

Nontraded REIT Industry Review: Second Quarter 2015

Corporate Property Associates 18 - Global, Inc.

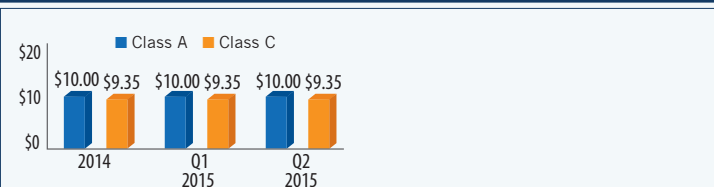
Total Assets.....	\$2,032.2 Million
Real Estate Assets	\$1,392.9 Million
Cash	\$359.3 Million
Securities	\$0.0 Million
Other	\$280.1 Million



Initial Offering Date: May 7, 2013
 Offering Close Date: April 2, 2015
 Current Price per Share: See Below
 Reinvestment Price per Share: See Below
 Cumulative Capital Raised during Offering (including DRP)..... \$1,271.7 Million

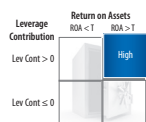
Cash to Total Assets Ratio: 17.7%
 Asset Type: Diversified
 Number of Properties: 56 Net-Lease; 37 Self-Storage;
 5 Multifamily; 1 Student Housing Development
 Square Feet / Units / Rooms / Acres: 12.5 Million Sq. Ft.
 Percent Leased (Single-Tenant): 100%
 Weighted Average Lease Term Remaining (Single Tenant): 13.2 Years
 LifeStage: Maturing
 Investment Style: Core
 Weighted Average Shares Outstanding: 130,493,866

Historical Price



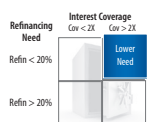
Performance Profiles

Operating Performance



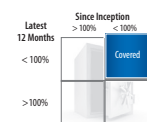
The REIT's recent 12-month average return on assets exceeds yields on 10-year Treasuries, indicating potential for positive risk-adjusted returns. At its current cost of debt and level of borrowing, its use of debt is contributing to increased returns for shareholders.

Financing Outlook



Interest coverage ratio exceeds the 2.0X benchmark and the REIT does not have over 20% of debt maturing within 2 years or at unhedged variable rates. The REIT does not face an immediate need to refinance a significant portion of its debt, and has sufficient earnings to cover interest expense.

Cumulative MFFO Payout



Cumulative MFFO since inception exceeds the cumulative cash distributions to common shareholders, indicating the REIT has fully funded cash distributions from its real estate operations. At the current distribution rate and level of modified funds from operations, trends suggest the distributions can be maintained.

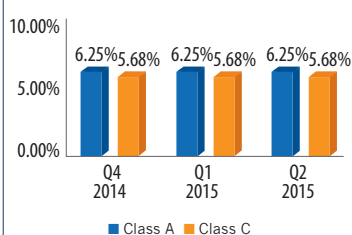
Summary

The REIT's return on assets over the last four quarters was 4.23%, above the yield on 10-Year Treasuries, and it had a small leverage contribution due to its 4.13% average cost of debt and 42.4% debt ratio. Less than 1% of the REIT's debt matures within two years and 5% is at unhedged variable rates, indicating no refinancing concerns and minimal interest rate risk. Its trailing 12-month interest coverage ratio of 2.4X is above the 2.0X benchmark. Since inception the REIT has paid out 91% of estimated MFFO in cash distributions, excluding DRP, and this rate was 97% for the latest 12 month period.

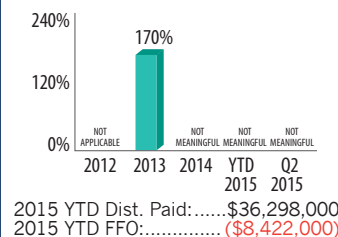
Contact Information

www.CPA18Global.com
Corporate Property Associates 18 - Global Inc.
 50 Rockefeller Plaza
 New York, NY 10020
 (212) 492-8920

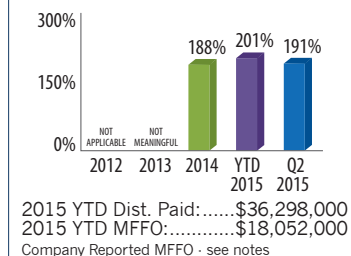
Historical Distribution



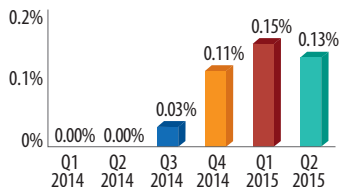
Historical FFO Payout Ratio



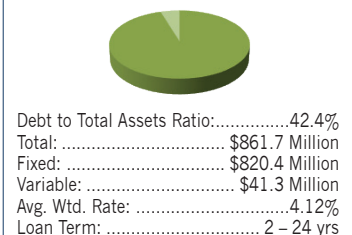
Historical MFFO Payout Ratio



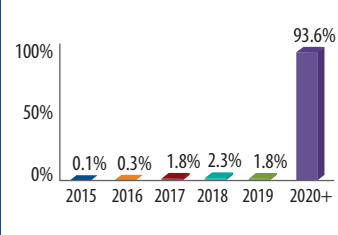
Redemptions



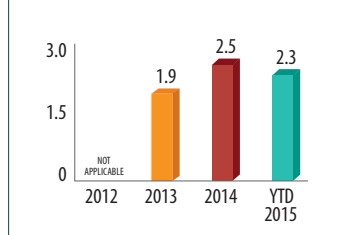
Debt Breakdown



Debt Repayment Schedule



Interest Coverage Ratio



Source of Distributions, Trends and Items of Note

- On May 7, 2013, the REIT commenced its initial public offering of up to \$1.4 billion in shares of common stock, in any combination of Class A and Class C shares, including \$150.0 million in shares of common stock through a distribution reinvestment plan at a price of \$9.60 per share of Class A common stock and \$8.98 per share of Class C common stock.
- The Company ceased accepting new orders for shares of Class A and Class C common stock on June 30, 2014 and March 27, 2015, respectively. It closed the offering on April 2, 2015.
- Through the termination of the initial public offering on April 2, 2015, the Company raised gross offering proceeds for Class A common stock and Class C common stock of \$977.4 million and \$266.1 million, respectively. The gross offering proceeds raised exclude reinvested distributions through the distribution reinvestment plan of \$33.9 million and \$5.4 million for Class A and Class C common stock, respectively.
- During the six months ended June 30, 2015, the Company acquired 28 new investments. Of these investments, four were deemed to be asset acquisitions, 22 were considered to be business combinations, one was deemed to be a direct finance lease, and one was deemed to be an equity investment.
- At June 30, 2015, the majority of the portfolio was comprised of full or partial ownership interests in 56 properties, the majority of which were fully-occupied and triple-net leased to 88 tenants totaling 8.7 million square feet. The remainder of the portfolio was comprised of full or partial ownership interests in 37 self-storage properties, five multi-family properties, and one student housing development totaling 3.8 million square feet.
- Total square feet is on a pro rata basis due to ownership less than 100% for some properties.
- The REIT's Cash to Total Assets decreased to 17.7% as of 2Q 2015 compared to 50.4% as of 2Q 2014.
- The REIT's Debt to Total Assets ratio increased to 42.4% as of 2Q 2015 compared to 26.0% as of 2Q 2014.
- The Company uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- From inception through June 30, 2015, the Company has declared distributions to stockholders totaling \$93.8 million, which were comprised of cash distributions of \$43.8 million and \$50.0 million reinvested by stockholders in shares of our common stock pursuant to our distribution reinvestment plan.
- The distributions declared through June 30, 2015 have exceeded FFO and were paid almost entirely from uninvested offering proceeds.
- During the first quarter of 2015, the board of directors declared distributions at a daily rate of \$0.0017170 per share for our Class A common stock and \$0.0014601 per share for Class C common stock for the quarter ending June 30, 2015. The distributions in the amount of \$19.7 million were paid on July 15, 2015 to stockholders of record on each day during the period.
- For the six months ended June 30, 2015, net cash provided by operations was \$15.3 million. Funds from operations (FFO) attributable to CPA 18 shareholders was (\$8.4) million. Therefore, all distributions were funded by offering proceeds.