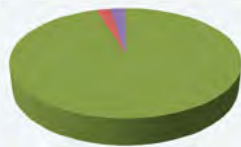


# Nontraded REIT Industry Review: Third Quarter 2012



## Corporate Property Associates 16 – Global, Inc.

Total Assets .....	\$3,443.3 Million
Real Estate Assets.....	\$3,274.4 Million
Cash .....	\$81.5 Million
Securities.....	\$1.0 Million
Other .....	\$86.4 Million



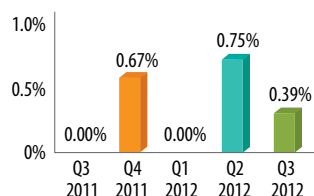
Initial Offering Date: .....	December 1, 2003
Offering Close Date: .....	December 1, 2006
Current Price per Share: .....	\$9.10
Reinvestment Price per Share: .....	\$9.10
Cumulative Capital Raised during Offering (including DRP).....	\$1,103.35 Million

Cash to Total Assets Ratio: .....	2.4%
Asset Type: .....	Diversified
Number of Properties: .....	503
Square Feet / Units / Rooms / Acres: .....	48 Million Sq. Ft.
Percent Leased: .....	96.4%
LifeStage.....	Maturing
Investment Style .....	Core

### Historical Price

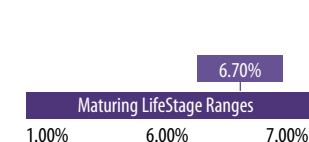


### Redemptions

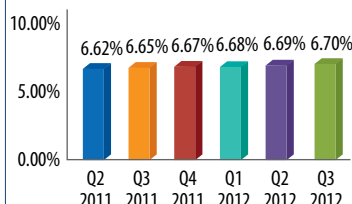


### Current Distribution

Current Distribution Yield: ... 6.70%



### Historical Distribution

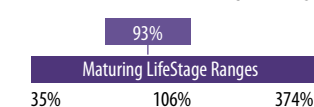


### Contact Information

**www.WPCarey.com**  
**W. P. Carey Inc.**  
**50 Rockefeller Plaza**  
**New York, NY 10020**  
**800-WPCAREY**

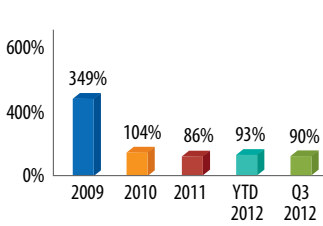
### Year to Date FFO Payout Ratio

FFO Payout Ratio:  
YTD Distributions/YTD FFO: ..... 93%



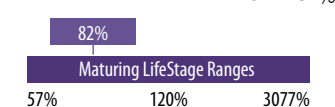
YTD Distributions Paid: \$100,817,000  
YTD FFO: ..... \$108,924,000

### Historical FFO Payout Ratio



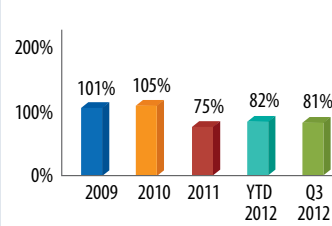
### Year to Date MFFO Payout Ratio

MFFO Payout Ratio:  
YTD Distributions/YTD MFFO: ..... 82%

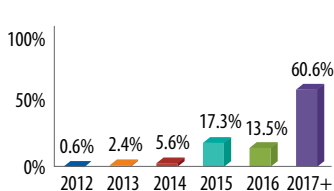


YTD Distributions Paid: \$100,817,000  
YTD MFFO: ..... \$123,176,000  
Company Reported MFFO – see notes

### Historical MFFO Payout Ratio

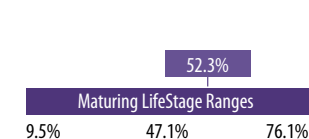


### Debt Repayment Schedule



### Current Debt Ratio

Debt to Total Assets Ratio: ... 52.3%

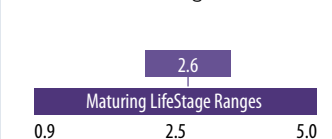


### Debt Breakdown

Total: .....	\$1,800.4 Million
Fixed: .....	\$1,551.9 Million
Variable: .....	\$248.5 Million
Avg. Wtd. Rate: .....	5.34%
Term: .....	1 – 19 yrs

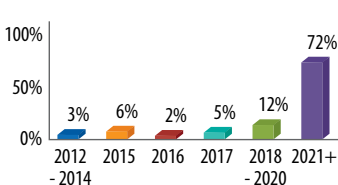
### Interest Coverage Ratio

YTD Interest Coverage Ratio: .... 2.6



Adjusted EBITDA: ..... \$208,748,000  
Interest Expense: ..... \$79,484,000

### Lease Expirations\*



\*As of 12/31/11, for consolidated investments only.

### Trends and Items of Note

- Due to this REIT's substantial international exposure, foreign currency translation adjustments can have a substantial impact upon net income. In Q3 2012, these adjustments made up \$7.67 million of the REIT's \$9.79 million comprehensive income.
- The occupancy rate decreased from 98% at September 30, 2011 to 96.4% as of September 30, 2012.
- The REIT has steadily increased its distribution yield from 6.62% in 1Q 2011 to 6.70% in 3Q 2012.
- While the REIT's debt level has dropped by \$188 million since 3Q, 2011, the debt to total assets ratio has declined only slightly due to the reduced book value (via depreciation) and dispositions (\$50 million) of the real estate portfolio. The interest rate coverage ratio has improved to 2.6 as of Q3 2012 from 2.3 as of year-end 2011.
- Cash as a percentage of total assets at 2.4% remains below the median for Maturing LifeStage REITs.
- Fixed rate debt includes variable rate debt that has been swapped for fixed rate payments. The Company hedged \$67,374,000 of its variable rate debt as of September 30, 2012.
- The Company uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- See additional notes on page 98 for information regarding the source of distributions.