.0	7.3	3.0	6.7	**6.3**	5.4	**6.3**	**6.2**
Real Estate Portfolio Value ($ million)	1,104	550	365	208	**2,227**	102	**2,329**	**2,137**
Real Estate Portfolio Value (% of Total)	47%	24%	16%	9%	**96%**	4%	**100%**	**92%**
Contractual Rent (% of Total)	45%	22%	18%	11%	**96%**	4%	**100%**	**90%**
Q1 2018 NOI (% of Total)	48%	22%	17%	11%	**98%**	2%	**100%**	**90%**

PREFERRED EQUITY

- $37 million (£26 million) preferred equity investment in Gresham Street (London) with an 8% current yield plus profit participation rights

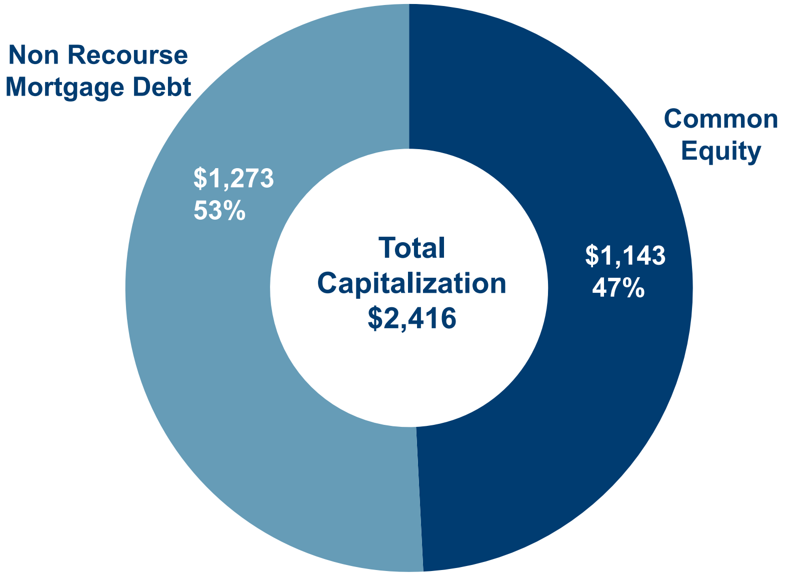
1. Portfolio areas reflect contractual rentable areas.
2. Other Asset Classes include retail and hotel (net lease) properties in Germany and one industrial properties in France.

IIc. Q1 2018 - Capitalization

53% LTV as of March 31, 2018, down from 57% as of March 31, 2017

CAPITALIZATION BASED ON PORTFOLIO MARKET VALUE

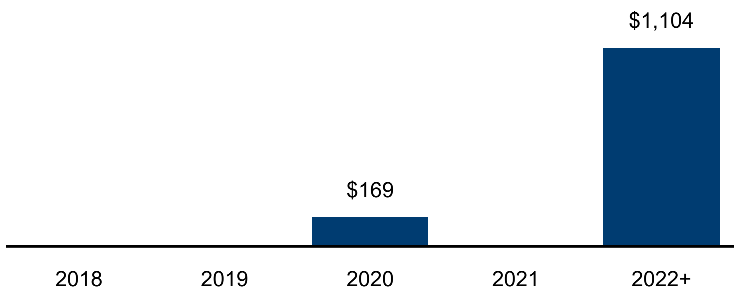
$ millions (cumulative %), includes unrestricted cash



- Weighted average debt maturity: 4.7 years[1]
- In March 2018, NRE amended its revolving credit facility, increasing the size to $70 million. Extended term until April 2020 with a one year extension option

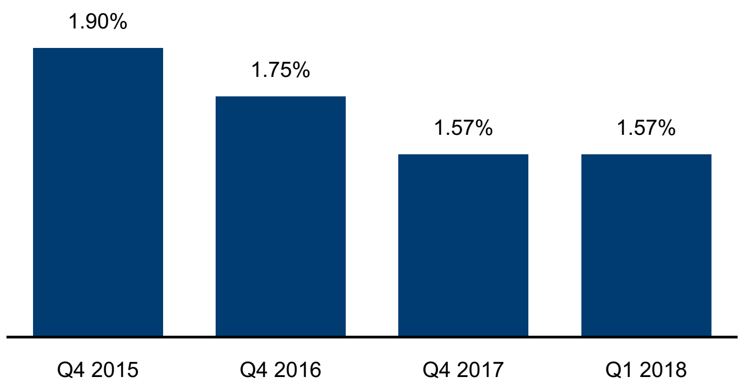
DEBT MATURITY PROFILE

$ millions



AVERAGE COST OF DEBT

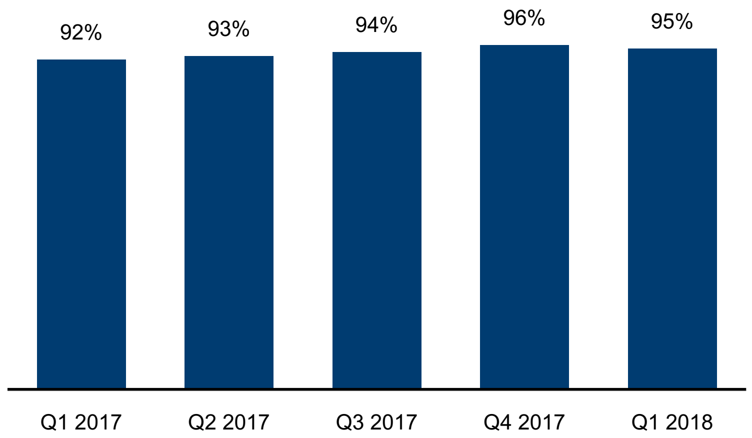
Weighted Average Margin



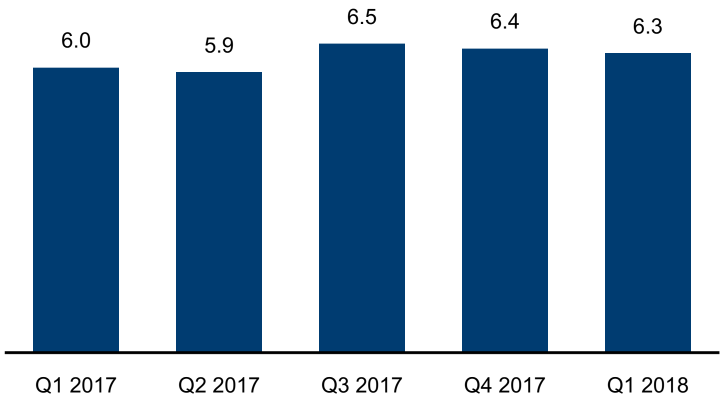
1. Assuming preferred equity notes related to the SEB portfolio mature in April 2019.

IIIa. Real Estate Portfolio: Positive Same Store Performance

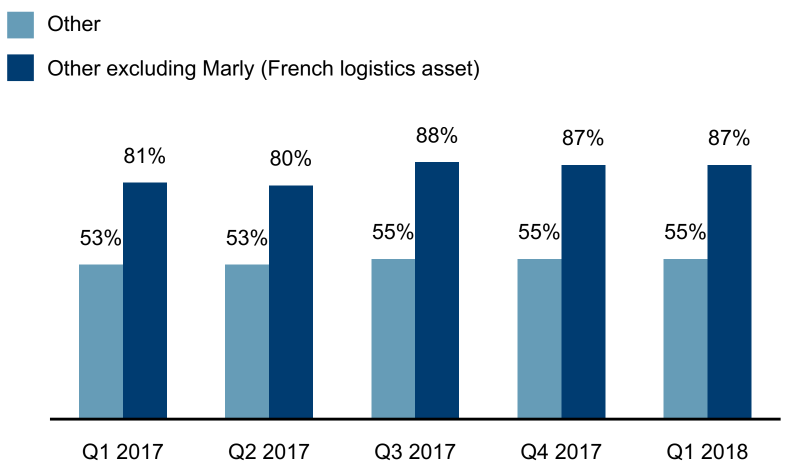
OFFICE PORTFOLIO OCCUPANCY



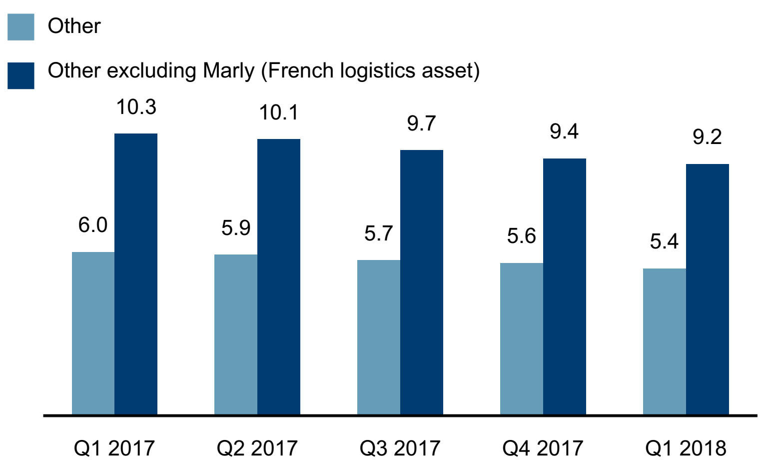
OFFICE PORTFOLIO WALT TO EXPIRY (YEARS)



OTHER PORTFOLIO OCCUPANCY



OTHER PORTFOLIO WALT TO EXPIRY (YEARS)



a. All data based on rent roll as of March 31, 2018 and relates to 25 properties that formed part of the Real Estate Portfolio.

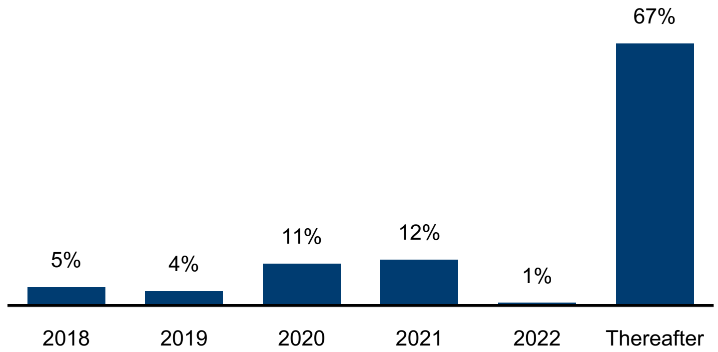
IIIb. Real Estate Portfolio: Tenancy Overview

TOP 10 TENANTS

Tenant	Asset (Location)	% Contractual Rent	Area (sqm)	Remaining Lease Term (in years)
DekaBank Deutsche Girozentrale	Trianon (Frankfurt, Germany)	20.4%	36,524	6.2
BNP PARIBAS RE	Berges de Seine (Paris, France)	9.1%	15,406	1.8
Deutsche Bundesbank	Trianon (Frankfurt, Germany)	8.2%	22,303	8.8
Deloitte Holding B.V.	Maastoren (Rotterdam, Netherlands)	5.5%	23,548	9.1
Invesco UK Limited	Portman Square (London, UK)	5.3%	4,406	9.4
BNP PARIBAS SA	Mac Donald (Paris, France)	5.1%	11,235	3.1
Cushman & Wakefield LLP	Portman Square (London, UK)	4.9%	5,150	7.0
Morgan Lewis & Bockius LLP	Condor House (London, UK)	3.8%	4,848	7.5
PAREXEL International GmbH	Parexel (Berlin, Germany)	3.2%	18,254	16.2
Moelis & Co UK LLP	Condor House (London, UK)	2.6%	3,366	7.0
Total Top 10		**68.1%**	**145,040**	**6.8**

LEASE EXPIRY PROFILE

(through contractual term, as of March 31, 2018)



TENANTS BY INDUSTRY

Industry	% Contractual Rent
Finance	48.0%
Legal, Tax & Management Consultancy	18.5%
Public Authorities, Organizations & Educational Organization	11.3%
Consumer Goods Industry & Retail	4.5%
Hotel & Gastronomy	4.1%
Technology & Software	3.3%
Media & Entertainment Industry	1.5%
Construction	0.6%
Insurance	0.5%
Public Utilities & Telecommunications	0.1%
Other	7.6%
Total	**100.0%**

a. All data based on rent roll as of March 31, 2018, same store basis.
b. Rentable areas for the Top 10 Tenants include office and other rentable areas excluding parking (as applicable).

IIIc. Real Estate Portfolio - Asset Overview

Asset	Location	Primary Asset Class	Area (sqm)	Occupancy	Proforma Occupancy	WALT to Expiry (Years)	Proforma WALT to Expiry (Years)	% Contractual Rent	Tenant Profile
Office Portfolio									
UK									
Portman Square	London, West End	Office	10,447	100%	100%	8.0	8.0	10.9%	Multi-let
Condor House	London, City	Office	11,311	99%	99%	7.0	7.0	8.6%	Multi-let
Chiswick	Greater London	Office	2,022	82%	100%	4.6	6.6	0.9%	Multi-let
Glasgow	Glasgow	Office	3,168	100%	100%	3.0	3.0	0.8%	Multi-let
St Albans	Greater London	Office	1,946	55%	72%	5.8	6.9	0.4%	Multi-let
Germany									
Trianon	Frankfurt	Office	68,524	98%	98%	6.7	6.7	32.0%	Multi-let
Valentinskamp	Hamburg	Office	14,881	75%	75%	5.8	5.8	2.9%	Multi-let
Parexel	Berlin	Office	18,254	100%	100%	16.2	16.2	3.2%	Single-let
Drehbahn	Hamburg	Office	11,916	100%	100%	3.2	3.2	2.6%	Single-let
Dammtorwall	Hamburg	Office	7,496	100%	100%	1.4	3.9	1.4%	Multi-let
Uhlandstrasse	Frankfurt	Office	6,867	45%	78%	6.1	6.8	0.7%	Multi-let
Ludwigstrasse	Cologne	Office	9,984	96%	96%	3.4	3.4	1.9%	Multi-let
Munster	Munster	Office	5,434	100%	100%	13.4	13.4	0.8%	Single-let
France									
Berges de Seine	Paris, Issy	Office	15,406	100%	100%	1.8	1.8	9.1%	Single-let
Mac Donald	Paris, Other	Office	11,235	100%	100%	3.1	3.1	5.1%	Single-let
Marceau	Paris, CBD	Office	3,806	100%	100%	6.3	6.3	2.6%	Multi-let
Joubert	Paris, CBD	Office	1,628	100%	100%	5.8	5.8	0.9%	Single-let
Other Countries									
Maastoren	Rotterdam, Netherlands	Office	37,752	100%	100%	7.1	7.1	10.0%	Multi-let
Office123	Lisbon, Portugal	Office	4,325	73%	75%	2.1	2.1	0.7%	Multi-let
Subtotal Office Portfolio			**246,403**	**95%**	**96%**	**6.3**	**6.3**	**95.5%**	
Other Asset Classes									
IC Hotel	Berlin, Germany	Hotel (Net Lease)	8,457	100%	100%	12.0	12.0	1.5%	Single-let
Ibis Berlin	Berlin, Germany	Hotel (Net Lease)	3,828	100%	100%	5.9	5.9	0.8%	Single-let
Neuermarkt	Werl, Germany	Retail	3,483	85%	85%	1.9	1.9	0.2%	Multi-let
Marly	Greater Paris, France	Industrial	59,095	45%	45%	0.2	0.2	2.0%	Single-let
Kirchheide	Bremen, Germany	Retail	2,192	19%	19%	4.3	4.3	—%	Multi-let
Total			**323,458**	**85%**	**86%**	**6.2**	**6.3**	**100.0%**	

a. All data based on rent roll as of March 31, 2018.
b. German office properties comprise 9 buildings.
c. Properties in Other Countries are held for sale.

IVa. Financial Highlights: Consolidated Balance Sheets

$ Thousands, Unaudited	March 31, 2018	December 31, 2017
Assets		
Operating real estate, gross	$ 1,658,623	$ 1,606,890
Less: accumulated depreciation	(107,538)	(95,356)
Operating real estate, net	1,551,085	1,511,534
Preferred equity investments	36,770	35,347
Cash and cash equivalents	50,204	64,665
Restricted cash	8,470	6,917
Receivables, net of allowance of $673 and $747 as of March 31, 2018 and December 31, 2017, respectively	6,093	9,048
Assets held for sale	176,088	169,082
Derivative assets, at fair value	7,100	7,024
Intangible assets, net	114,558	114,185
Other assets, net	29,296	23,115
Total assets	$ 1,979,664	$ 1,940,917
Liabilities		
Mortgage and other notes payable, net	$ 1,262,115	$ 1,223,443
Accounts payable and accrued expenses	24,584	27,240
Due to related party	4,436	3,590
Derivative liabilities, at fair value	6,342	5,270
Intangible liabilities, net	28,677	28,632
Liabilities related to assets held for sale	1,022	648
Other liabilities	29,261	25,757
Total liabilities	1,356,437	1,314,580
Commitments and contingencies		
Redeemable non controlling interest	2,049	1,992
Equity		
NorthStar Realty Europe Corp. Stockholders' Equity		
Preferred stock, $0.01 par value, 200,000,000 shares authorized, no shares issued and outstanding as of March 31, 2018 and December 31, 2017	—	—
Common stock, $0.01 par value, 1,000,000,000 shares authorized, 54,572,348 and 55,402,259 shares issued and outstanding as of March 31, 2018 and December 31, 2017, respectively	546	555
Additional paid-in capital	927,836	940,579
Retained earnings (accumulated deficit)	(356,666)	(347,053)
Accumulated other comprehensive income (loss)	45,489	25,618
Total NorthStar Realty Europe Corp. stockholders' equity	617,205	619,699
Non-controlling interests	3,973	4,646
Total equity	621,178	624,345
Total liabilities, redeemable non controlling interest and equity	**$ 1,979,664**	**$ 1,940,917**

IVb. Financial Highlights - Consolidated Statements of Operations

$ Thousands (other than per share data), Unaudited	Three Months Ended March 31,	
	2018	2017
Revenues		
Rental income	$ 27,224	$ 25,536
Escalation income	5,341	5,161
Interest income	729	—
Other income	278	29
Total revenues	33,572	30,726
Expenses		
Properties - operating expenses	6,802	7,322
Interest expense	6,107	6,383
Transaction costs	481	260
Management fee, related party	4,157	3,559
Other expenses	1,424	2,000
General and administrative expenses	1,878	2,597
Compensation expense	573	15,870
Depreciation and amortization	11,651	12,563
Total expenses	33,073	50,554
Other income (loss)		
Unrealized gain (loss) on derivatives and other	(1,189)	(941)
Realized gain (loss) on sales and other	(548)	4,970
Income (loss) before income tax benefit (expense)	(1,238)	(15,799)
Income tax benefit (expense)	(39)	273
Net income (loss)	(1,277)	(15,526)
Net (income) loss attributable to non controlling interests	(4)	176
Net income (loss) attributable to NorthStar Realty Europe Corp. common stockholders	$ (1,281)	$ (15,350)
Earnings (loss) per share:		
Basic	$ (0.02)	$ (0.28)
Diluted	$ (0.02)	$ (0.28)

IVc. Financial Highlights - CAD[1]

$ Thousands (other than per share data), Unaudited	Three Months Ended March 31,	
	2018	2017
Net income (loss) attributable to common stockholders	$ (1,281)	$ (15,350)
Non-controlling interests	4	(176)
Adjustments:		
Depreciation and amortization items	13,160	29,571
Unrealized (gain) loss on derivatives and other	1,189	941
Realized (gain) loss on sales and other	(868)	(4,153)
Transaction costs and other	481	1,175
CAD	**$ 12,685**	**$ 12,008**
CAD per share	**$ 0.23**	**$ 0.22**

IVd. Financial Highlights - NOI(2)

NOI

$ Thousands, Unaudited	Three Months Ended March 31,	
	2018	2017
Rental income	$ 27,224	$ 25,536
Escalation income	5,341	5,161
Other income	278	29
Total property and other income	32,843	30,726
Properties - operating expenses	6,802	7,322
Adjustments:		
Interest income	729	—
Amortization and other items	220	280
NOI	**$ 26,990**	**$ 23,684**

Reconciliation of Net Income (Loss) to NOI

$ Thousands, Unaudited	Three Months Ended March 31,	
	2018	2017
Net income (loss)	$ (1,277)	$ (15,526)
Remaining segments[i]	9,737	22,844
Real estate segment adjustments:		
Interest expense	5,955	6,119
Other expenses	1,424	2,000
Depreciation and amortization	11,651	12,563
Unrealized (gain) loss on derivatives and other	117	(331)
Realized (gain) loss on sales and other	(1,214)	(4,156)
Income tax (benefit) expense	39	(273)
Other items	558	444
Total adjustments	18,530	16,366
NOI	**$ 26,990**	**$ 23,684**

(i) Represents the net (income) loss in our corporate segment to reconcile to net operating income.

IVe. Financial Highlights:
Same Store NOI (quarter over quarter)

Same Store NOI increased by 5.8%

Q1 2018 same store quarter-over-quarter rental income increased by 0.7%, driven by the commencement of new leases with Deutsche Bundesbank in the Trianon Tower, partially offset by temporary vacancy in Uhlandstrasse, for which we have secured a tenant from Q2 2018

Q4 2017 same store NOI included a $0.9 million write-off of straight-line rent related to an early tenant termination at Portman Square in connection with the expansion of Invesco's occupancy

$ Thousands, Unaudited	Three Months Ended		Increase (Decrease)	
	March 31, 2018	December 31, 2017[1]	Amount	Percentage
Occupancy (end of period)	*85%*	*86%*		
Rental income[2]	$ 27,360	$ 27,176	$ 184	0.7 %
Escalation income	5,243	5,372	(129)	
Other income	242	555	(313)	
Total revenues	32,845	33,103	(258)	(0.8)%
Utilities	1,467	1,657	(190)	
Real estate taxes and insurance	1,317	1,263	54	
Management fees	534	536	(2)	
Repairs and maintenance	2,454	2,567	(113)	
Other[2,3]	943	2,392	(1,449)	
Properties - operating expenses	6,715	8,415	(1,700)	(20.2)%
Same Store NOI	**$ 26,130**	**$ 24,688**	**$ 1,442**	**5.8 %**
Same Store NOI excl. Maastoren	**$ 23,558**	**$ 22,233**	**$ 1,325**	**6.0 %**

Reconciliation of Net Income (Loss) to Same Store NOI

$ Thousands, Unaudited	Three Months Ended	
	March 31, 2018	December 31, 2017
Net income (loss)	$ (1,277)	$ 2,537
Corporate segment net (income) loss	9,737	13,917
Other (income) loss	18,530	8,416
NOI	**26,990**	**24,870**
Sale of real estate investments and other[1]	(131)	523
Interest income	(729)	(705)
Same Store NOI	**$ 26,130**	**$ 24,688**

Note: Includes 25 properties owned by NRE as of March 31, 2018.
1. Three months ended December 31, 2017 is translated using the average exchange rate for the three months ended March 31, 2018.
2. Adjusted to exclude amortization of above/below market leases.
3. Includes bad debt expense, ground rent, administrative costs and other non-reimbursable expenses.

IVe. Financial Highlights: Same Store NOI (year over year)

Same Store rental income and NOI are up 0.6% and 6.3% year-over-year primarily as a result of the 2017 leasing activity

$ Thousands, Unaudited	Three Months Ended March 31,				Increase (Decrease)		
	2018		2017[1]		Amount		Percentage
Occupancy (end of period)		*85.5%*		*83.2%*			
Rental income[2]	$	27,360	$	27,197	$	163	0.6 %
Escalation income		5,243		4,838		405	
Other income		242		29		213	
Total revenues		32,845		32,064		781	2.4 %
Utilities		1,467		1,675		(208)	
Real estate taxes and insurance		1,317		1,327		(10)	
Management fees		534		534		—	
Repairs and maintenance		2,454		2,532		(78)	
Other[2,3]		943		1,415		(472)	
Properties - operating expenses		6,715		7,483		(768)	(10.3)%
Same Store NOI	**$**	**26,130**	**$**	**24,581**	**$**	**1,549**	**6.3 %**
Same Store NOI excl. Maastoren	**$**	**23,558**	**$**	**21,459**	**$**	**2,099**	**9.8 %**

Reconciliation of Net Income (Loss) to Same Store NOI

$ Thousands, Unaudited	Three Months Ended March 31,			
	2018		2017	
Net income (loss)	$	(1,277)	$	(15,526)
Corporate segment net (income) loss		9,737		22,844
Other (income) loss		18,530		16,366
NOI		**26,990**		**23,684**
Sale of real estate investments and other[1]		(131)		897
Interest income		(729)		—
Same Store NOI	**$**	**26,130**	**$**	**24,581**

Note: Includes 25 properties owned by NRE as of March 31, 2018.
1. Three months ended March 31, 2017 is translated using the average exchange rate for the three months ended March 31, 2018.
2. Adjusted to exclude amortization of above/below market leases.
3. Includes bad debt expense, ground rent, administrative costs and other non-reimbursable expenses.

IVf. Financial Highlights - Adjusted EBITDA(3)

$ Thousands, Unaudited	Three Months Ended		
	March 31, 2018	December 31, 2017	March 31, 2017
Net income (loss) attributable to common stockholders	$ (1,281)	$ 1,442	$ (15,350)
Non-controlling interests	4	1,095	(176)
Adjustments:			
Depreciation and amortization items	12,444	19,129	28,714
Income tax (benefit) expense	39	(2,461)	(273)
Interest expense	6,107	6,203	6,383
Unrealized (gain) loss on derivatives and other	1,189	795	941
Realized (gain) loss on sales and other	(868)	(14,444)	(4,153)
Transaction costs and other	481	4,552	1,175
Adjusted EBITDA	**$ 18,115**	**$ 16,311**	**$ 17,261**

IVg. Financial Highlights - EPRA NAV

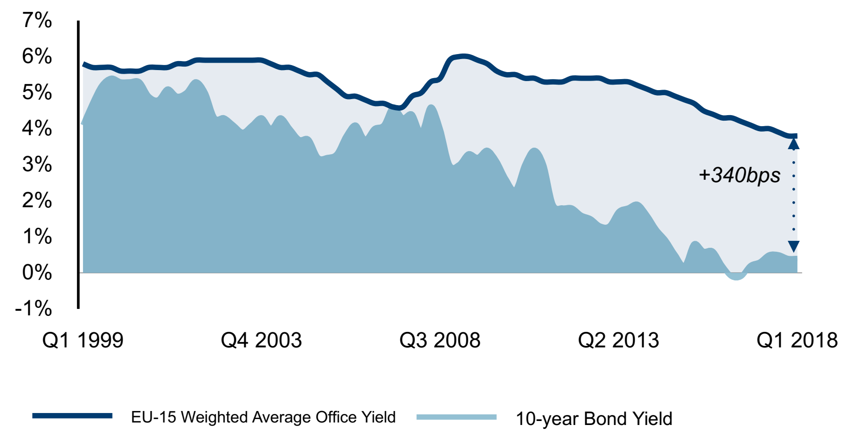
$ Thousands, other than per share data, Unaudited		March 31, 2018
Total Equity	**$**	**621,178**
Adjustments		
Operating real estate and net intangibles		(1,817,134)
Fair value of properties		2,329,225
Adjusted NAV		1,133,269
Diluted NAV, after the exercise of options, convertibles and other equity interests		1,132,914
Fair value of financial instruments		(7,100)
EPRA NAV[1]		**1,125,814**
EPRA NAV per diluted share[2]	**$**	**20.50**

1. EPRA NAV is derived from NRE's U.S. GAAP balance sheet with adjustments reflecting NRE's interpretation of the EPRA guidance.
2. Based on 54.9 million common shares, operating partnership units and RSUs not subject to performance hurdles outstanding as of March 31, 2018. EPRA NAV per diluted share does not take into account any potential dilution from restricted stock units subject to performance metrics not currently achieved.

V. European Real Estate Market Overview

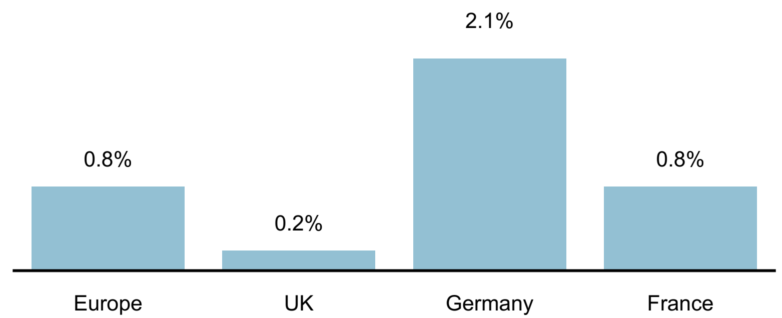
- Q1 2018 investment volume of €57 billion (2% below Q1 2017)
  - Approx. 40% in office sector
  - Approx. 53% of transactions in Germany, UK and France
- Prime property yields remained broadly stable during Q1 2018
- In Q1 2018, rental growth in the European office markets reached its highest level since the beginning of 2012 (0.8% quarter-over-quarter growth)
- European office vacancy decreased by further 30bps to 7.1%, the lowest level since 2003
- New office supply pipeline remains subdued with high levels of pre-lets achieved

Prime Office Yields at Significant Premium to Long Term Sovereign Bond Yields



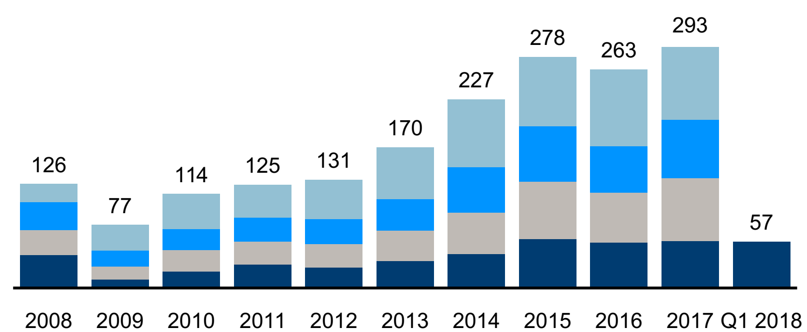
Prime office rents continues to rise

Q1 2018, quarter-over-quarter rental growth



European Commercial Real Estate Investment Volume

€ billion



Source: CBRE, Savills, Capital Economics, FactSet, Cushman & Wakefield.

Definitions

Contractual Rent
Contractual rent represents annualized in place income based on rent roll as of March 31, 2018 ("Contractual Rent").

Loan to Value
Loan to Value ("LTV") is property level debt plus portfolio level preferred equity divided by the Portfolio Market Value and unrestricted cash net of any outstanding balance on the revolving credit facility.

Portfolio Market Value
Portfolio market value ("Portfolio Market Value") includes Real Estate Portfolio Value and the value of NRE's preferred equity segment. The $2.4 billion Portfolio Market Value comprises $2.3 billion real estate portfolio value based on the independent valuation by Cushman & Wakefield LLP and $37 million preferred equity investment (please refer to Note 11, “Fair Value” in the NRE Quarterly Report on Form 10-Q for the three months ended March 31, 2018 included in Part I Item 1. “Financial Statements”).

Proforma Occupancy and Proforma Weighted Average Lease Term
Pro forma occupancy ("Proforma Occupancy") and weighted average remaining contractual lease term ("WALT" and "Proforma WALT") based on rent roll as of March 31, 2018, adjusted for new leases signed as of March 31, 2018, but commencing in the upcoming quarters.

Real Estate Portfolio Value
The $2.3 billion real estate portfolio market value ("Real Estate Portfolio Value") is based on independent valuation by Cushman & Wakefield ("C&W"). The external third-party valuation was prepared by Cushman & Wakefield LLP in accordance with the current U.K. and Global edition of the Royal Institution of Chartered Surveyors' (RICS) Valuation - Professional Standards (the "Red Book") on the basis of "Fair Value", which is widely recognized within Europe as the leading professional standards for independent valuation professionals. Each property is classified as an investment and has been valued on the basis of Fair Value adopted by the International Accounting Standards Board. This is the equivalent to the Red Book definition of Market Value. The Red Book defines Market Value as the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's-length transaction after proper marketing where the parties had each acted knowledgeably, prudently and without compulsion. The Cushman & Wakefield LLP valuation assumes that certain properties would be purchased through market accepted structures resulting in lower purchaser transaction expenses (taxes, duties, and similar costs). This Cushman & Wakefield LLP valuation is as of December 31, 2017 adjusted for currency movements as of March 31, 2018.
As an opinion, appraisals are not a measure of realizable value and may not reflect the amount that would be received if the property in question were sold. Real estate valuation is inherently subjective due to, among other factors, the individual nature of each property, its location, the expected future rental revenues from that particular property and the valuation methodology adopted. Real estate valuations are subject to a large degree of uncertainty and are made on the basis of assumptions and methodologies that may not prove to be accurate, particularly in periods of volatility, low transaction flow or restricted debt availability in the commercial or residential real estate markets. For example, in the appraisal, a number of the properties were valued using the special assumption that such properties would be purchased through a tax-efficient special purpose vehicle, and is therefore subject to lower purchaser transaction expenses. If one or more assumptions are incorrect, the value may be materially lower than the appraised value.

Endnotes

1. Financial Highlights – Cash Available for distribution (CAD)
    a. Three months ended March 31, 2018 represents an adjustment to exclude depreciation and amortization of $11.7 million, amortization expense of capitalized above/below market leases of $0.2 million, amortization of deferred financing costs of $0.7 million and amortization of equity-based compensation of $0.6 million.
    b. Three months ended March 31, 2017 represents an adjustment to exclude depreciation and amortization of $12.6 million, amortization of above/below market leases of $0.3 million, amortization of deferred financing costs of $0.9 million and amortization of equity-based compensation of $15.9 million.
    c. Three months ended March 31, 2018 CAD includes a $1.4 million net loss related to the settlement of foreign currency derivatives.
    d. Three months ended March 31, 2017 CAD includes a $0.8 million net gain related to the settlement of foreign currency derivatives.
    e. Three months ended March 31, 2018 represents an adjustment to exclude $0.5 million of transaction costs.
    f. Three months ended March 31, 2017 represents an adjustment to exclude $0.3 million of transaction costs and $0.9 million of payroll taxes associated with the acceleration of equity awards due to the tri-party merger completed on January 10, 2017.
    g. CAD per share is based on 55.8 million weighted average shares (common shares outstanding including operating partnership units and RSUs not subject to performance hurdles) for the the three months ended March 31, 2018. Based on 55.7 million weighted average shares (common shares outstanding, including LTIPs and RSUs not subject to performance hurdles) for the three months ended March 31, 2017. CAD per share does not take into account any potential dilution from restricted stock units subject to performance metrics not currently achieved.

2. Financial Highlights - NOI
    a. Three months ended March 31, 2018 primarily excludes $0.2 million of amortization of above/below market leases. Three months ended March 31, 2017 primarily excludes $0.3 million of amortization of above/below market leases.

3. Financial Highlights - Adjusted EBITDA
    a. Three months ended March 31, 2018 represents an adjustment to exclude depreciation and amortization of $11.7 million, amortization expense of capitalized above/below market leases of $0.2 million and amortization of equity-based compensation of $0.6 million.
    b. Three months ended December 31, 2017 represents an adjustment to exclude depreciation and amortization of $14.5 million, amortization expense of capitalized above/below market leases of $0.9 million and amortization of equity-based compensation of $3.7 million.
    c. Three months ended March 31, 2017 represents an adjustment to exclude depreciation and amortization of $12.6 million, amortization of above/below market leases of $0.3 million and amortization of equity-based compensation of $15.9 million.
    d. Three months ended March 31, 2018 Adjusted EBITDA includes a $1.4 million net loss related to the settlement of foreign currency derivatives.
    e. Three months ended December 31, 2017 Adjusted EBITDA includes a $0.7 million net loss related to the settlement of foreign currency derivatives.
    f. Three months ended March 31, 2017 Adjusted EBITDA includes a $0.8 million net gain related to the settlement of foreign currency derivatives.
    g. Three months ended March 31, 2018 represents an adjustment to exclude $0.5 million of transaction costs.
    h. Three months ended December 31, 2017 represents an adjustment to exclude $4.6 million of transaction costs.
    i. Three months ended March 31, 2017 represents an adjustment to exclude $0.3 million of transaction costs and $0.9 million of payroll taxes associated with the acceleration of equity awards due to the tri-party merger completed on January 10, 2017.

NORTHSTAR
REALTY EUROPE

590 Madison Ave, 34th Floor, New York, NY 10022 I 212.547.2600 I nrecorp.com