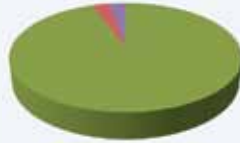


Nontraded REIT Industry Review: Fourth Quarter 2011



Corporate Property Associates 16 – Global, Inc.

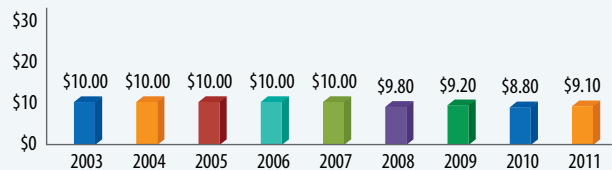
Total Assets	\$3,644.9 Million
Real Estate Assets.....	\$3,437.9 Million
Cash	\$109.7 Million
Securities.....	\$0.0 Million
Other	\$97.3 Million



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: 3.0%
 Asset Type: Diversified
 Number of Properties: 512
 Square Feet / Units / Rooms / Acres: 49 Million Sq. Ft.
 Percent Leased: 98%
 LifeStage..... Maturing
 Investment Style Core

Historical Price



Redemptions

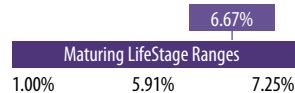
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: 1.28%

Program Open

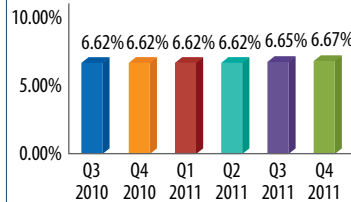
Redemptions Year to Date: 2,250,087
 Wtd. Avg. Shares Outstanding as of 12/31/11: 175,435,064

Current Distribution

Current Distribution Yield: ... 6.67%



Historical Distribution

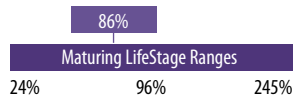


Contact Information

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

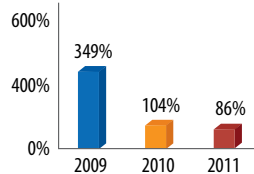
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 86%



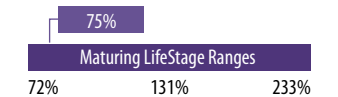
YTD Distributions Paid: \$103,880,000
 YTD FFO: \$120,953,000

Historical FFO Payout Ratio



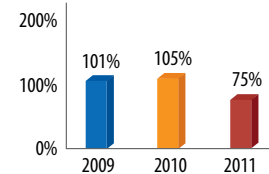
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: 75%

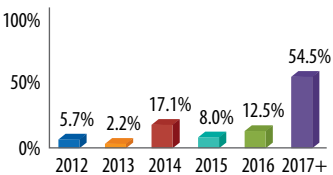


YTD Distributions Paid: \$103,880,000
 YTD MFFO: \$138,195,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio

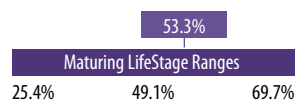


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 53.3%

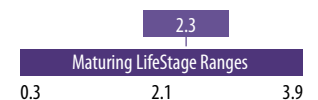


Debt Breakdown

Total: \$1,942.8 Million
 Fixed: \$1,573.8 Million
 Variable: \$369.0 Million
 Avg. Wtd. Rate: 5.64%
 Term: 1 – 20 yrs

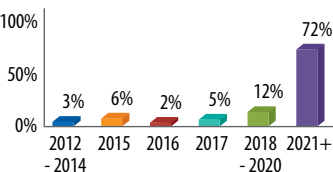
Interest Coverage Ratio

YTD Interest Coverage Ratio: 2.3



Adjusted EBITDA: \$244,518,000
 Interest Expense: \$107,028,000

Lease Expirations



Trends and Items of Note

- In March 2012, the Company announced a revised estimated net asset value (NAV) per share as of December 31, 2011 of \$9.10. Starting in March 2012, the updated NAV of \$9.10 will be used for purposes of effectuating permitted redemptions and issuing shares pursuant to its distribution reinvestment plan.
- During 2011, the Company disposed of several properties for a total price of \$131.1 million, net of selling costs, and which was inclusive of amounts attributable to noncontrolling interests of \$22.2 million.
- At 2.3X, the Company's interest coverage ratio was above the median of 2.1X for Maturing LifeStage REIT's.
- The Company uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- See additional notes on page 73 for information regarding the source of distributions.