

W. P. Carey Q2 Fact Sheet 2020

W. P. Carey ranks among the largest net lease REITs with an enterprise value of approximately \$18 billion and a diversified portfolio of operationally-critical commercial real estate that includes 1,216 net lease properties covering approximately 142 million square feet as of June 30, 2020. For over four 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 6/30/20

Annualized Dividend	\$4.17
Share Price	\$67.65
Dividend Yield	6.2%

Financial Snapshot

(As of or for the three months ended 6/30/20)

(Unaudited)

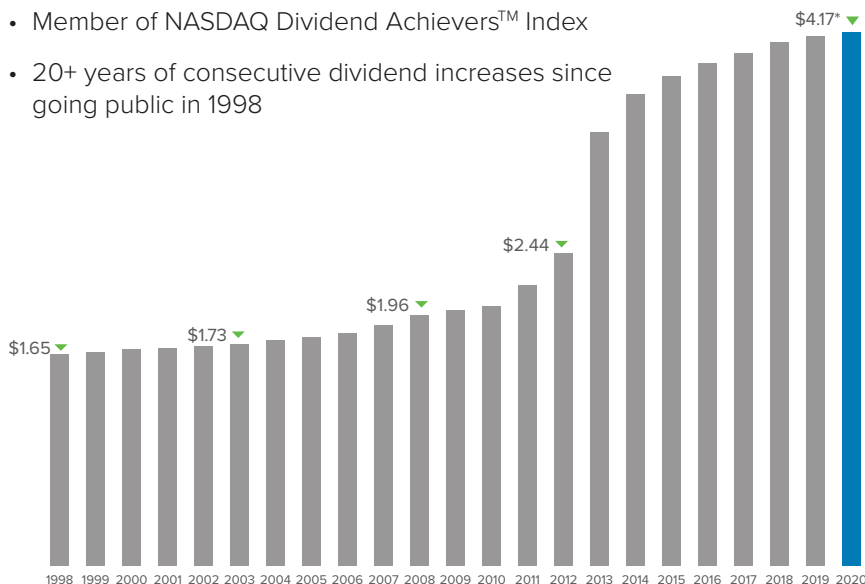
Enterprise Value ¹	\$18.0B
Total Revenues (in thousands)	\$290,530
Total AFFO ² (in thousands)	\$197,910
AFFO Per Diluted Share ²	\$1.14

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 the annualized dividend as of June 30, 2020.

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 June 30, 2020. Reflects the reinvestment of all dividends. Past performance is not a guarantee of future results.

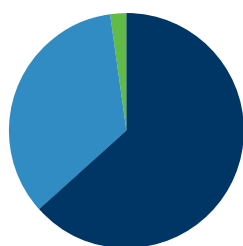


Portfolio Overview³

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	Total Occupancy	Weighted Average Lease Term	Total Square Footage	Total Countries
1,216	98.9%	10.7 Years	142M	25

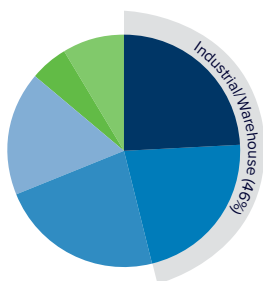
Geography³



- United States (63.4%)
- Europe (34.6%)
- Other* (2.0%)

* Includes assets in Canada, Mexico and Japan.

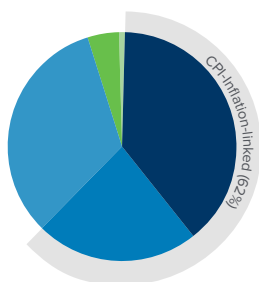
Property Type³



- Industrial (24.2%)
- Warehouse (22.1%)
- Office (22.6%)
- Retail (17.3%)
- Self-Storage (Net Lease) (5.2%)
- Other* (8.6%)

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

Rent Escalations³



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

- Uncapped CPI (39.0%)
- CPI-based (23.0%)
- Fixed (32.8%)
- Other (4.4%)
- None (0.8%)

³Based on contractual minimum ABR as of June 30, 2020. Numbers may not add to 100% due to rounding.

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 July 31, 2020 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.

Top 10 Tenants

Top 10 tenant concentration is 21.6% of annualized base rent

U-Haul International, Inc.	78 net lease self-storage facilities in the U.S.
Hellweg	42 DIY retail properties in Germany
State of Andalusia	70 regional government office properties in Spain
Metro Cash & Carry	20 B2B wholesale stores in Germany and Italy
Pendragon PLC	69 auto dealerships in the UK
Extra Space Storage, Inc.	27 net lease self-storage facilities in the U.S.
Marriott International, Inc.	18 net lease hotel properties in the U.S.
Nord Anglia Education, Inc.	Three K-12 private schools in the U.S.
Forterra, Inc.	27 industrial properties in the U.S. and Canada
Advance Auto Parts, Inc.	30 distribution facilities in the U.S.

For more information, please view our supplemental unaudited financial and operating information and investor presentation regarding the 2020 second quarter on the Investors section of our website: www.wpcarey.com

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