

Nontraded REIT Industry Review: Third Quarter 2014



Corporate Property Associates 18 – Global, Inc.

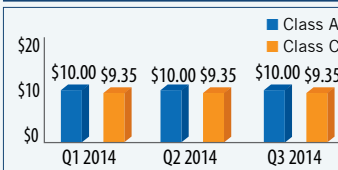
Total Assets.....	\$1,408.0 Million
Real Estate Assets	\$588.6 Million
Cash	\$652.1 Million
Securities	\$0.0 Million
Other	\$167.3 Million



Cash to Total Assets Ratio:	46.3%
Asset Type:	Diversified
Number of Properties:	32
Square Feet / Units / Rooms / Acres:	5.7 Million Sq. Ft.
Percent Leased:	100%
Weighted Average Lease Term Remaining:	13.9 Years
LifeStage:	Growth
Investment Style:	Core
Weighted Average Shares Outstanding:	108,932,737

Initial Offering Date:	May 7, 2013
Offering Status:	Initial
Number of Months Fundraising:	16
Anticipated Offering Close Date:	May 7, 2015
Current Price per Share:	See Below
Reinvestment Price per Share:	See Below

Historical Price

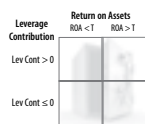


Contact Information

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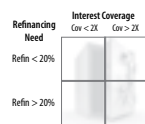
Performance Profiles

Operating Performance



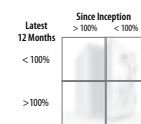
As an Emerging LifeStage REIT, there are less than five quarters of data to calculate meaningful return on assets and leverage contribution metrics.

Financing Outlook



As an Emerging LifeStage REIT, there are less than five quarters of data to calculate meaningful interest coverage ratios. REITs in the Emerging LifeStage often rely on short-term financing with variable rates which will later be refinanced with longer maturity debt.

Cumulative MFFO Payout

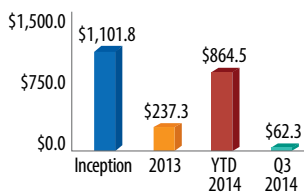


For this Emerging LifeStage REIT there are less than five quarters of data to calculate meaningful MFFO Payout ratios. REITs in the Emerging LifeStage may fund a portion of cash distributions in the first year of operations from offering proceeds until MFFO is sufficient to fund them.

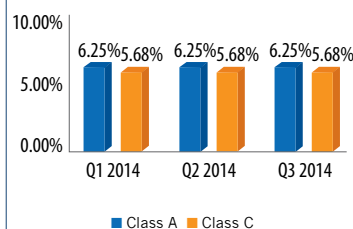
Summary

As a Growth LifeStage REIT with less than five quarters of operating data, metrics for Operating Performance, Financing Outlook and Cumulative MFFO Payout are not yet meaningful. After 3Q 2014, the profile will begin to show meaningful results.

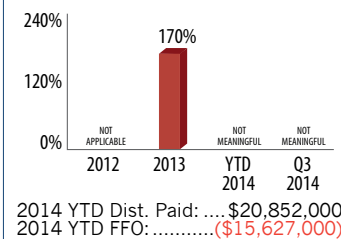
Gross Dollars Raised*



Historical Distribution

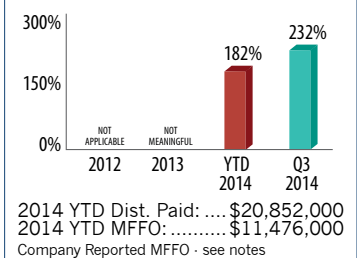


Historical FFO Payout Ratio



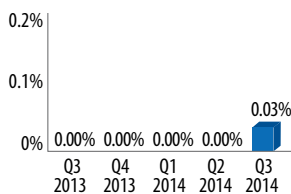
2014 YTD Dist. Paid: \$20,852,000
 2014 YTD FFO: (\$15,627,000)

Historical MFFO Payout Ratio



2014 YTD Dist. Paid: \$20,852,000
 2014 YTD MFFO: \$11,476,000
 Company Reported MFFO - see notes

Redemptions

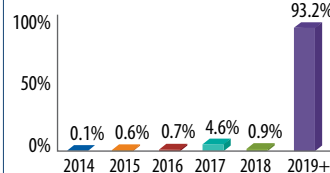


Debt Breakdown

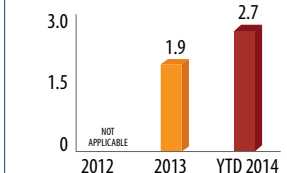


Debt to Total Assets Ratio:.....25.8%
 Total:\$362.6 Million
 Fixed:\$313.3 Million
 Variable:\$49.2 Million
 Avg. Wtd. Rate:4.40%
 Loan Term:3 – 25 yrs

Debt Repayment Schedule



Interest Coverage Ratio



Source of Distributions, Trends and Items of Note

- During 3Q 2014, the Company purchased 13 properties for a total of \$81.0 million.
- Weighted average lease term is for single tenant properties only.
- Total square feet excludes self-storage properties.
- The REIT's Cash to Total Assets increased to 46.3% as of 3Q 2014 compared to 10.7% as of 3Q 2013.
- The REIT's Debt to Total Assets ratio decreased to 25.8% as of 3Q 2014 compared to 65.8% as of 3Q 2013.
- From inception through September 30, 2014, the Company has declared distributions to stockholders totaling \$37.8 million, which were comprised of cash distributions of \$17.7 million and \$20.1 million reinvested by stockholders in shares of common stock pursuant to the DRIP. The Company has determined that FFO is the most appropriate metric to evaluate its ability to fund distributions to stockholders. Through September 30, 2014, the Company has not yet generated sufficient FFO to fund all of its distributions; therefore, it has funded substantially all of its cash distributions declared to date from the proceeds of the initial public offering.
- The Company uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").