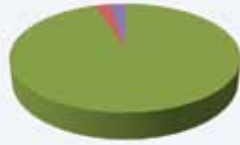


# Nontraded REIT Industry Review: Second Quarter 2012



## Corporate Property Associates 16 – Global, Inc.

Total Assets .....	\$3,476.4 Million
Real Estate Assets.....	\$3,297.6 Million
Cash .....	\$85.7 Million
Securities.....	\$7.4 Million
Other .....	\$85.7 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

Cash to Total Assets Ratio: ..... 2.5%  
 Asset Type: ..... Diversified  
 Number of Properties: ..... 503  
 Square Feet / Units / Rooms / Acres: ..... 48 Million Sq. Ft.  
 Percent Leased: ..... 97%  
 LifeStage: ..... Maturing  
 Investment Style ..... Core

### Historical Price



### Redemptions

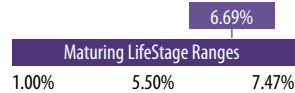
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: ..... 0.75%

Program Open

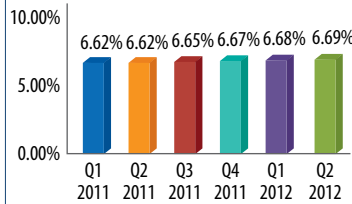
Redemptions Year to Date: 1,520,035  
 Wtd. Avg. Shares Outstanding: ..... 201,567,879

### Current Distribution

Current Distribution Yield: ... 6.69%



### Historical Distribution

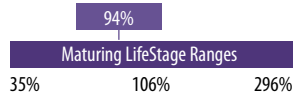


### Contact Information

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

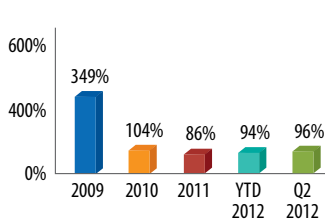
### Year to Date FFO Payout Ratio

FFO Payout Ratio:  
 YTD Distributions/YTD FFO: ..... 94%



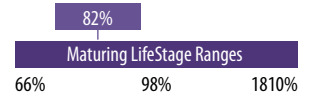
YTD Distributions Paid: \$67,099,000  
 YTD FFO: ..... \$71,426,000

### Historical FFO Payout Ratio



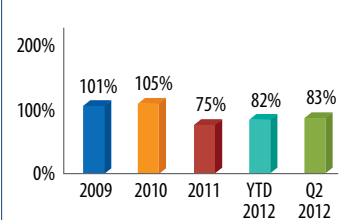
### Year to Date MFFO Payout Ratio

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

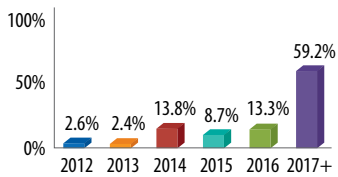


YTD Distributions Paid: \$67,099,000  
 YTD MFFO: ..... \$81,598,000  
 \*Company reported MFFO – see notes

### Historical MFFO Payout Ratio

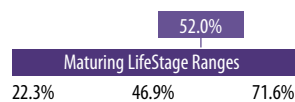


### Debt Maturity



### Current Debt Ratio

Debt to Total Assets Ratio: ... 52.0%

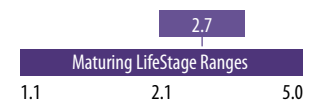


### Debt Breakdown

Total: ..... \$1,809.4 Million  
 Fixed: ..... \$1,571.4 Million  
 Variable: ..... \$238.0 Million  
 Avg. Wtd. Rate: ..... 5.45%  
 Term: ..... 1 – 20 yrs

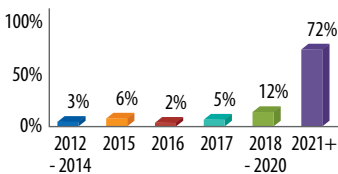
### Interest Coverage Ratio

YTD Interest Coverage Ratio: .... 2.7



Adjusted EBITDA: ..... \$146,040,000  
 Interest Expense: ..... \$54,015,000

### Lease Expirations\*



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

### Trends and Items of Note

- As of June 30, 2012, the REIT has no significant leases scheduled to expire in the next twelve months. The occupancy rate decreased from 98% at December 31, 2011 to 97% as of June 30, 2012.
- The REIT has steadily increased its distribution yield from 6.62% in 1Q 2011 to 6.69% in 2Q 2012.
- The interest rate coverage has improved to 2.7x as of Q2 2012 from 2.3x as of year-end 2011.
- Fixed rate debt includes variable rate debt that has been swapped for fixed rate payments. The Company hedged \$57,770,000 of its variable rate debt as of June 30, 2012.
- The Company uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- See additional notes on page 75 for information regarding the source of distributions.