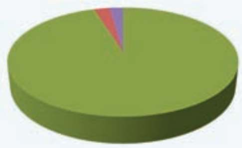
Corporate Property Associates 16 – Global, Inc.

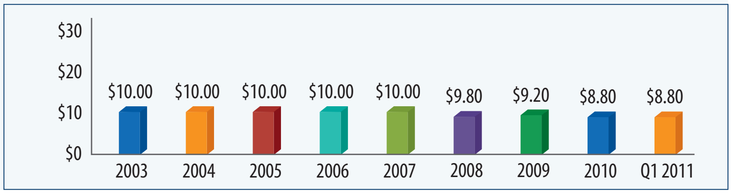
Total Assets .... $2,651.0 Million
Real Estate Assets..... $2,522.8 Million
Cash .... $68.3 Million
Securities......................... $0.0 Million
Other .... $59.9 Million



Initial Offering Date: .... December 1, 2003
Offering Close Date: .... December 1, 2006
Current Price per Share: $8.80
Reinvestment Price per Share: $8.80

Cash to Total Assets Ratio: 2.6%
Asset Type: ....Diversified
Number of Properties: 394
Square Feet / Units / Rooms / Acres: ....30 million sq. ft.
Percent Leased: 99.0%

Historical Price



Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:......0.27%

Program Open

Redemptions Year to Date: ...333,005
Wtd. Avg. Shares Outstanding as of 12/31/10: 124,631,975

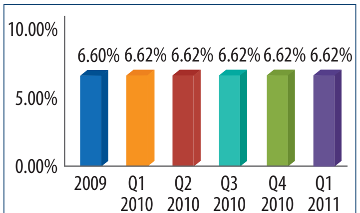
Current Distribution

Current Distribution Yield: ... 6.62%

Rank: 7 of 19

1.00% 6.25% 8.00%

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

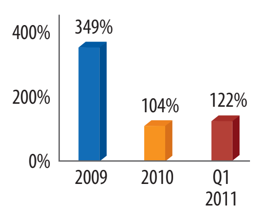
FFO Payout Ratio:
YTD Distributions/YTD FFO: 122%

Rank: 8 of 19

24% 122% 270%

YTD Distributions Paid: $20,825,000
YTD FFO: $17,034,000

Historical FFO Payout Ratio



Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
YTD Distributions/YTD MFFO: ...128%

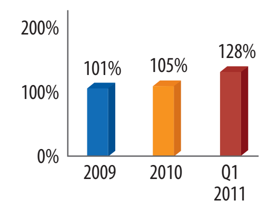
Rank: 10 of 19

65% 117% 270%

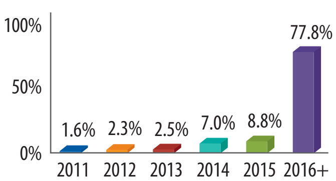
YTD Distributions Paid: $20,825,000
YTD MFFO: $16,218,000

*Company reported MFFO – see notes

Historical MFFO Payout Ratio



Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 56.1%

Rank: 14 of 19

6.0% 48.9% 65.9%

Debt Breakdown

Total: ....$1,487.4 Million
Fixed: ....$1,389.9 Million
Variable: ....$97.5 Million
Rate: .... 2 – 7.7%
Term: ....4 – 21 yrs

Interest Coverage Ratio

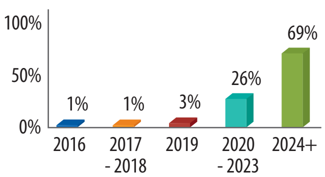
YTD Interest Coverage Ratio: 2.1

Rank: 10 of 19

0.7 2.2 28.7

EBITDA: $44,987,000
Interest Expense: $21,363,000

Lease Expirations*



*As of 12/31/2010

Notes

The 1Q 2011 MFFO figure reported above is the same as AFFO, or Adjusted Funds From Operations, reported by the Company and Blue Vault Partners did not identify additional adjustments. For 2011 and 2010, the advisor elected to receive its asset management fees in cash and 80% of its performance fees in restricted shares, with the remaining 20% payable in cash. At March 31, 2011, the advisor owned 7,326,624 shares (5.8%) of the Company's common stock. During the three months ended March 31, 2011, the Company used cash flows from operating activities of $27.4 million primarily to fund distributions to shareholders of $13.3 million, which excluded $7.5 million in dividends that were reinvested by shareholders. The Company also used cash distributions received from equity investments in real estate in excess of equity income of $0.8 million and existing cash resources to fund these payments. Variable-rate debt at March 31, 2011 included (i) $3.8 million that has been effectively converted to a fixed rate through an interest rate swap derivative instrument and (ii) $86.3 million in non-recourse mortgage loan obligations that bore interest at fixed rates but that have interest rate reset features that may change the interest rates to then-prevailing market fixed rates (subject to specific caps) at certain points during their term. At March 31, 2011, the Company has no interest rate resets or expirations of interest rate swaps or caps scheduled to occur during the next twelve months. In May 2011, the Company acquired a portfolio of 178 properties from affiliate, Corporate Property Associates 14 Incorporated ("CPA®:14"). Following the consummation of the Merger with CPA®:14 , the Company implemented an internal reorganization as an umbrella partnership real estate investment trust (an "UPREIT"), to hold substantially all assets and liabilities in CPA 16 LLC, a newly formed Delaware limited liability company subsidiary. To give effect to the UPREIT Reorganization, the Company entered into an amended and restated advisory agreement with the advisor, which changes the advisory fee arrangement. Changes include, among others, a reduction in the Company's asset management fee from 1% of the property value of the assets under management to 0.5% and a new requirement for a distribution of 10% of the available cash of the operating partnership to the advisor. The Company currently expects that the sum of the new 0.5% asset management fee and annual distribution of 10% of available cash will be lower than the 1% asset management fee previously paid to the advisor. The advisor has also waived any acquisition fees payable by the Company under the advisory agreement in respect of the properties acquired in the Merger and also waived any disposition fees that may subsequently be payable to the Company upon a sale of such assets.