NYSE:WPC

W. P. Carey Q1 Fact Sheet 2026

W. P. Carey ranks among the largest net lease REITs with a well-diversified portfolio of high-quality, operationally critical commercial real estate, which includes 1,703 net lease properties covering approximately 185 million square feet as of March 31, 2026. With offices in New York, London, Amsterdam and Dallas, the company remains focused on investing primarily in single-tenant industrial, warehouse and retail properties located in the U.S. and Europe, under long-term net leases with built-in rent escalations.

As of 3/31/26

Annualized Dividend	$3.72
Share Price	$67.96
Dividend Yield	5.5%

Financial Snapshot
(As of or for the three months ended 3/31/26)

(Unaudited)

Enterprise Value[1]	$23.8B
Total Revenues (in thousands)	$454,509
Total AFFO[2] (in thousands)	$288,657
AFFO Per Diluted Share[2]	$1.30

[1] Represents equity market capitalization plus total pro rata debt outstanding, less consolidated cash and cash equivalents and cash held at qualified intermediaries.

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

Company Highlights

Size
One of the largest owners of net lease real estate and among the top 25 REITs in the MSCI US REIT Index

Diversification
Highly diversified portfolio by geography, tenant, property type and tenant industry

Track Record
Successful track record of investing and operating through multiple economic cycles since 1973 led by an experienced management team

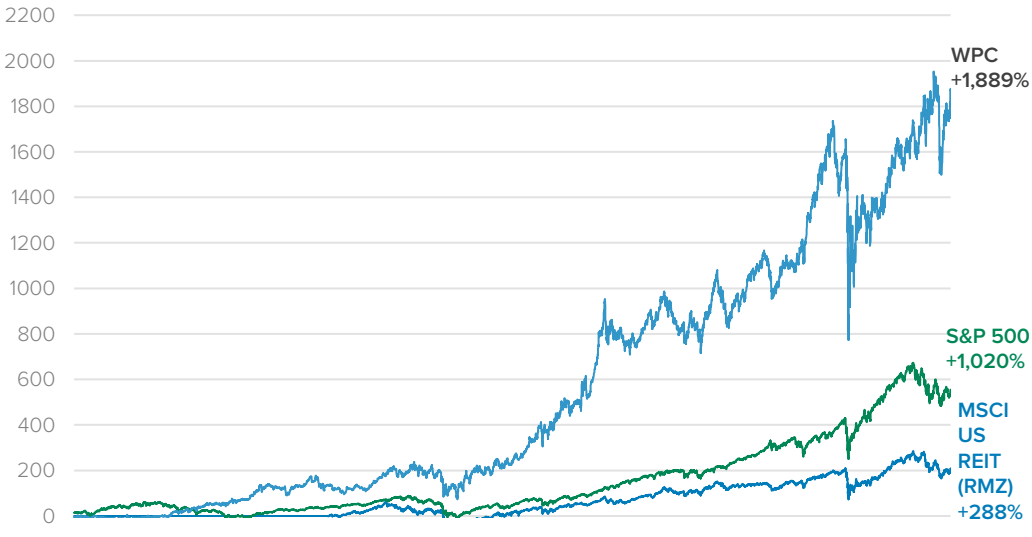
Proactive Asset Management
U.S. and Europe-based asset management teams

Balance Sheet
Investment grade balance sheet with access to multiple forms of capital

Real Estate Earnings
Stable cash flows derived from long-term leases that contain strong contractual rent bumps

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, 2026.
Reflects the reinvestment of all dividends. Past performance is not a guarantee of future results.

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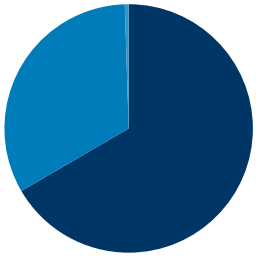


Portfolio Overview[3]

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	Total Occupancy	Weighted Average Lease Term	Total Square Footage	Total Countries
1,703	98.1%	12.1 Years	185M	25

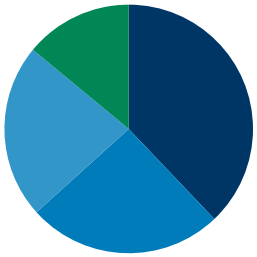
Geography[3]



- North America (66.6%)
- Europe (32.9%)
- Other* (0.5%)

* Includes assets in Mauritius and Japan.

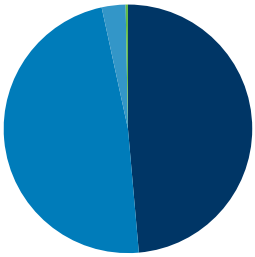
Property Type[3]



- Industrial (37.9%)
- Warehouse (25.4%)
- Retail (22.7%)
- Other* (14.0%)

* Includes education facility, specialty, self storage (net lease), laboratory, research and development, hotel (net lease), office and land.

Rent Escalations[3]



99.7% of our leases have contractual rent increases, providing built-in rent growth

- CPI-linked (48.6%)
- Fixed (48.0%)
- Other (3.1%)
- None (0.3%)

[3] Based on contractual minimum ABR and reflects pro rata ownership of real estate assets (excluding operating properties) as of March 31, 2026. Numbers may not add to 100% due to rounding.

Top 10 Tenants

Top 10 tenant concentration is 18.3% of annualized base rent

Extra Space Storage	43 net lease self-storage properties in the U.S.
Apotex	11 pharmaceutical R&D and advanced manufacturing properties in Canada
Life Time Fitness	12 health and fitness facilities in the U.S.
Metro Italia	18 B2B retail stores in Italy
Fortenova	19 properties, including grocery stores and one warehouse, in Croatia
OBI	26 DIY retail properties in Poland
Fedrigoni	16 industrial facilities in Germany, Italy and Spain
TI Automotive	20 auto component manufacturing properties in North America
Eroski	63 grocery stores and warehouses in Spain
Nord Anglia	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 2026 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 28, 2026 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.