



W. P. CAREY

Green Bond Allocation Report

July 2022

Investing for the Long Run®

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Our Commitment to Sustainability

As a net lease REIT, substantially all of our properties are leased to our tenants on a triple-net basis, whereby tenants are responsible for maintaining the buildings and are in control of their energy usage, and environmental sustainability practices. Despite this lack of direct control, we strive to be a leader in the net lease industry in environmental sustainability over the long-term by taking a proactive approach to quantifying and reducing the global carbon footprint of our portfolio.

To achieve this goal, our Sustainability Team, which sits within our Asset Management Department, is tasked with three primary objectives:

- build and deploy scalable systems to collect and analyze our portfolio's carbon footprint data;
- systematically engage in tenant outreach; and
- execute sustainability projects

Sustainability projects fall within five key areas:

- Renewable energy opportunities;
- Building energy retrofits;
- Existing build green certifications;
- New construction green certifications; and
- Tenant energy audits



Data Collection

In 2021, W. P. Carey launched a program to collect Scope 3 tenant energy usage data globally in an automated and scalable manner.

The platform instituted aids W. P. Carey in determining the carbon footprint of its portfolio, identifying outliers and opportunities, and will facilitate future reporting to third-party benchmarking organizations, such as theGRESB and CDP, and prepare W. P. Carey for regulatory disclosures on environmental metrics.

It also enables W. P. Carey to equip its tenants with tools to better manage and benchmark their own energy consumption.

In 2021, W. P. Carey met its goal to collect approximately 25% of its tenants' electricity usage data as a percentage of ABR, with a goal of collecting 40% by the end of 2022.

W. P. Carey began a program to gather its Scope 1 and Scope 2 emissions in early 2022 with the intent to collect 100% by year-end and to then develop an asset-level plan to reduce these emissions.

Tenant Outreach

W. P. Carey has always taken a proactive approach to managing its portfolio and its Asset Management department is structured around tenant relationships.

Each Asset Manager is responsible for a portfolio of tenants, across property types and regions. As a result, the team develops long-term relationships with tenant management teams, providing a direct and ongoing dialogue about the tenant's business and how they can operate more efficiently in their real estate.

W. P. Carey takes a systematic approach to tenant engagement, with regular business update meetings with tenants and property visits representing approximately 30% of tenants on-site every year, as measured by ABR.

W. P. Carey's Asset Management department takes the same approach regarding sustainability by consistently reaching out to tenants to better understand their energy consumption and start actionable conversations around how to make their buildings more efficient and reduce their carbon emissions.

In 2022, W. P. Carey rolled out its sustainability tenant survey, which seeks to better understand its tenants' top priorities around sustainability.

Green Lease Leader

W. P. Carey continues to add "Green Lease" provisions to its leases, including eight leases in 2021 totaling \$12 million of ABR and 1.9 million square feet as of December 31, 2021.

Examples of green lease clauses include the ability to install on-site renewable energy, a cost recovery clause for energy efficiency upgrades, annual tenant disclosure of environmental metrics, and required minimum energy efficiency fit-out guidelines which may include engagement with tenants to meet LEED requirements.

In 2022, W. P. Carey achieved **Gold Level Recognition as a Green Lease Leader**.

Green Lease Leaders is a national recognition program developed by the Institute for Market Transformation (IMT) and the U.S. Department of Energy's (DOE) Better Buildings Alliance with support from leading real estate practitioners to promote the incorporation of green leasing to drive high-performance and healthy buildings.

Sustainable activity

Our Portfolio

as of December 31, 2021



5.4M sq. ft. of green-certified buildings (3.4% of total sq. ft.)



Five (5) LEED-Certified Buildings



Eleven (11) BREEAM Certified Buildings



Green Lease Leader*

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* In 2022 we achieved Gold Level Recognition as a Green Lease Leader by the Institute for Market Transformation and Better Buildings

Report of Independent Accountants



Report of Independent Accountants

To the Management of W. P. Carey Inc.

We have examined the accompanying management assertion of W. P. Carey Inc. that the net proceeds of \$343.4 million from the October 5, 2021 issuance of the \$350 million 2.450% Senior Notes due February 1, 2032 were allocated to finance or refinance, in whole or in part, Eligible Green Projects (as defined in management's assertion) completed during the three years prior to the issuance date through March 31, 2022 as included on the Green Bond Allocation Report as of March 31, 2022. W. P. Carey Inc.'s management is responsible for its assertion. Our responsibility is to express an opinion on management's assertion based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants (AICPA). Those standards require that we plan and perform the examination to obtain reasonable assurance about whether management's assertion is fairly stated, in all material respects. An examination involves performing procedures to obtain evidence about management's assertion. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of management's assertion, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements related to the engagement.

Only the information included in the management assertion of W. P. Carey Inc. on page 7 and the Green Bond Allocation Report as of March 31, 2022 on page 8 are part of our examination engagement. The other information on pages 3 to 5 and 9 to 13 has not been subjected to the procedures applied in our examination engagement, and accordingly, we make no comment as to its completeness and accuracy and do not express an opinion or provide any assurance on such information.

In our opinion, management's assertion that the net proceeds of \$343.4 million from the October 5, 2021 issuance of the \$350 million 2.450% Senior Notes due February 1, 2032 were allocated to finance or refinance, in whole or in part, Eligible Green Projects completed during the three years prior to the issuance date through March 31, 2022 as included on the Green Bond Allocation Report as of March 31, 2022 is fairly stated, in all material respects.

A handwritten signature in black ink that reads "Praveen Kumar LLP".

New York, New York
July 27, 2022

Management's Assertion Regarding Use of Proceeds

W. P. Carey Inc. management is responsible for the completeness, accuracy, and validity of the Green Bond Allocation Report as of March 31, 2022, which appears on page 8. Management asserts that the net proceeds of \$343.4 million from the October 5, 2021 issuance of the \$350 million 2.450% Senior Notes due February 1, 2032 were allocated to finance or refinance, in whole or in part, Eligible Green Projects completed during the three years prior to the issuance date through March 31, 2022.

As discussed in the "Use of Proceeds" section of the Prospectus Supplement dated October 5, 2021 filed by W. P. Carey Inc., "Eligible Green Projects" include the following categories:



Green Buildings



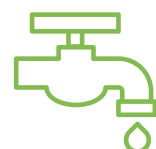
Renewable Energy



Energy Efficiency



Pollution Prevention and Control



Sustainable Water and Wastewater Management



Clean Transportation

For purposes of this assertion, projects were associated with the acquisition, new development, or redevelopment of green buildings that received LEED or BREEAM certification.



Green Bond Allocation Report

As of March 31, 2022
(dollars in thousands)

Green Bond Proceeds

Offering	Date	Net Proceeds
W. P. Carey Inc., 2.450% Senior Notes due February 1, 2032	October 5, 2021	\$343,393
Total Net Proceeds		\$343,393

Allocation of Proceeds

Tenant	Location	Property Type	Investment Completion Date	Investment Type	Square Feet	Certification ⁽¹⁾	Allocation of Proceeds
Nippon Express Co., Ltd.	Rotterdam, The Netherlands	Warehouse	May 2019	Expansion	353,368	BREEAM Excellent	\$20,051
Astellas US Holding, Inc.	Westborough, MA	Laboratory	January 2020	Redevelopment	260,876	BREEAM Very Good	52,172
Sonae MC	Azambuja, Portugal	Warehouse	September 2020	Expansion	294,389	LEED Gold	27,976
Jaguar Land Rover Limited	Solihull, United Kingdom	Warehouse	May 2021	Acquisition	1,063,424	BREEAM Very Good	194,954
Memora Servicios Funerarios S.L. ⁽²⁾	Barcelona, Spain	Funeral Home	February 2022	Sale-Leaseback	110,330	BREEAM Excellent	48,240
Total Allocation of Proceeds							\$343,393

(1) All certifications have been obtained as of March 31, 2022.

(2) 71% of total acquisition cost funded by allocation.

Project Profiles

Nippon Express Co., Ltd.

Rotterdam, The Netherlands

Additional Information Provided by Management

Property Type	Warehouse
Investment Completion Date	May 2019
Investment Type	Expansion
Square Feet	353,368
Allocation of Proceeds (000s)	\$20,051

- Annual avoided CO₂ compared to regulatory baseline = 498 MT CO₂*
- Roof mounted PV system that produces 14,000+ MWh annually. 19% of the solar production is used to offset the entire building's electricity consumption, the remaining 81% is sold to the grid as renewable energy
- The building has an aquifer thermal energy storage source which is used for heating and cooling. The additional heat demand is provided by a hybrid air heat pump. Due to both systems, there is limited gas demand for the 350,000 SF expansion

*BREEAM assessment report

W. P. CAREY



Excellent



100% of project cost funded by green bond proceeds

Project Profiles

Astellas US Holding, Inc.

Westborough, MA

Additional Information Provided by Management

Property Type	Laboratory
Investment Completion Date	January 2020
Investment Type	Redevelopment
Square Feet	260,876
Allocation of Proceeds (000s)	\$52,172

- First Life Sciences building to be BREEAM certified in the US
- Consumes 65% less energy than the median benchmark laboratory building*
- Installation of all new high efficiency HVAC units
- Repositioned a Class B office building into a state-of-the-art Life Sciences facility thereby significantly reducing the embodied carbon of the project

*Based on the 2020 Laboratory Benchmarking Tool ("LBT")

W. P. CAREY



Very Good



100% of project cost funded by green bond proceeds

Project Profiles

Sonae MC

Azambuja, Portugal

Additional Information Provided by Management

Property Type	Warehouse
Investment Completion Date	September 2020
Investment Type	Expansion
Square Feet	294,389
Allocation of Proceeds (000s)	\$27,976

- Annual avoided CO₂ compared to regulatory baseline = 2,471 MT CO₂*
- This solar system produces 4,000 MWh annually, which offsets 55% of the building's electricity consumption
- Annual energy savings of 79% compared to LEED refrigerated warehouse baseline*
- Sustainable features include LED lighting and high insulation along exterior walls, roof, and floor

*LEED assessment report

W. P. CAREY



Gold



100% of project cost funded by green bond proceeds

Project Profiles

Jaguar Land Rover Limited

Solihull, United Kingdom

Additional Information Provided by Management

Property Type	Warehouse
Investment Completion Date	May 2021
Investment Type	Acquisition
Square Feet	1,063,424
Allocation of Proceeds (000s)	\$194,954

- Annual avoided CO₂ compared to regulatory baseline = 972 MT CO₂*
- 47% annual energy savings compared to baseline building*
- Installed skylights in roof to optimize natural light in space and installed LED lighting and occupancy sensors for a sustainable lighting design
- Installed a new bus stop for the site and 60 bicycle spaces to improve clean transportation options

*BREEAM assessment report

W. P. CAREY



Very Good



100% of project cost funded by green bond proceeds

Project Profiles

Memora Servicios Funerarios S.L.

Barcelona, Spain

Additional Information Provided by Management

Property Type	Funeral Home
Investment Completion Date	February 2022
Investment Type	Sale-Leaseback
Square Feet	110,330
Allocation of Proceeds (000s)	\$48,240

- Annual avoided CO₂ compared to baseline building = 55 MT CO₂*
- Annual energy savings of 34% compared to a baseline building*
- Roof mounted PV system produces 46 MWh annually, which offsets 5% of the building's electricity consumption
- Utilizes a green roof to improve stormwater management, reduce heat island effect, and help insulate the building

*BREEAM assessment report

W. P. CAREY



Excellent



71% of project cost funded by green bond proceeds