Dear Fellow Shareholders,

We entered 2019 focused on fortifying the benefits of our recent merger with CPA:17 — a merger that accelerated our commitment to simplify the company, raise the quality of our earnings and strengthen our balance sheet. During the year, aided by the performance of our equity and our lowest-ever borrowing costs we made accretive investments at healthy spreads to our cost of capital, further enhanced the quality of our portfolio and significantly reduced leverage. Reflecting these achievements, I'm pleased to say that our Real Estate AFFO increased 8% per share year-over-year and our shareholders earned a total return of 29% for the year.

A Diversified Approach

Adhering to our longstanding belief in the benefits of diversification for a net lease portfolio, in 2019 we invested $868 million in 55 properties spanning all major property types, net leased to 29 tenants, operating in 14 different industries within two continents.

Recent moves by other net lease REITs to diversify away from retail and into new geographic regions can be viewed only as an endorsement of our diversified approach — an approach that for W. P. Carey dates back to our founding nearly 50 years ago. Not only does diversification provide downside protection, it expands our total addressable market, which remains vast, and it enables us to allocate capital to the industries and regions where we see the best risk-adjusted returns.

In 2019, the industrial and warehouse sectors presented the best opportunities, comprising close to 80% of our total investment volume for the year. Although undoubtedly a competitive area of the acquisition market, demand by single tenants for industrial and warehouse assets remained strong. Such assets are not only well suited to our focus on sale-leasebacks and build-to-suits, where we can create additional value through the lease structure, but their operational criticality creates future expansion opportunities and ensures a high likelihood of renewal.

While other property types presented numerous opportunities, through the depth of our underwriting process, in the vast majority of cases we concluded their deal structures did not provide an adequate risk-return trade-off. We did not pursue growth for its own sake — remaining both unwilling to accept shorter lease terms for office assets and discerning in our approach to retail as it continues to adjust to disruption from e-commerce.

In many respects, the most significant addition to our net lease portfolio during the year was the transaction with Extra Space Storage in which we creatively converted to net leases the bulk of the operating self-storage assets acquired in our 2018 merger. Not only did this add an investment-grade tenant to our top ten tenants and further diversity to our portfolio; it also highlighted our position as a proven source of net lease capital within the sector as more operators look to take an asset-light approach.

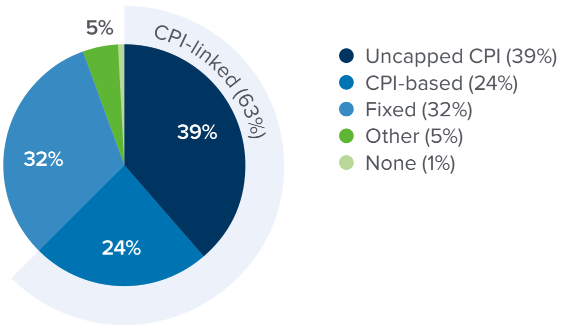
Growth from Within

We focus on long-term leases that provide stable and growing rental income over the duration of their term. Consequently, 99% of our annualized based rent (ABR) comes from leases with built-in rent growth, whether driven by fixed increases or tied to inflation.

In addition, as one of the largest net lease REITs, with close to half of our portfolio in industrial and warehouse assets, we are well positioned to create additional value through follow-on investments with existing tenants. Such deals often provide above-market yields and enhance overall portfolio quality by extending lease terms, modernizing assets and increasing criticality to the tenant. Transactions sourced from our existing portfolio are also truly off market, enabling us to negotiate better contractual lease terms

Rent Escalations[1]

99% of our leases have contractual rent increases, and 63% are tied to the Consumer Price Index (CPI)



[1] Based on contractual minimum ABR as of December 31, 2019. Numbers may not add to 100% due to rounding.

compared with widely marketed deals. In 2019, these deals — in combination with build-to-suit commitments with new tenants — added $127 million of high-quality real estate at cost, representing 15% of our total investment volume.

The growth of investments generated from our existing portfolio highlights the significant role that our asset management team plays in sourcing growth opportunities, in addition to managing our current holdings. To this end, we launched a suite of proprietary business intelligence and reporting technologies in 2019 that enhance our ability to efficiently evaluate and track tenant credit profiles, lease expirations and renewals, as well as identify new capital investment opportunities at scale.

Enhancing Portfolio Quality

In addition to growing our portfolio, enhancing the quality of our existing assets remains our constant endeavor. Our 2019 investments in conjunction with our proactive approach to asset management improved the overall quality of our portfolio across key metrics. ABR from warehouse and industrial properties increased to 45%, whereas ABR from office was reduced to 23%. We increased the proportion of ABR generated by investment-grade tenants to nearly one-third of our portfolio and further reduced our top ten tenant concentration to 22% — one of the lowest in the net lease peer group. We also extended our portfolio's weighted average remaining lease term to 10.7 years, six months longer than it was a year earlier despite the passage of time, and edged closer to full occupancy, ending the year at 98.8% occupied.

Balance Sheet Health

Successful execution on our strategic commitments was met with approval from the capital markets in 2019. In addition to being placed on positive outlook by Standard & Poor's, we successfully raised $1.4 billion of well-priced long-term and permanent capital.

One of the benefits of our diversified investment strategy is the ability to access both the U.S. and European public debt markets, thereby further diversifying our capital sources and providing a hedge against currency fluctuations. In 2019, we issued approximately $900 million of unsecured debt, through the issuance of euro- and U.S. dollar-denominated bonds at the lowest coupon rates and tightest spreads in our history and raised $523 million in equity through our at-the-market program.

As a result of the deleveraging we did in 2019, we ended the year with net debt-to-adjusted EBITDA of 5.4x and debt-to-gross assets of 40%. Throughout the year, we also made significant progress on our unsecured debt strategy, proactively paying down $1.3 billion of mortgage debt — thereby reducing secured leverage below 10% as well as driving long-term interest savings.

In early 2020, we added further flexibility to our balance sheet with the renewal and upsizing of our credit facility on terms that reflect the significant progress we've made over the last several years executing on our business strategy and the strong demand in the bank market for our credit.

Investment-Grade Balance Sheet

Since receiving our investment-grade ratings in 2013, we have established access to a variety of capital sources, transitioned to unsecured debt and lowered overall leverage. Our 2019 highlights include:

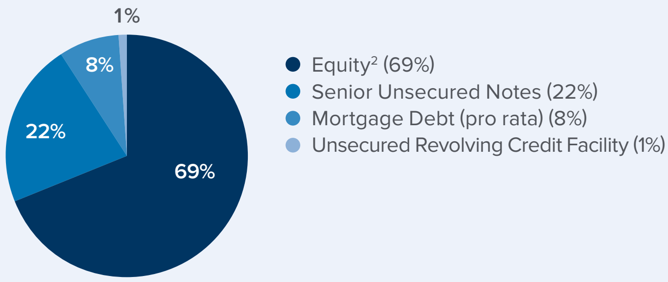
€500 million Eurobond offering at a coupon of 1.35%

$325 million U.S. debt issuance at a coupon of 3.85%

$523 million equity issuance through our ATM program

Conservative Capital Structure

In August, Standard and Poor's affirmed our investment-grade rating at BBB and revised our outlook to positive from stable, specifically citing its favorable view of our recent deleveraging efforts. During 2019, we also reduced mortgage debt outstanding, significantly expanding our pool of unencumbered assets



[2] Based on a closing stock price of $80.04 on December 31, 2019, and 172,278,242 common shares outstanding.

2019 Results

Fulfilling our commitment to providing stable and growing high-quality income for shareholders through various market environments, total dividends declared increased to $4.14 for 2019, with our fourth quarter dividend representing our 75th consecutive increase since going public in 1998.

Total AFFO for 2019 was $5.00 per diluted share, a 7% decline from the prior year, reflecting our strategic decision to move out of the investment management business and become a pure-play net lease REIT. The quality of our earnings and dividend coverage substantially improved in 2019, and as I noted at the outset, Real Estate AFFO increased 8% per share year-over-year driven by our 2018 merger. 95% of AFFO was derived from more predictable — and therefore more valuable — long-term lease revenues, a shift reflected in our strong stock price performance during 2019.

Looking Ahead

The percentage of earnings we generate from real estate will continue to increase as the remaining non-traded funds we manage roll off — most immediately through the anticipated merger and management internalization of the CWI lodging funds.

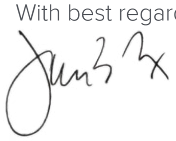
At the time of completing this letter, the COVID-19 pandemic has caused significant uncertainty in the economic outlook. Fortunately, we have entered the pandemic in a position of strength. Throughout our 47-year history, our diversification, liquidity and overall balance sheet health has positioned us to weather economic disruptions, while remaining watchful for attractive long-term growth opportunities.

In Closing

As I reflect on 2019, I recognize that we would not be where we are today without the hard work and dedication of our employees and the valuable guidance of our Board of Directors. I am also fortunate to have the support of a strong management team with deep industry expertise garnered over the course of their lengthy tenures at W. P. Carey. Our employees are our most important asset. They shape our company, propel our success and connect us with our communities. We are guided by our shared commitment to *Investing for the Long Run* and *Doing Good While Doing Well*, which has positioned W. P. Carey for future growth while bringing purpose to profits through our community outreach and environmental initiatives. As our founder, Bill Carey, once said: "It is always important to ask, 'What is the impact of what we are doing? What is good for society?'"

Together we look forward to continuing to build on the strength of our differentiated position in the net lease space and furthering our commitment to grow long-term shareholder value. As always, we thank you for your ongoing support, and we wish you and your families good health during this unprecedented time.

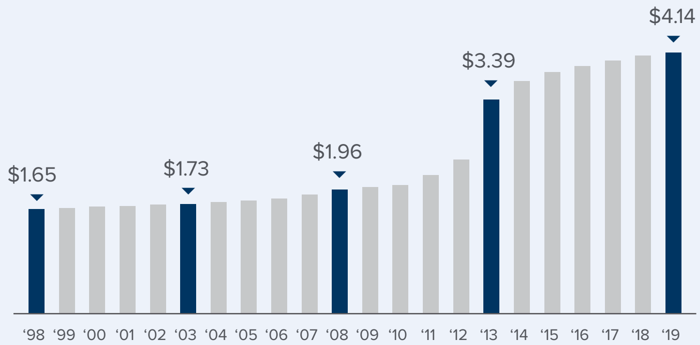
With best regards,



Jason E. Fox
Chief Executive Officer

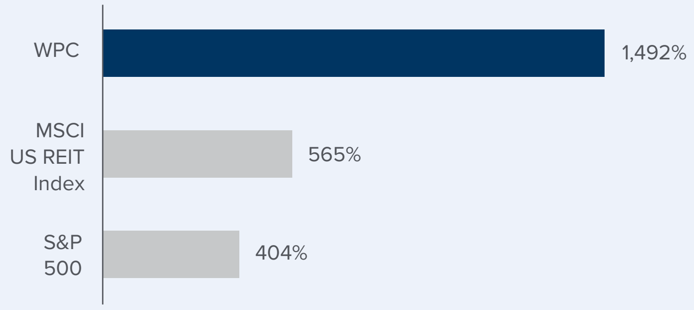
Growing Annual Dividends[3]

We have increased our dividend every year since going public in 1998 and are a member of the NASDAQ Dividend Achievers index



Outperforming Total Return[4]

Since going public in 1998, we have significantly outpaced key REIT indices and the broader equity market



[3] Annual dividend per share reflects sum of quarterly dividends declared per share during the respective year. Past performance is not a guarantee of future results.

[4] Total return from January 21, 1998, through market close December 31, 2019. Reflects the reinvestment of all dividends.