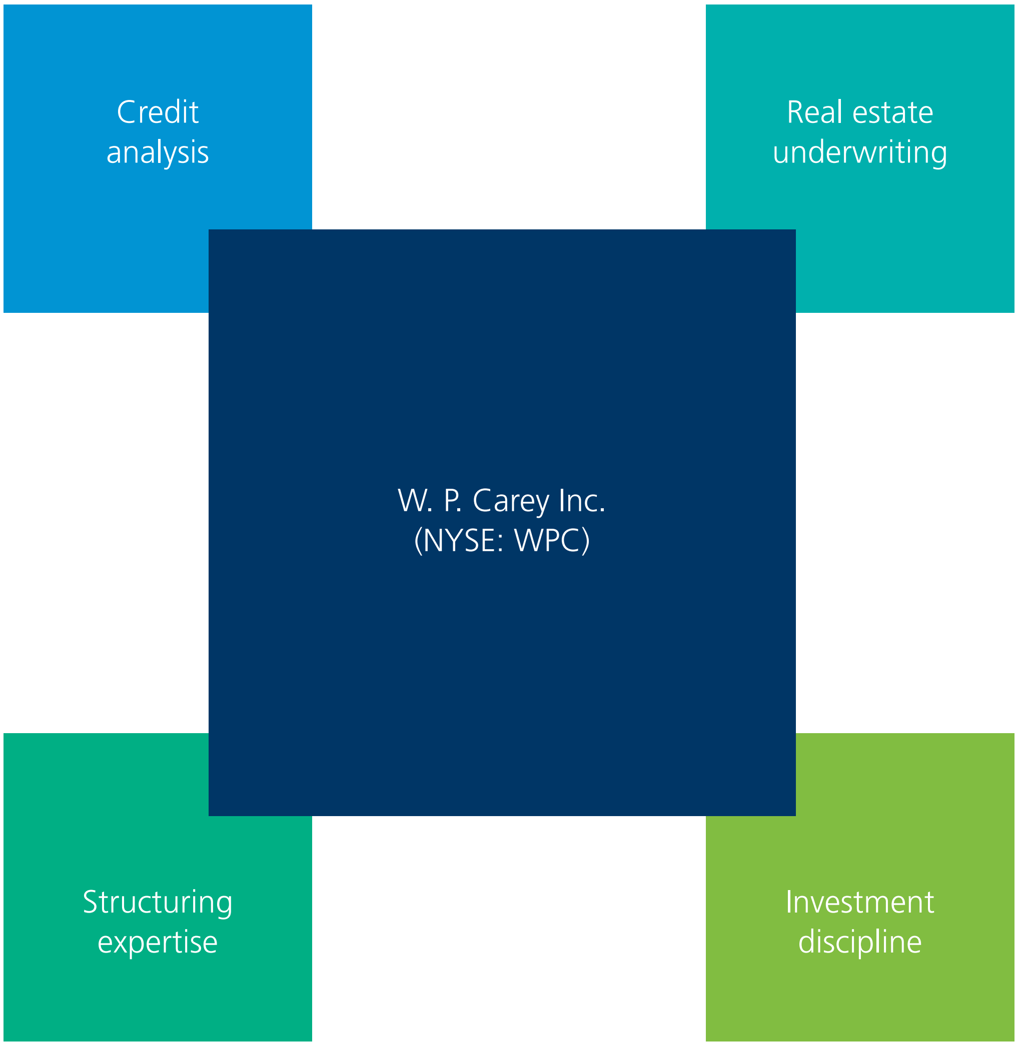
2015 Annual Report

W. P. CAREY

Investing for the long run™

Capitalizing on Our Core Competencies



Dear Fellow Investors

During 2015, we continued to grow our business while simultaneously exploring additional opportunities to enhance shareholder value. This growth is reflected in the AFFO per diluted share we generated of $4.99 and the dividends we declared of $3.83 per share, which increased 3.7% and 3.8%, respectively, from the prior year.

In what continued to be a competitive market for high-quality net leased assets, we benefited from the significant diversity offered by our business model—in terms of our capital sources, revenue streams, ability to invest both in the United States and abroad—as well as the diversity within our real estate portfolios. Diversification is a fundamental component of our cycle-tested strategy that has helped protect shareholder value during industry-specific downturns and periods of broader market turbulence or dislocation, enabling us to generate value for our shareholders through both good times and bad. Despite the pressure on our share price in 2015 and on the public REIT sector generally, we take pride in having generated a total return of 827% for our shareholders since our public listing in 1998 through the end of 2015.

Adhering to our risk management–driven investment strategy, focusing on tenant creditworthiness, and the acquisition of critical assets, we made investments for our owned real estate portfolio totaling $689 million in 2015. The majority were in Europe, given the favorable market conditions for net lease investments; and with a weighted-average initial cap rate of approximately 7%, we believe they will provide healthy long-term investment returns.

There is a common misperception that net leased real estate requires very little management. In actuality, we actively manage all of our assets by continually reviewing each tenant's creditworthiness, the operational criticality of each property, and the overall quality of the real estate itself. We also ensure that tenants properly maintain each asset, and we assess the potential impact of tenant-specific or industry-wide headwinds. Furthermore, our teams in New York and Amsterdam monitor individual markets for attractive disposition opportunities, seeking to reinvest proceeds in ways that enhance the portfolio's overall quality and extend its weighted-average lease term.

As a result of these activities, at year-end our owned real estate portfolio comprised 869 properties and covered 90 million square feet net leased to 222 tenants, with an occupancy rate of 98.8% and a weighted-average lease term of 9 years. We will continue to actively manage the portfolio, and when we feel our cost of capital is appropriately priced, we will seek to access the capital markets to acquire specific assets or portfolios of assets that meet our underwriting criteria.

Our properties in the United States generated 64% of annualized base rent and 34% came from our properties in Europe. With 95% of annualized base rent coming from leases containing built-in rent escalations, we expect rental revenue to continue to grow and keep pace with inflation.

$3.2B

of investments in 2015 acquired for our owned portfolio and on behalf of the Managed REITs.

Our mission has always been to provide superior risk-adjusted returns that create sustainable long-term value.

Our goal is to maintain a strong and flexible balance sheet with sufficient access to capital to fund long-term growth opportunities. In this regard we had an eventful start to the year, taking several important steps that reduced our nonrecourse debt and moved us closer to becoming a primarily unsecured borrower. Specifically, we expanded the capacity of our credit facility revolver to $1.5 billion, accessed the European public debt market with an inaugural €500-million bond issue, and completed a $450-million domestic bond offering. We also created the flexibility to raise small amounts of equity capital efficiently, should the future need arise, by establishing a $400-million at-the-market program.

The consistent fee income generated by our investment management business provides an additional source of cash flow for our shareholders. Equally important, this business provides a valuable alternative source of capital for financing new acquisitions when traditional public markets are experiencing periods of volatility or pricing pressure. It also allows us to grow revenues by capitalizing on new market sectors and products that build on our established skills and investment philosophy.

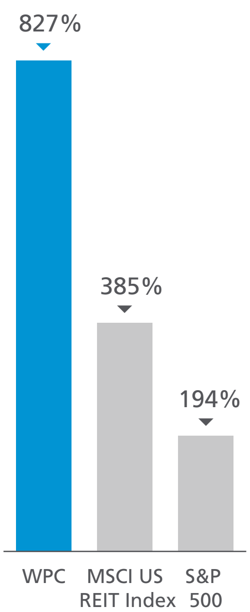
In 2015, we raised approximately $350 million on behalf of our Managed Programs, in addition to $135 million of reinvestment proceeds, net of redemptions. We also structured new real estate investments totaling $2.5 billion for our Managed REIT's bringing our assets under management at year-end to $11 billion, an increase of 20% over the prior year.

The launch of Carey Watermark Investors 2 in May 2015 builds on our successful track record for raising capital and investing in the lodging industry. We also launched Carey Credit Income Fund, our inaugural non-traded business development company, which commenced capital raising in July 2015 through two feeder funds: Carey Credit Income Fund – I and Carey Credit Income Fund 2016 T. In partnership with experienced fixed income investor Guggenheim Partners, the funds capitalize on our history of providing capital to growing companies and our more than 40-year track record of corporate credit underwriting.

We plan to further grow and diversify our investment management business by evaluating opportunities that provide differentiated alternative programs that seek to capture superior risk-adjusted returns by deploying disciplined capital into inefficient markets. Our ability to anticipate and adapt to regulatory changes is an important differentiator and one that allowed us to pioneer the offering of trailing-fee shares for non-traded investments, initially in CPA®:18 – Global and again with Carey Watermark Investors 2 and Carey Credit Income Fund 2016 T.

Looking ahead, we anticipate that net lease in the United States will remain competitive in 2016. However, we are seeing increased emphasis on certainty of execution rather than simply price. We view this as a function of several factors: weakness in the commercial mortgage-backed-securities market; reduced capital flows into the market from established investors; and uncertainty in financial markets in general. Europe remains at a different point in the cycle. The cost of capital continues to compress as US investors become increasingly more comfortable with investing in the region, thereby creating capital inflows. Given the lower cost of debt in Europe, attractive investments with significant spreads are still available.

W. P. Carey's Total Return Since Going Public in 1998



Total return from January 21, 1998 to December 31, 2015

While we continuously look at strategic alternatives to enhance value, our mission has always been to provide superior risk-adjusted returns and create sustainable long-term value for our shareholders. During our 43-year history, we have carried out this mission by implementing initiatives ranging from the public listing of our first nine funds in 1998 to the internalization of our manager in 2000 and our REIT conversion in 2012. We will continue to evaluate opportunities that build on the value of our core corporate credit and real estate analytical strengths, all the while reviewing our structure, new product opportunities, liquidation alternatives for our managed funds, and new markets, from both investment and capital-raising standpoints.

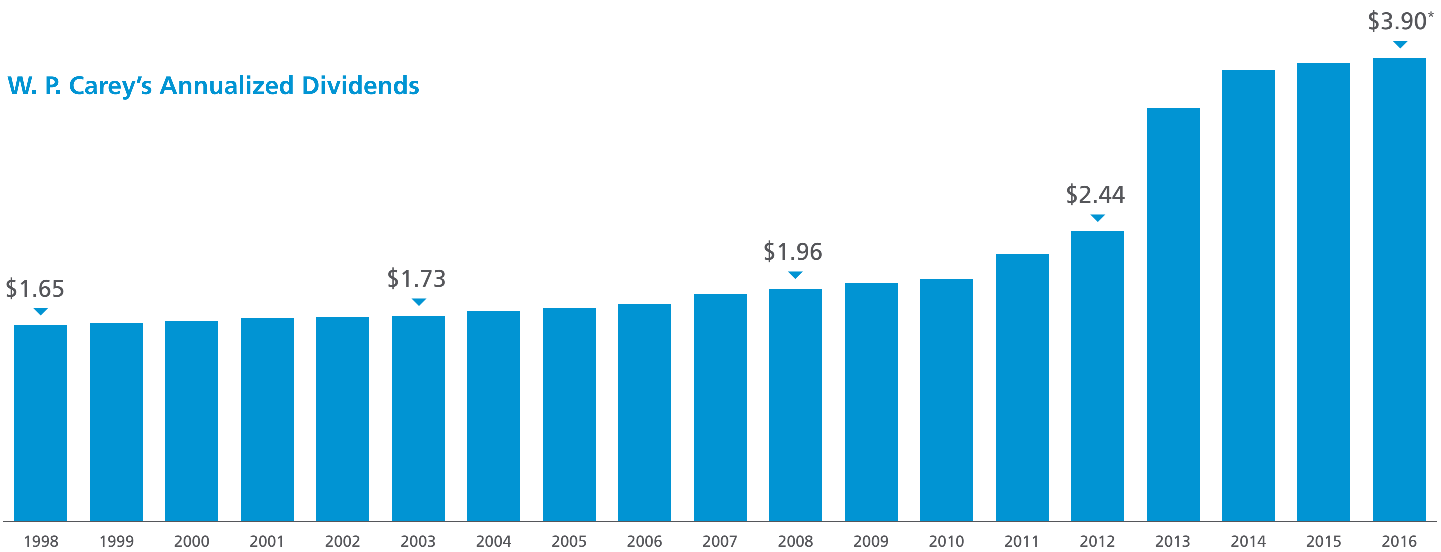
In closing, I wish to thank our Board of Directors for its guidance and support during the year and to express appreciation for the time, effort, and depth of expertise the directors consistently provide. In addition, I thank our shareholders and bondholders, and the investors in our Managed Programs for their trust.

Having joined W. P. Carey as a senior executive in 2005, subsequently serving as CFO and then joining the Board in 2012, I had the privilege to know and work with Bill Carey, whose leadership and thoughtful approach shape the platform on which we have continued to grow our business to this day. Benefiting from Bill's legacy and the organization he founded and grew so successfully, I look forward to my first year as CEO, working closely with the senior management team and aided by the support of all of our dedicated employees who work diligently every day to, as Bill constantly reminded us all, earn the continued trust of all our stakeholders.

Mark J. DeCesaris
Chief Executive Officer

By drawing on our diverse global financial and real estate expertise, we have been able to generate value for our shareholders through both good times and bad.

W. P. Carey's Annualized Dividends



Past performance is not a guarantee of future results.

As declared on March 21, 2016.

Portfolio Overview

During 2015, we continued to adhere to our cycle-tested investment strategy, focusing on diversification, tenant creditworthiness and the acquisition of critical assets.

The Benefits of Diversity

Our ability to generate strong performance over four decades and through numerous market cycles not only demonstrates our established credit and real estate underwriting expertise but also underscores the benefits of the diversity inherent in our business through the composition of our real estate portfolio, our revenue streams and our capital sources.

94.9%

of annualized base rent from leases with built-in increases

869

net lease properties

$692.6

million of annualized base rent

98.8%

occupancy

90.1

million square feet

A Proven Process

Our disciplined underwriting process has supported our strategy of generating income and value for investors for more than 40 years and throughout a variety of market cycles. Throughout these cycles, we have been a constant source of capital for owners of critical corporate properties, supporting their operations and growth strategies.

We evaluate each potential investment based on four key criteria:

Creditworthiness of the tenant

- Industry drivers and trends
- Competitor analysis
- Company history
- Historical financials

Criticality of the asset to the tenant's business

- Corporate headquarters
- Key distribution facility or profitable manufacturing plant
- Critical R&D or data center
- Top-performing retail locations

Fundamental value of the real estate

- Local market analysis
- Property condition
- Third-party valuation/ replacement cost
- Downside analysis/cost to re-lease

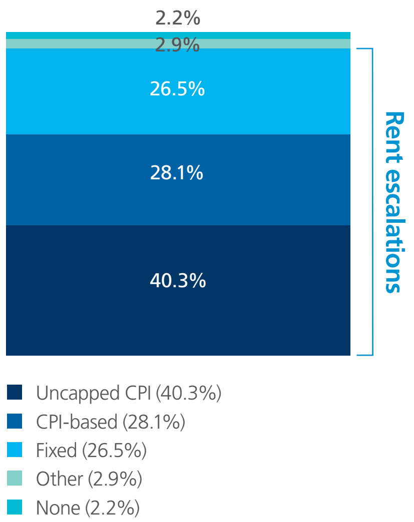
Transaction structure and pricing

- Price and length of lease
- Inclusion of built-in rent escalations
- Financial covenants
- Security deposits/letters of credit

Portfolio Strategy

- Focus on acquiring strategically important real estate, long-term net leased to creditworthy companies with built-in rent growth
- Build and manage our portfolio in a consistent, methodical manner to provide increasing cash flow, long-term value and attractive risk-adjusted returns to our investors
- Maximize the value of existing assets through expansion to meet tenants' growth needs and repositioning of assets in evolving markets

94.9% of our rental revenue has built-in increases



Asset Management/ Recycling Capital

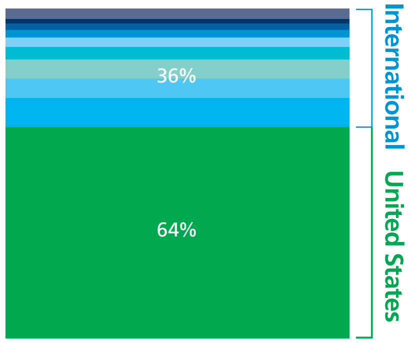
The vast majority of our long-term leases are triple net, with tenants responsible for maintenance, taxes and insurance. Our asset management teams in New York and Amsterdam regularly review tenant creditworthiness, asset quality and operational criticality to ensure these obligations are met and rent is paid on time. They also evaluate tenants' long-term real estate needs, implement early lease renewals, or, if necessary, find replacement tenants.

The teams also assess individual markets for attractive disposition opportunities, seeking to reinvest proceeds, extend average lease term and improve the real estate and credit quality of our portfolio.

Diversification – A Core Strength

In a competitive market for high-quality net leased assets, we continue to benefit from the significant diversity of our business model—in the composition of our real estate portfolio, our ability to invest both in the US and abroad and in our capital sources. This diversity is a fundamental component of our cycle-tested strategy, which has helped protect shareholder value during industry-specific downturns, as well as broader market turbulence from global political and economic crises and events.

Geographic*



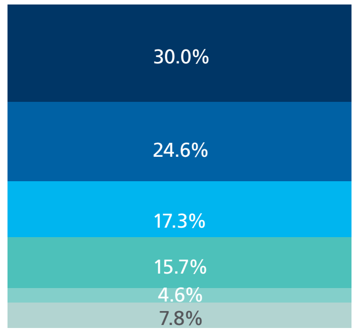
- United States (64%)

International 36%

- Germany (8.5%)
- France (6.0%)
- United Kingdom (5.8%)
- Spain (3.9%)
- Finland (2.8%)
- Poland (2.4%)
- The Netherlands (2.0%)
- Australia (1.4%)
- Other[1] (3.2%)

1 Other includes assets in Norway, Austria, Hungary, Sweden, Belgium, Canada, Mexico, Thailand, Malaysia, and Japan.

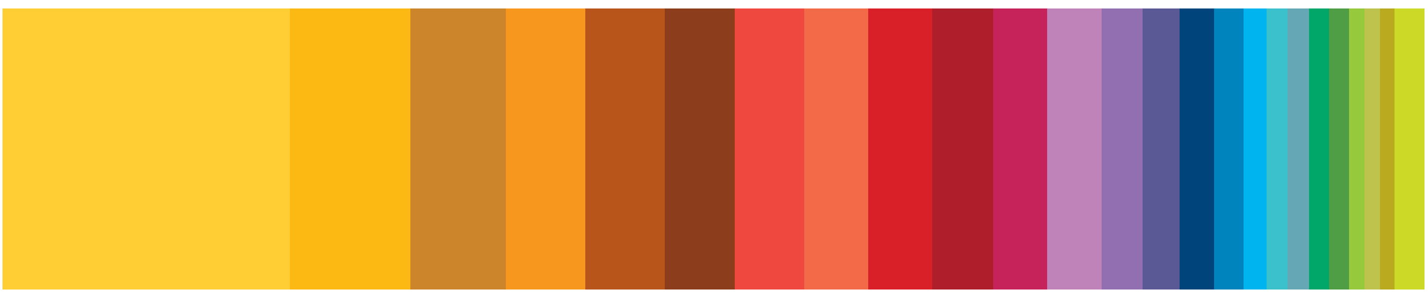
Property Type*



- Office (30.0%)
- Industrial (24.6%)
- Warehouse (17.3%)
- Retail (15.7%)
- Self-Storage (4.6%)
- Other[2] (7.8%)

2 Other includes ABR from tenants within the following property types: learning center, hotel, theater, sports facility, and residential.

Tenant Industry*



- Retail Stores (20.2%)[3]
- Consumer Services (8.5%)
- High-Tech Industries (6.7%)
- Automotive (5.6%)
- Sovereign and Public Finance (5.6%)
- Beverage, Food, and Tobacco (4.9%)
- Hotel, Gaming, and Leisure (4.9%)
- Healthcare and Pharmaceuticals (4.5%)
- Cargo Transportation (4.5%)
- Media: Advertising, Printing, and Publishing (4.3%)
- Capital Equipment (3.8%)
- Containers, Packaging, and Glass (3.8%)
- Construction and Building (2.9%)
- Business Services (2.6%)
- Telecommunications (2.4%)
- Wholesale (2.1%)
- Durable Consumer Goods (1.6%)
- Aerospace and Defense (1.5%)
- Grocery (1.5%)
- Chemicals, Plastics and Rubber (1.4%)
- Metals and Mining (1.4%)
- Nondurable Consumer Goods (1.1%)
- Oil and Gas (1.1%)
- Banking (1.0%)
- Other[4] (2.1%)

3 Includes automotive dealerships

4 Other includes ABR from tenants in the following industries: insurance; electricity; media: broadcasting and subscription; forest products and paper; environmental industries; and consumer transportation. Also includes square footage for vacant properties.

*Based on ABR; pro rata as of December 31, 2015.

2015 Investment Activity

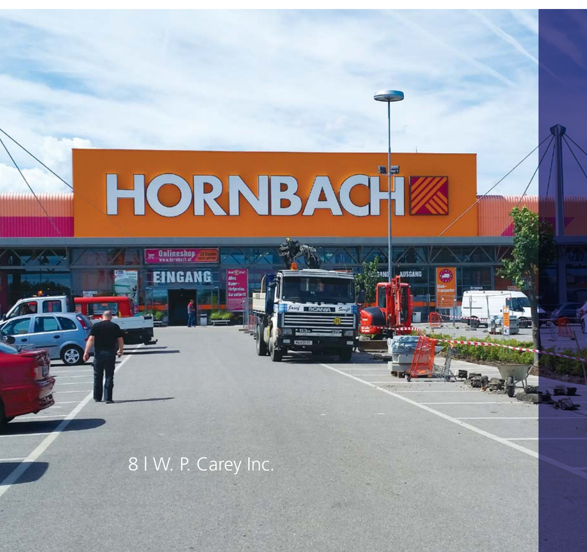
- Nine acquisitions totaling $689 million and the completion of one build-to-suit for our owned portfolio
- Hotel, industrial, office, retail and warehouse assets located in the United States, the United Kingdom, the Netherlands, Austria, Germany and Sweden
- Weighted-average initial cap rate of approximately 7%
- Additive to weighted-average lease term
- Majority of acquisitions were in Europe, given the region's favorable market conditions for net lease
- Dispositions of approximately $38 million as part of our capital recycling program

Featured 2015 Investments

Pendragon

Closing Date: January 2015
Purchase Price: $351.1 million
Facility Type: Auto Dealership Portfolio
Location: United Kingdom
Size: 1.5 million square feet; 73 assets
Lease Term: 15 years (weighted average)

Pendragon is the United Kingdom's largest automotive retailer, offering a diverse range of automotive brands, new and used vehicles, and after-sales services. The 73-property portfolio represents almost one-third of its UK dealership footprint across key locations, which, in combination with the inflation-indexed long-term triple-net leases, meets our investment criteria.



Hornbach Baumarkt

Closing Date: April 2015
Purchase Price: $25 million
Facility Type: Retail
Location: Austria
Size: 137,000 square feet
Lease Term: 15 years

Europe's fifth-largest DIY retailer, Hornbach is an established tenant with an excellent track record of growth and profitability. The well-located facility on a long-term inflation-indexed net lease provides an acquisition opportunity consistent with our established criteria and represents our first transaction in Austria, further advancing our diversification strategy.

Scania

Closing Date: June 2015
Purchase Price: $26.4 million
Facility Type: Industrial
Location: Sweden
Size: 358,000 square feet
Lease Term: 15 years

Scania is among the world's leading manufacturers of commercial vehicles and one of southern Sweden's largest employers.
A critical logistics facility, supporting one of its main manufacturing plants, the strategically located Class-A asset provides another high-quality Nordic asset positioned to deliver current income and add long-term value to our owned portfolio.

Banco Santander

Completion Date: September 2015
Construction Cost: $51 million
Facility Type: Office
Location: Germany
Size: 212,000 square feet
Lease Term: 20 years

The completion of this build-to-suit Class-A office building consolidates several office locations and supports the recent growth in Banco Santander's German footprint. The inflation-indexed long-term triple net lease with one of Eurozone's largest banks for a key facility provides a strategic addition to our owned portfolio.

Courtyard by Marriott

Closing Date: October 2015
Purchase Price: $52 million
Facility Type: Hotel
Location: United States – IA, LA, MO, NC, NJ, TX
Size: 447,000 square feet
Lease Term: 11 years

The acquisition of a net leased portfolio of six established US properties with substantial rent coverage, at an attractive basis, offers compelling risk-adjusted returns. With steady, predictable cash flows and built-in rent escalations, coupled with the strength of Marriott's brand and credit, the acquisition provides an ideal addition to our owned portfolio.

Our Strategy

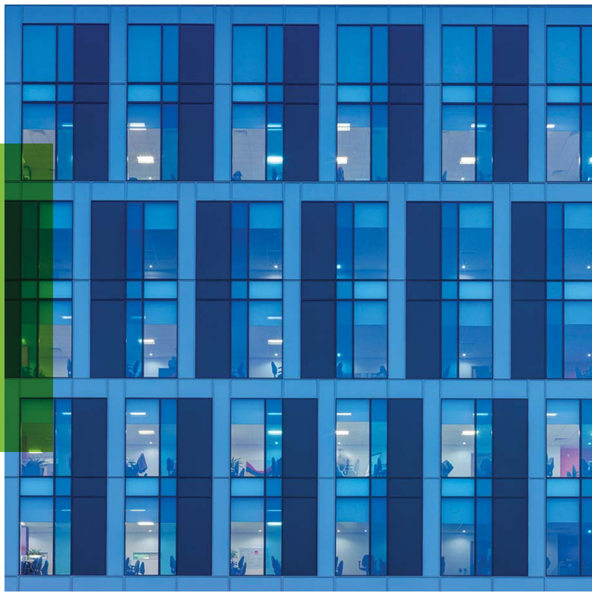
Provide differentiated alternative investment programs that seek to capture superior risk-adjusted returns by deploying disciplined capital into inefficient markets.

A Scalable Business Model

Our investment management platform has important strategic advantages, enabling us to access investor capital through a retail channel separate from the listed markets. Initially a source for funding our net lease investing activity, as a scalable model it has allowed us to grow our investment management business, leveraging our credit and real estate underwriting expertise to introduce additional product verticals that meet the long-term investing needs of individual investors.

Leveraging Our Established Capabilities

Net Lease Real Estate



Lodging

Corporate Credit

Managed Programs

Wm. Polk Carey established the company in 1973 with a vision of providing quality companies with capital to run their businesses and to provide investors with solid, income-oriented products that could appreciate over the long run, through good times and bad.

Since then, we've raised 17 Corporate Property Associates (CPA®) programs, 15 of which have completed their full investment cycles, delivering stable dividend income to generations of investors. We also introduced our initial and second lodging funds, Carey Watermark Investors 1 and Carey Watermark Investors 2.

As a result, W. P. Carey has developed strong brand value and loyalty among investors and financial advisors, which in turn have supported our expansion into new product verticals that leverage our corporate credit and real estate underwriting expertise.

Prior Programs

	Program life	Total cash distributions plus liquidation value per $10,000 investment[1]	Average annual return[1]
CPA®:1	1979-1998	$23,670	7.17%
CPA®:2	1980-1998	$36,864	14.89%
CPA®:3	1982-1998	$40,806	18.81%
CPA®:4	1983-1998	$31,007	13.85%
CPA®:5	1984-1998	$21,024	7.72%
CPA®:6	1985-1998	$26,382	12.47%
CPA®:7	1987-1998	$21,504	10.15%
CPA®:8	1988-1998	$22,851	13.10%
CPA®:9	1989-1998	$18,393	9.59%
CPA®:10	1991-2002	$20,833	8.81%
CIP®	1992-2004	$24,243	11.22%
CPA®:12	1994-2006	$23,689	10.91%
CPA®:14	1998-2011	$21,719	8.96%
CPA®:15	2002-2012	$20,208	9.58%
CPA®:16 – Global	2003-2014	$17,534	7.53%

Building on Our Core Competencies and a Strong Brand

We plan to further grow and diversify our investment management business by continuing to expand our product offerings. The launch of Carey Watermark Investors 2 in May 2015 builds on our successful track record for raising capital and investing in the lodging industry. Our corporate credit underwriting strengths and expertise became the foundation for a stand-alone product offering when Carey Credit Income Fund, our inaugural non-traded business development company, commenced capital raising in July 2015 through two feeder funds: Carey Credit Income Fund – 1 and Carey Credit Income Fund 2016 T.

CPA®:17 – Global
Net Lease Real Estate

COMMENCED: 2007
OFFERING STATUS: Closed
AUM[3]: $5.8 billion

CPA®:18 – Global
Net Lease Real Estate

COMMENCED: 2013
OFFERING STATUS: Closed
AUM[3]: $2.1 billion

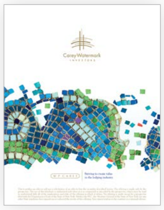
1 Past performance is not a guarantee of future results
2 Carey Credit Income Fund - I was declared effective by the US Securities and Exchange Commission (SEC) on July 31, 2015. Carey Credit Income Fund 2016 T was declared effective by the SEC on July 24, 2015.
3 With the exception of CCIF, assets under management (AUM) represents estimated fair value of the real estate assets based in part upon third-party appraisals plus cash and cash equivalents less distributions payable. For CCIF, AUM represents fair value of the investment assets plus cash and cash equivalents.

Forward-looking Practices

Anticipate and respond to regulatory changes governing managed investment programs

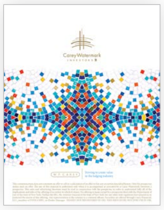
W. P. Carey has been a pioneer in proactively addressing an evolving regulatory environment and developing solutions that meet the needs of our investors. We believe our ability to adapt to changing regulations and trends has been a critical factor in our success as an investment manager over the past 40+ years.

- **1986 Tax Reform Act** W. P. Carey became an early adopter of the non-traded REIT structure by embracing and implementing the format for its CPA® programs to address the implications of the 1986 Tax Reform Act on individual investors in limited partnerships.
- **Independent NAVs** As part of our commitment to providing transparency for investors, W. P. Carey implemented net asset values (NAVs) in the early 1990s and thereby became a forerunner in utilizing the practice long before Financial Industry Regulatory Authority Regulatory Notice 15-02 legislation required it as a standard in the industry as of April 11, 2016.
- **Low-front-end commissions** Recognizing a trend toward a greater need and demand for non-traded investment vehicle structures that address the issue of high up-front fees, W. P. Carey led the industry in the adoption and establishment of a structure of this kind when it introduced CPA®:18 – Global's Class C share in 2013.



CWI 1
Lodging

COMMENCED: 2010
OFFERING STATUS: Closed
AUM[3]: $2.7 billion

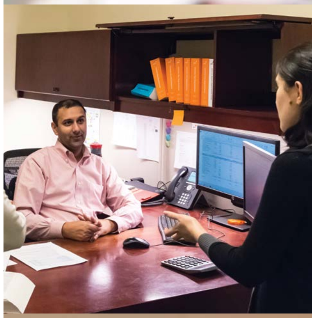


CWI 2
Lodging

COMMENCED: 2014
OFFERING STATUS: Open
AUM[3]: $442 million

CCIF[2]
Corporate Credit

COMMENCED: 2014
OFFERING STATUS: Open
AUM[3]: $88 million



Building on Our History

Leveraging Our Core Capabilities

Our real estate underwriting expertise allows us to determine the fundamental value and criticality of real estate assets. Our corporate credit underwriting expertise allows us to analyze and determine tenant creditworthiness. W. P. Carey has leveraged these capabilities and partnered with established experts to develop and launch new programs designed to expand our alternative investment offerings.

Lodging

1986 W. P. Carey's experience with lodging starts with an investment in a portfolio of Holiday Inn hotels in CPA®:5

Net Lease Real Estate

1973 W. P. Carey is founded and pioneers the concept of offering retail investors access to securitized pools of net leased assets

1979 W. P. Carey introduces the CPA® series of investment programs

1990 W. P. Carey launches its first non-traded REIT: CPA®:10

Net Lease Real Estate

1973 W. P. Carey founds and pioneers the concept of offering retail investors access to securitized pools of net leased assets

1979 CPA® series of investment programs begins

1990 W. P. Carey launches its first non-traded REIT: CPA®:10

1993 W. P. Carey Group assets under management surpass $1 billion

1998 CPA®:1–9 consolidate into Carey Diversified LLC, which begins trading on the New York Stock Exchange

2003 W. P. Carey launches CPA®:16 – Global, its first investment program with a stated objective of investing in both US and European net lease properties

2009 The W. P. Carey Group makes headlines by providing $225 million of sale-leaseback financing for the New York Times Company through the acquisition of approximately 750,000 rentable square feet of its New York headquarters building

2013 W. P. Carey celebrates its 40th anniversary and launches CPA®:18 – Global

2015 CPA®:18 – Global completes capital raising with gross offering proceeds totaling $1.2 billion

Corporate Credit

2014 Carey Credit Income Fund (CCIF), managed by affiliates of W. P. Carey and Guggenheim Partners, forms to capitalize on our core competency of credit underwriting

2007 W. P. Carey completes first net lease hotel investment with Watermark Capital Partners

2011 Carey Watermark Investors 1, managed by affiliates of W. P. Carey and Watermark Capital, launches to capitalize on the imbalance in lodging industry fundamentals

2003 W. P. Carey launches CPA®:16 – Global, its first investment program with a stated objective of investing in both US and European net lease properties

2015 CPA®:18 – Global closes, having raised gross offering proceeds totaling $1.2 billion

Lodging

1986 W. P. Carey's experience with lodging starts with an investment in a portfolio of Holiday Inn hotels in CPA®:5

1992 W. P. Carey acquires a portfolio of 13 net leased Courtyard by Marriott properties through the CPA® programs

2007 W. P. Carey completes first net lease hotel investment with Watermark Capital Partners

2011 Carey Watermark Investors 1, managed by affiliates of W. P. Carey and Watermark Capital, launches to capitalize on the imbalance in lodging industry fundamentals

2015 Carey Watermark Investors 2 begins fundraising to take advantage of ongoing trends in the lodging sector

Corporate Credit

2014 Carey Credit Income Fund (CCIF), managed by affiliates of W. P. Carey and Guggenheim Partners, forms to capitalize on our core competency of credit underwriting

2015 Capital raising commences through two feeder funds: Carey Credit Income Fund – 1 and Carey Credit Income Fund 2016 T

Carey Forward

We introduced our Carey Forward program in 2013 as a tribute to our founder, Wm. Polk Carey, whose strong beliefs and philosophies formed the thread in the fabric of the company. Mr. Carey's generosity, sense of duty, and lifelong commitment to *Doing Good While Doing Well*® were truly inspiring. In honor of that legacy, we have maintained the same dedication not only to financing properties for companies but also to helping the communities we serve.

We have continued growing the Carey Forward program by demonstrating a sustained enthusiasm for building and fostering productive relationships between our company and our communities. The program encourages employees to become involved in philanthropic and charitable activities, devote their time and resources to meaningful causes and initiatives, and bring to philanthropic and community organizations the same level of skill and excellence they devote to their professional responsibilities.

Although the organizations and activities we support can vary, our focus is on enhancing and further improving our communities through youth development and education, hunger relief, healthcare, animal welfare, and arts and restoration.

In 2015, we supported the following organizations:

- Bideawee
- City Harvest
- Feeding America (In partnership with Ameriprise Financial for its National Day of Service)
- New York Blood Center
- New York Cares
- St. Jude Children's Research Hospital

We are tremendously proud of what our Carey Forward participants achieved in 2015. Highlights include:

$20K

raised for City Harvest as part of its Skip Lunch Fight Hunger campaign

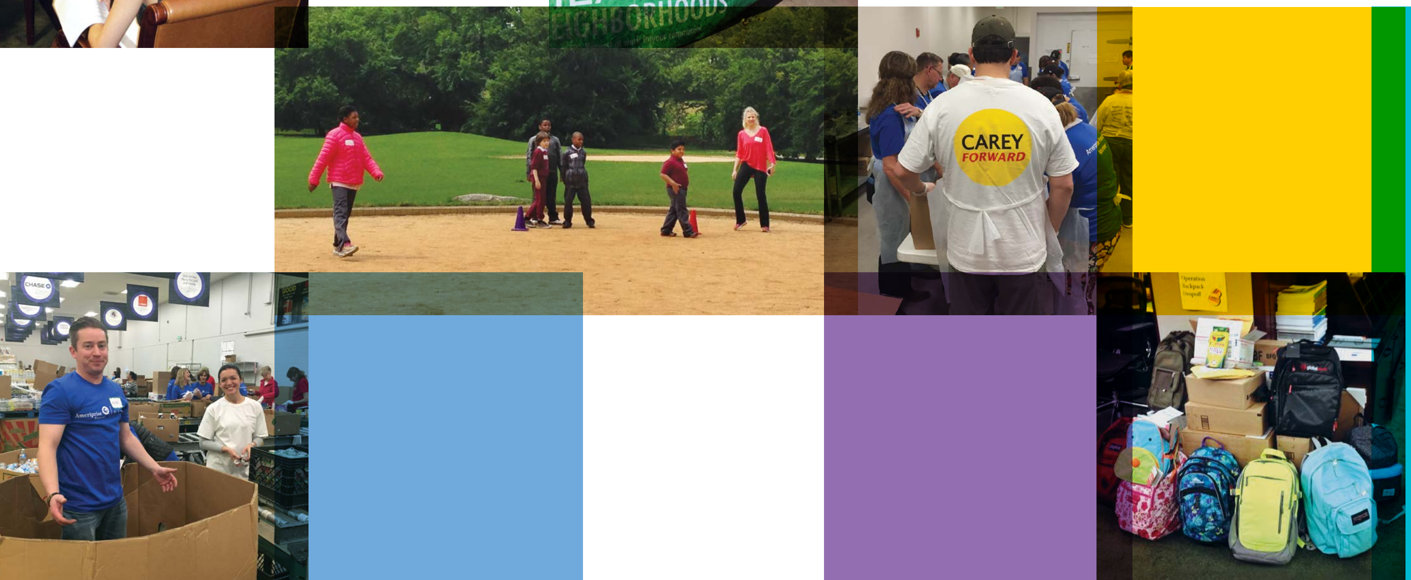
500+

hours spent volunteering

$4K+

raised to support St. Jude's research for the treatment of childhood cancer and other deadly diseases

To learn more about Carey Forward, visit www.wpcarey.com/careyforward.



Creative direction and design: Odgis + Company
Photography: Andy Ryan and Ian Spanier
Printing: The Hennegan Company

Corporate Information

Board of Directors

Benjamin H. Griswold, IV
Chairman of the Board & Chairman of the Executive Committee; Partner & Chairman of Brown Advisory, Inc.

Mary M. VanDeWeghe
Vice Chair of the Board; Chair of the Nominating and Corporate Governance Committee; Chief Executive Officer & President, Forte Consulting Inc.

Mark J. DeCesaris
Chief Executive Officer

Nathaniel S. Coolidge
Chairman of the Investment Committee; Former Head of Bond & Corporate Finance Department, John Hancock Mutual Life Insurance Company

Axel K.A. Hansing
Partner, Coller Capital, Ltd.

Jean Hoysradt
Vice Chair of the Investment Committee; Former Chief Investment Officer, Mousse Partners Limited

Dr. Richard C. Marston
Chairman of the Finance and Strategic Planning Committee; James R.F. Guy Professor of Finance & Economics at the Wharton School of the University of Pennsylvania

Robert E. Mittelstaedt, Jr.
Chairman of the Compensation Committee; Dean Emeritus of Arizona State University's W. P. Carey School of Business

Charles E. Parente
Chairman of the Audit Committee; Former Chief Executive Officer & Managing Partner of Parente Randolph, LLC

Nick J.M. van Ommen
Former Chief Executive Officer, European Public Real Estate Association

Dr. Karsten von Köller
Managing Director & Former Chairman, Lone Star Germany Acquisitions GmbH

Reginald Winssinger
Chairman of National Portfolio, Inc.

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Chief Executive Officer

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President & Head of Global Investments

Mark M. Goldberg
President, Investment Management; Chairman of Carey Financial, LLC

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Managing Director & Chief Financial Officer

Susan C. Hyde
Managing Director, Chief Marketing Officer, Chief Ethics Officer & Corporate Secretary

Paul Marcotrigiano
Managing Director & Chief Legal Officer

John J. Park
Managing Director & Director of Strategy and Capital Markets

Thomas E. Zacharias
Managing Director & Chief Operating Officer

Executive Offices

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Director of Institutional Investor Relations
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Individual Investor Relations

1-800-WP CAREY (1-800-972-2739)
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Auditors

PricewaterhouseCoopers LLP

Form 10-K

A copy of our Annual Report on Form 10-K as filed with the US Securities and Exchange Commission may be obtained without charge at www.sec.gov, by writing to the Executive Offices at the above address, or by visiting our website at www.wpcarey.com.

Trading Information

Shares of W. P. Carey Inc. trade on the New York Stock Exchange under the ticker WPC.

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