

W. P. Carey Q1 Fact Sheet 2022

W. P. Carey ranks among the largest net lease REITs with an enterprise value of approximately \$22 billion and a diversified portfolio of operationally critical commercial real estate that includes 1,336 net lease properties covering approximately 157 million square feet as of March 31, 2022. For nearly five decades, we have invested in high-quality single-tenant industrial, warehouse, office, retail and self-storage properties subject to long-term net leases with built-in rent escalators. Our portfolio is located primarily in the U.S. and Northern and Western Europe and is well-diversified by tenant, property type, geographic location and tenant industry.

As of 3/31/22

| | |
|---------------------|---------|
| Annualized Dividend | \$4.23 |
| Share Price | \$80.84 |
| Dividend Yield | 5.2% |

Financial Snapshot

(As of or for the three months ended 3/31/22)

(Unaudited)

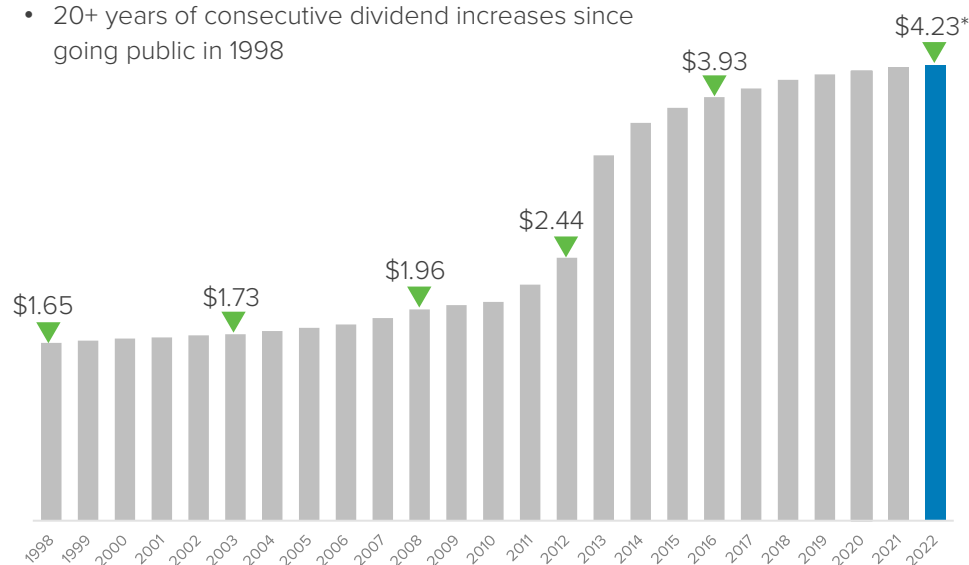
| | |
|---|-----------|
| Enterprise Value ¹ | \$22.4B |
| Total Revenues (in thousands) | \$348,438 |
| Total AFFO ² (in thousands) | \$258,862 |
| AFFO Per Diluted Share ² | \$1.35 |

¹ Represents equity market capitalization plus total pro rata debt outstanding, less consolidated cash and cash equivalents.

² See back page for information on non-GAAP financial measures.

A History of Income Generation

- Member of NASDAQ Dividend Achievers™ Index
- 20+ years of consecutive dividend increases since going public in 1998

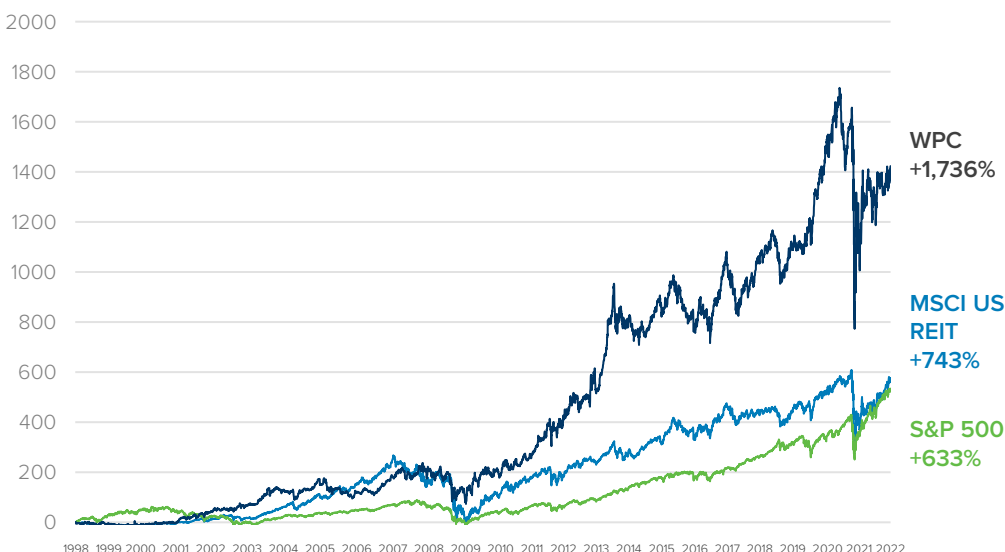


Full-year dividend per share reflects sum of quarterly dividends per share for the respective year. Chart is not reflective of special dividends paid in 2007, 2009 and 2013.

*Reflects annualized dividend as of March 31, 2022.

Total Return Since Going Public

Since going public in 1998, W. P. Carey has significantly outpaced key REIT indices and the broader markets



Total returns from January 21, 1998 through market close March 31, 2022. Reflects the reinvestment of all dividends. Past performance is not a guarantee of future results.



Portfolio Overview³

W. P. Carey has a large, high-quality portfolio of operationally-critical commercial real estate that is well-diversified by tenant, property type, geographic location and tenant industry to help insulate income and mitigate risk.

Net Lease Properties
1,336

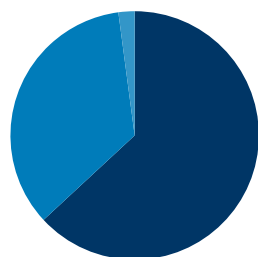
Total Occupancy
98.5%

Weighted Average Lease Term
10.8 Years

Total Square Footage
157M

Total Countries
24

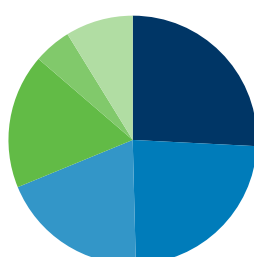
Geography³



- United States (63.1%)
- Europe (34.9%)
- Other* (2.0%)

* Includes assets in Canada, Mexico and Japan.

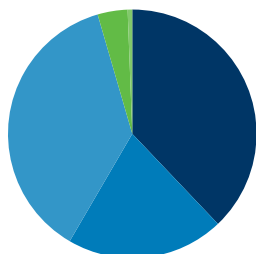
Property Type³



- Industrial (25.8%)
- Warehouse (23.8%)
- Office (19.2%)
- Retail (17.5%)
- Self-Storage (Net Lease) (4.9%)
- Other* (8.8%)

* Includes education facility, hotel (net lease), laboratory, theater, fitness facility, student housing (net lease), funeral home, restaurant and land.

Rent Escalations³



99% of our leases have contractual rent increases, providing built-in rent growth

- Uncapped CPI (37.9%)
- CPI-based (20.5%)
- Fixed (37.1%)
- Other (3.9%)
- None (0.6%)

³Based on contractual minimum ABR as of March 31, 2022. Numbers may not add to 100% due to rounding.

Top 10 Tenants

Top 10 tenant concentration is 20.2% of annualized base rent

| | |
|-----------------------------|---|
| U-Haul Moving Partners Inc. | 78 net lease self-storage facilities in the U.S. |
| State of Andalucía | 70 regional government office properties in Spain |
| Hellweg | 35 DIY retail properties in Germany |
| Metro Cash & Carry | 20 B2B wholesale stores in Italy and Germany |
| OBI Group | 26 DIY retail properties in Poland |
| Extra Space Storage, Inc. | 27 net lease self-storage facilities in the U.S. |
| Pendragon PLC | 66 auto dealerships in the UK |
| Marriott Corporation | 18 net lease hotel properties in the U.S. |
| Advance Auto Parts, Inc. | 29 distribution facilities in the U.S. |
| Nord Anglia Education, Inc. | Three K-12 private schools in the U.S. |

For more information, please view our supplemental unaudited financial and operating information and investor presentation regarding the 2022 first quarter on the Investors section of our website: www.wpcarey.com

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NON-GAAP FINANCIAL DISCLOSURE

This fact sheet includes certain "non-GAAP" supplemental metrics that are not defined by generally accepted accounting principles ("GAAP"), including adjusted funds from operations ("AFFO"). Please reference our Form 8-K, which was filed with the Securities and Exchange Commission on April 29, 2022 and is available at www.sec.gov and on our website at www.wpcarey.com, for a description of these non-GAAP financial measures, including why we believe they are useful measures for investors and how we utilize them, as well as a reconciliation of these measures to our financial statements, which are prepared in accordance with GAAP.



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