

Nontraded REIT Industry Review: First Quarter 2014



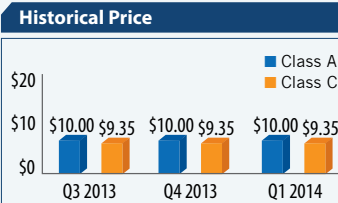
Corporate Property Associates 18 – Global, Inc.

Total Assets.....	\$983.8 Million
Real Estate Assets	\$460.7 Million
Cash	\$336.6 Million
Securities	\$0.0 Million
Other	\$189.5 Million



Initial Offering Date:	May 7, 2013
Offering Status.....	Initial
Number of Months Fundraising:	10
Anticipated Offering Close Date:	May 7, 2015
Current Price per Share:	See Below
Reinvestment Price per Share:	See Below

Cash to Total Assets Ratio:	33.9%
Asset Type:	Diversified
Number of Properties:	18
Square Feet / Units / Rooms / Acres:	4 Million Sq. Ft.
Percent Leased:	100%
Weighted Average Lease Term Remaining:	14.1 Years
LifeStage:	Emerging
Investment Style:	Core
Weighted Average Shares Outstanding:	41,821,433

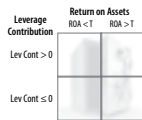


Contact Information

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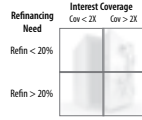
Performance Profiles

Operating Performance



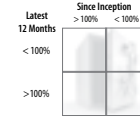
As an Emerging LifeStage REIT, there are less than five quarters of data to calculate meaningful return on assets and leverage contribution metrics.

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

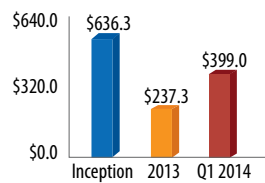


For this Emerging LifeStage REIT there are less than five quarters of data to calculate meaningful MFFO Payout ratios. REITs in the Emerging LifeStage may fund a portion of cash distributions in the first year of operations from offering proceeds until MFFO is sufficient to fund them.

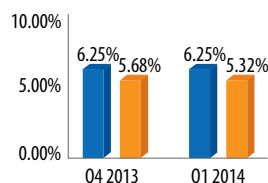
Summary

As an Emerging 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.

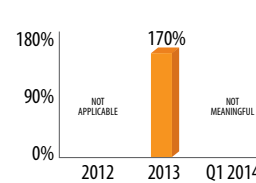
Gross Dollars Raised*



Historical Distribution

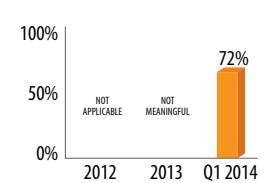


Historical FFO Payout Ratio



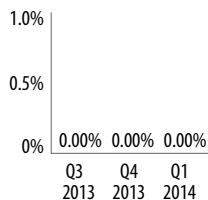
2014 YTD Dist. Paid: \$1,821,000
 2014 YTD FFO: (\$12,096,000)

Historical MFFO Payout Ratio



2014 YTD Dist. Paid: \$1,821,000
 2014 YTD MFFO: \$2,524,000
 Company Reported MFFO - see notes

Redemptions

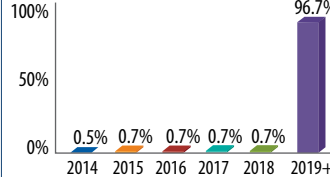


Debt Breakdown

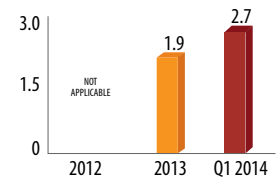


Debt to Total Assets Ratio:.....25.7%
 Total: \$253.2 Million
 Fixed: \$200.7 Million
 Variable: \$52.5 Million
 Avg. Wtd. Rate:4.70%
 Loan Term: 6 – 25 yrs

Debt Repayment Schedule



Interest Coverage Ratio



Source of Distributions, Trends and Items of Note

- The initial public offering was for up to \$1.0 billion of common stock, in any combination of Class A common stock and Class C common stock at a price of \$10.00 per share of Class A common stock and \$9.35 per share of Class C common stock. The Registration Statement also covers the offering of up to \$400.0 million in common stock, in any combination of Class A common stock and Class C common stock, pursuant to the distribution reinvestment and stock purchase plan, or DRIP, at a price of \$9.60 per share of Class A common stock and \$8.98 per share of Class C common stock.
- On May 1, 2014, in order to moderate the pace of fundraising, the board of directors approved the discontinuation of the sale of Class A shares after June 30, 2014. The Company intends to continue to sell shares of Class C shares after that date. In order to facilitate the final sales of Class A shares as of June 30, 2014 and the continued sale of Class C shares, the board of directors also approved the reallocation up to \$250.0 million of the shares that were initially allocated to sales of stock through the DRIP to the initial public offering.
- During 1Q 2014, the Company purchased nine properties for a total of \$281.8 million.
- The REIT's Cash to Total Assets ratio increased to 33.9% as of 1Q 2014 compared to 30.7% as of 4Q 2013.
- The REIT's Debt to Total Assets ratio increased to 25.7% as of 1Q 2014 versus 23.9% as of 4Q 2013.
- From inception through March 31, 2014, the Company has declared distributions to stockholders totaling \$8.2 million, which were comprised of cash distributions of \$3.7 million and \$4.5 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 March 31, 2014, the Company has not yet generated sufficient FFO to fund all of its distributions; therefore, it has funded approximately 98% 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").