W. P. CAREY

2024
CEO Letter

W. P. Carey (NYSE: WPC) is one of the largest net lease REITs with a well-diversified portfolio of high-quality, operationally critical commercial real estate, which includes 1,555 net lease properties covering approximately 176 million square feet and a portfolio of 78 self-storage operating properties as of December 31, 2024. We remain focused on investing primarily in single-tenant industrial, warehouse and retail properties located in the U.S. and Northern and Western Europe under long-term net leases with built-in rent escalations.

50+

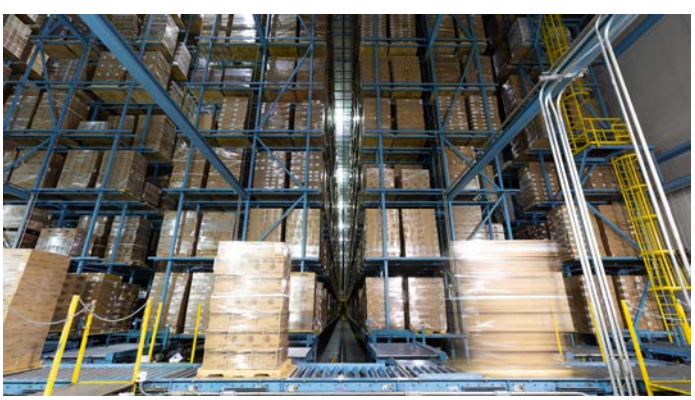
years *Investing for the Long Run®*

25+

years as a public company

25+

years investing in Europe



Dear Fellow Shareholders,

2024 was a pivotal year for W. P. Carey, during which we strengthened our focus on our core property types, capping it off with a record quarter for investment volume. With the successful completion of our office exit strategy, we established a new baseline for AFFO, setting the foundation for sustainable future growth in earnings and dividends that will drive long-term value for our shareholders.

Throughout 2024, we maintained our focus on investing in high-quality, single-tenant industrial, warehouse and retail properties in both the U.S. and Europe, completing $1.6 billion of investments at attractive spreads to our cost of capital.

We continued to provide investors with well-covered dividends supported by AFFO per diluted share of $4.70, primarily reflecting our exit from the office sector, the underlying strength of our rent escalations and a strong finish to the year for investment activity —the full impact of which will flow through our earnings in 2025.

As we look to the year ahead, I am excited for the future and confident in the strength of our business. We continue to have one of the strongest balance sheets in the net lease industry, including substantial liquidity. Planned noncore asset sales—primarily of self-storage operating assets—will enable us to accretively fund new investments without the need to issue equity in 2025, as well as further simplify our business. Although transaction markets face a range of uncertainties, we believe we will continue to find ample opportunities to deploy capital into new investments. All of these factors, coupled with the embedded rent escalations within our portfolio, give me confidence in W. P. Carey's ability to drive meaningful AFFO growth in 2025.

Investment Activity: Ending the Year on a High

While the broader net lease market was sluggish in the first half of 2024, activity picked up in the latter half of the year following a decline in interest rates. Expectations between buyers and sellers on cap rates also gradually aligned, paving the way for more activity.

In this context, we ended the year with a record quarter of activity, which brought our full-year deal volume to $1.6 billion. Approximately three-quarters of our investments were in North America—the vast majority being in the U.S.—and one-quarter were in Europe.

We achieved attractive spreads to our cost of capital, completing investments at weighted-average initial cap rates in the mid 7s and average yields exceeding 9%, reflecting our continued ability to achieve strong rent escalations over long lease terms.

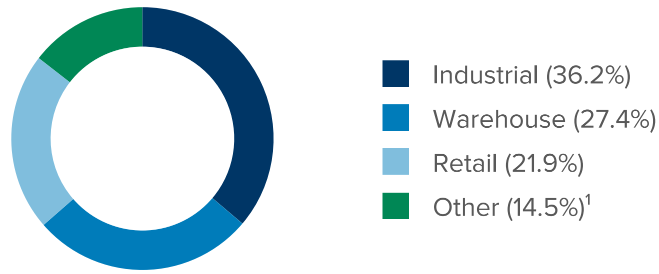
Single-tenant industrial and warehouse assets represented the majority of our investments, with a meaningful proportion of our volume also directed toward U.S. retail—one of the biggest segments of the net lease market. We see U.S. retail as a natural way to enhance our overall deal volume and further diversify our portfolio while remaining selective in our approach.

Looking ahead, transaction markets currently face various challenges, including the impact of tariffs, uncertainty around interest rates and inflationary pressures. However, we remain confident in our ability to continue finding attractive opportunities to put capital to work in 2025 given our unparalleled experience, our on-the-ground investment teams in the U.S. and Europe, and the strength of our broker, sponsor and tenant relationships.

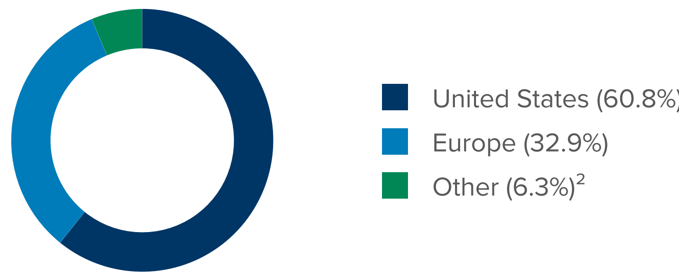
$1.6B
in completed investments

Our ability to invest in different property types, geographies and tenant industries provides a wider opportunity set for new acquisitions and insulates us from local market disruptions.

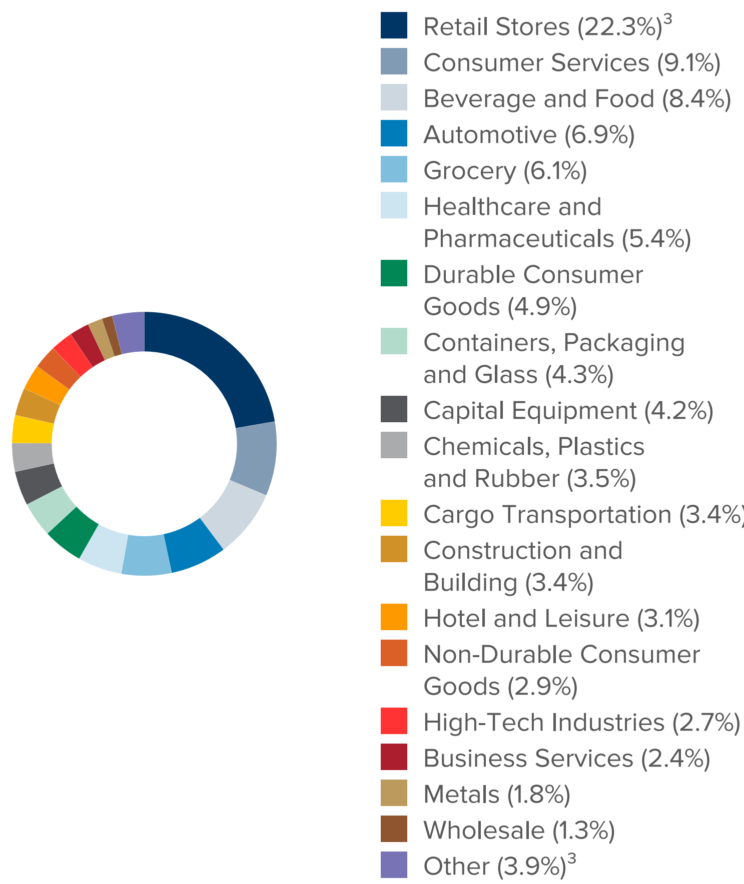
Property Type Diversification



Geographic Diversification



Tenant Industry Diversification



Data reflects pro rata ownership of real estate assets (excluding operating properties) and is based on contractual minimum ABR as of December 31, 2024.

[1] Other includes education facility, self-storage (net lease), specialty, laboratory, office, research and development, hotel (net lease) and land.

[2] Other includes Canada, Mexico, Mauritius and Japan.

[3] Retail Stores includes auto dealerships. Other includes aerospace and defense, insurance, telecommunications, sovereign and public finance, environmental industries, media: advertising, printing and publishing, oil and gas, consumer transportation, forest products and paper, banking and electricity.

Featured Investments

Metra

In March, we completed the $86 million sale-leaseback of an industrial portfolio totaling 1.1 million square feet. The portfolio comprises four mission-critical industrial facilities in Italy and one industrial facility in Canada and is leased to an existing tenant, Metra, a global, vertically integrated manufacturer of extruded aluminum profiles and related value-added services. The properties are subject to master leases by country and are triple-net leased for a term of 25 years with annual rent increases.

Canadian Solar

In October, we completed the $100 million acquisition of a Class A industrial facility net leased to Canadian Solar, a global renewable energy company. The 1.1 million-square-foot facility is located in Shelbyville, Kentucky, and will serve as the tenant's principal U.S. battery manufacturing facility. It is triple-net leased for a remaining term of 12.4 years with built-in rent increases.

Terran Orbital

We completed the redevelopment of an outdated office property into a Class A industrial facility. Located in Irvine, California, the property was pre-leased to Terran Orbital, a global leader in satellite-based solutions. In addition to bolstering Terran Orbital's satellite production capacity, the redevelopment created significant value for W. P. Carey by adding a Class A industrial asset located in a top-tier infill market to our portfolio. Sustainable features include electric vehicle charging stations, energy-efficient LED lighting, drought-resistant landscaping, advanced energy metering and a to-be-built, on-site rooftop solar system to offset the tenant's electricity consumption. Shortly after the completion of the redevelopment in June 2024, Terran Orbital was acquired by Lockheed Martin.

2024 Portfolio Overview

We provide investors with consistent income through our stringent underwriting and investment approach focused on high-quality assets leased to large, creditworthy tenants. We also focus on proactive asset management, identifying opportunities to maximize the value of our portfolio and mitigate risk.

In 2024, a few of our large tenants experienced credit issues, which we worked to address and minimize the impacts on our earnings. Given some of the uncertainty over the macroeconomic outlook, we remain cautious on tenant credit but are confident in our ability to actively address any potential disruptions that may arise.

$1.3B ABR

1,555 net lease properties

355 tenants

176 million square feet

98.6% occupancy

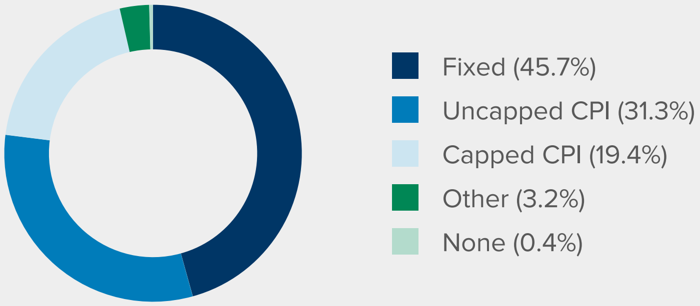
12.3-year WALT

Best-in-Class Rent Escalations Support Internal Growth

During 2024, we continued to achieve best-in-class rent escalations on new investments, resulting from our focus on sale-leasebacks, which uniquely enable us to negotiate beneficial lease structures, including strong rent growth, long lease terms and robust protections.

Over 99% of our rents at year end came from leases with contractual rent increases. Despite inflation declining, the strength of our fixed rent bumps enabled us to achieve year-over-year contractual same-store rent growth of 2.6%, which remains among the best of our net lease peers.

Should inflation rise again in 2025, we believe W. P. Carey continues to offer investors a high level of protection, with approximately 50% of rent generated from leases that have rent increases tied to CPI.



Portfolio data is based on contractual minimum ABR and reflects pro rata ownership of real estate assets (excluding operating properties) as of December 31, 2024.

Capital Markets and Substantial Liquidity Support Investment Activity

In 2024, we remained committed to maintaining a strong, conservative balance sheet with access to multiple forms of capital. Our investment activity continued to be supported by successful execution in the debt capital markets, where we issued bonds at attractive pricing relative to the yields we achieved on new investments. In total, we raised approximately $1.7 billion of debt capital, with proceeds used to both fund new investments and refinance maturing bonds.

Our access to efficiently priced debt capital—including a strategic mix of U.S. dollar- and euro-denominated debt—remains a competitive advantage, providing us with one of the lowest average interest rates in the net lease sector.

We ended 2024 in a substantial liquidity position of approximately $2.6 billion, including both cash and our virtually undrawn revolver.

We have a clear path forward to fund investments in 2025 without the need to raise equity, accessing capital through planned sales of noncore operating assets, primarily self-storage. We expect to sell these assets at cap rates meaningfully inside of where we can reinvest the proceeds in net lease, allowing for accretive capital recycling. This strategy will also further simplify our portfolio by significantly reducing the noncore operating assets we own.

$2.6B
in total liquidity

Data as of December 31, 2024.

> "Our access to efficiently priced debt capital—including a strategic mix of U.S. dollar- and euro-denominated debt—remains a competitive advantage, providing us with one of the lowest average interest rates in the net lease sector."

Charting a Path Forward

Over the past 50+ years, our company's growth has been driven by our smart, hardworking and dedicated employees as well as a time-tested investment approach that has proved effective across various economic cycles. This success is rooted in a clear, distinct and impactful mission–*Investing for the Long Run®*–and a culture that reflects our founder Wm. Polk Carey's core tenet of *Doing Good While Doing Well®*. Bill Carey believed that our people are our most important asset, and I wholeheartedly agree.

Our success would not be possible without the continued counsel and support of the W. P. Carey Board of Directors, which has been invaluable in guiding our transition to the simpler, more dynamic business we are today. I would also like to thank you, our shareholders, for your ongoing confidence and trust in our business.

We are poised to navigate the year ahead and take advantage of opportunities that arise. Initial cap rates are tightening across most of the net lease sector, but the spreads we can generate to average yields remain highly attractive. Furthermore, our significant European presence enables us to take advantage of Europe's lower borrowing costs relative to the U.S.

From a balance sheet perspective, we ended 2024 on the low side of all our leverage targets and with liquidity at a near-record level. In 2025, we expect to remain well within our leverage target ranges, and with our sole bond maturity already addressed, our debt maturity profile remains very manageable. We also have access to multiple forms of capital to fund new investments.

With the 2024 transition behind us, we believe we are well positioned to drive meaningful AFFO and dividend growth. Together, we've built an even stronger foundation for W. P. Carey, which will enable us to generate attractive total returns and deliver long-term value for our shareholders for many years to come.

With best regards,

Jason E. Fox
Chief Executive Officer and President

Doing Good While Doing Well®

Bill Carey's lifelong dedication to *Doing Good While Doing Well®* is fundamental to our culture and is deeply embedded in the day-to-day lives of our employees. We are excited to showcase our 2024 Corporate Responsibility achievements, which demonstrate our continued commitment to making a positive impact within our business, local communities and beyond:

- Named a Green Lease Leader for the third consecutive year
- Earned a 2024 Great Place to Work Certification™ in the U.S. (third consecutive year) and the Netherlands (first year)
- Selected as one of Fortune's 2024 Best Workplaces in New York™, Best Workplaces in Real Estate™ and Best Workplaces for Women™
- Maintained a "1" Governance QualityScore from ISS, indicating the lowest governance risk
- Furthered our commitment to sustainability, with 31% of our net lease portfolio (as a percentage of square footage) under leases containing green lease provisions as of December 31, 2024
- Enrolled over 60% of our tenants (as a percentage of square footage) in our electricity usage data reporting program
- Achieved a GRESB Public Disclosure score of "A" for the second consecutive year
- Recognized at the Silver Tier by the American Heart Association's Well-being Works Better™ Scorecard
- Recognized at the Bronze Level by Cigna's Healthy Workforce Designation™
- Sponsored employee team to run in the New York City Marathon and, together with the W. P. Carey Foundation, raised over $130,000 for NewYork-Presbyterian Hospital. The company also sponsored a team to run the Mizuno Half Marathon in Amsterdam
- Continued our Carey Forward employee volunteer program supporting community organizations such as the American Cancer Society, the Amsterdam Food Bank, Animal Haven, City Harvest, Friends of the High Line, Little Village, New York Cares, Plastic Whale and Volunteers of America

The following non-GAAP financial measures are used in this CEO letter:

AFFO

Due to certain unique operating characteristics of real estate companies, as discussed below, NAREIT, an industry trade group, has promulgated a non-GAAP measure known as FFO, which we believe to be an appropriate supplemental measure, when used in addition to and in conjunction with results presented in accordance with GAAP, to reflect the operating performance of a REIT. The use of FFO is recommended by the REIT industry as a supplemental non-GAAP measure. FFO is not equivalent to, nor a substitute for, net income or loss as determined under GAAP.

We define FFO, a non-GAAP measure, consistent with the standards established by the White Paper on FFO approved by the Board of Governors of NAREIT, as restated in December 2018. The White Paper defines FFO as net income or loss computed in accordance with GAAP, excluding gains or losses from the sale of certain real estate, impairment charges on real estate or other assets incidental to the company's main business, gains or losses on changes in control of interests in real estate and depreciation and amortization from real estate assets; and after adjustments for unconsolidated partnerships and jointly owned investments. Adjustments for unconsolidated partnerships and jointly owned investments are calculated to reflect FFO on the same basis.

We also modify the NAREIT computation of FFO to adjust GAAP net income for certain non-cash charges, such as amortization of real estate-related intangibles, deferred income tax benefits and expenses, straight-line rent and related reserves, other non-cash rent adjustments, non-cash allowance for credit losses on loans receivable and finance leases, stock-based compensation, non-cash environmental accretion expense, amortization of discounts and premiums on debt and amortization of deferred financing costs. Our assessment of our operations is focused on long-term sustainability and not on such non-cash items, which may cause short-term fluctuations in net income but have no impact on cash flows. Additionally, we exclude noncore income and expenses, such as gains or losses from extinguishment of debt, gains or losses on the mark-to-market fair value of equity securities, merger and acquisition expenses, and spin-off expenses. We also exclude realized and unrealized gains/losses on foreign currency exchange rate movements (other than those realized on the settlement of foreign currency derivatives), which are not considered fundamental attributes of our business plan and do not affect our overall long-term operating performance. We refer to our modified definition of FFO as AFFO. We exclude these items from GAAP net income to arrive at AFFO as they are not the primary drivers in our decision-making process and excluding these items provides investors a view of our portfolio performance over time and makes it more comparable to other REITs. AFFO also reflects adjustments for unconsolidated partnerships and jointly owned investments. We use AFFO as one measure of our operating performance when we formulate corporate goals, evaluate the effectiveness of our strategies and determine executive compensation.

We believe that AFFO is a useful supplemental measure for investors to consider as we believe it will help them to better assess the sustainability of our operating performance without the potentially distorting impact of these short-term fluctuations. However, there are limits on the usefulness of AFFO to investors. For example, impairment charges and unrealized foreign currency losses that we exclude may become actual realized losses upon the ultimate disposition of the properties in the form of lower cash proceeds or other considerations. We use our FFO and AFFO measures as supplemental financial measures of operating performance. We do not use our FFO and AFFO measures as, nor should they be considered to be, alternatives to net income computed under GAAP, or as alternatives to net cash provided by operating activities computed under GAAP, or as indicators of our ability to fund our cash needs.

Other Metrics

Pro Rata Metrics

This CEO letter contains certain metrics prepared on a pro rata basis. We refer to these metrics as pro rata metrics. We have certain investments in which our economic ownership is less than 100%. On a full consolidation basis, we report 100% of the assets, liabilities, revenues and expenses of those investments that are deemed to be under our control or for which we are deemed to be the primary beneficiary, even if our ownership is less than 100%. Also, for all other jointly owned investments, which we do not control, we report our net investment and our net income or loss from that investment. On a pro rata basis, we generally present our proportionate share, based on our economic ownership of these jointly owned investments, of the assets, liabilities, revenues and expenses of those investments. Multiplying each of our jointly owned investments' financial statement line items by our percentage ownership and adding or subtracting those amounts from our totals, as applicable, may not accurately depict the legal and economic implications of holding an ownership interest of less than 100% in our jointly owned investments.

ABR

ABR represents contractual minimum annualized base rent for our net-leased properties and reflects exchange rates as of December 31, 2024. If there is a rent abatement, we annualize the first monthly contractual base rent following the free rent period. ABR is not applicable to operating properties and is presented on a pro rata basis.

Paperless

W. P. Carey is committed to reducing our environmental impact and finding new ways to expand our green efforts. As such, we are proud to report that our 2024 CEO Letter was issued in electronic form only.