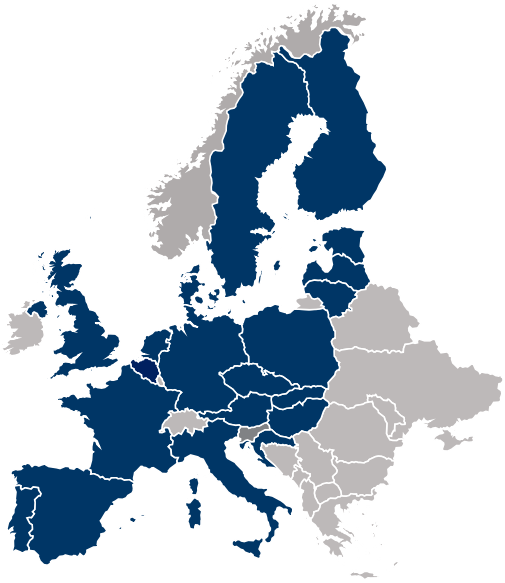
W. P. CAREY

European Sale-leasebacks

In a sale-leaseback, a company sells its real estate to an investor like W. P. Carey for cash and simultaneously enters into a long-term lease. In doing so, the company extracts 100% of the property's value and converts an otherwise illiquid asset into working capital to grow its business, while maintaining full operational control.

Investments in Europe

Austria
Belgium
Croatia
Czech Republic
Denmark
Estonia
Finland
France
Germany
Hungary
Italy
Latvia
Lithuania
Netherlands
Poland
Portugal
Slovakia
Spain
Sweden
United Kingdom



Sale-leaseback Benefits

Sale-leasebacks enable the seller/tenant to:

- Unlock the full market value of otherwise illiquid real estate assets
- Reinvest the cash realized from the sale-leaseback into its core business operations and growth objectives, while retaining full operational control of the facility
- Benefit from 100% deductibility of rental payments rather than being subject to interest limitations for traditional debt as defined by tax laws

About W. P. Carey

W. P. Carey Inc. (NYSE: WPC), one of the largest net lease REITs, provides long-term sale-leaseback and build-to-suit capital solutions primarily for companies in North America and Europe. We are well positioned with the capital and experience needed to maximize efficiency and ensure certainty of close on complex, single and multi-country deals that meet our investment criteria.

Years of Experience
50+

Years in Europe
25+

European Properties
700+

European AUM
€5.5B+

Our Investment Criteria

- Occupancy
  Single-tenant
- Purchase Price
  €10M to €500M
- Property Types
  Industrial, warehouse, select retail, other specialized assets
- Geographies
  U.S. and Europe

Who We Work With

- Brokers
- Developers
- Publicly traded and privately held companies
- Private equity firms and their portfolio companies

Our Capabilities

- Public, private and emerging tenant credits
- All-equity buyer
- Flexible deal structures
- Certainty of close
- Future capital for growth and expansions
- Cross-border, multi-country transactions

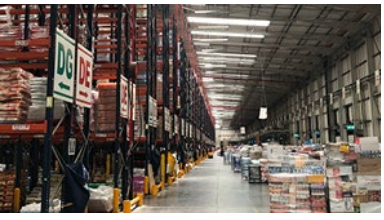
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Data as of September 30, 2026

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European Sale-leasebacks: Capital Solutions

	Tenant	Use of Proceeds	Property Details	Investment[1]
	**Greenyard** Leading fruit and vegetable supplier	Provided working capital to support tenant's expansion plans	One cold storage facility in Poland and one food production facility in Belgium	€130 million
	**Fedrigoni** Global manufacturer of specialty papers for luxury packaging	Provided capital for tenant to reinvest in core business operations and growth	Portfolio of 16 industrial facilities in Italy, Spain and Germany	€280 million
	**Coop Denmark** Leading grocery retailer in Denmark	Provided working capital to support tenant's expansion plans	42 grocery stores in Denmark	€135 million
	**Nippon Express** Leading third-party logistics company with operations across 40 countries	Initial sale-leaseback enabled seller/developer to recoup development costs for future projects. Follow-on investment funded an expansion of the facility. Also worked with tenant to install one of the largest solar rooftops in the Netherlands	BREEAM- and FM-certified, Class-A logistics facility in the Port of Rotterdam	€56 million[2]
	**Jaguar Land Rover** Leading luxury car manufacturer	Forward commitment enabled developer to lock in development profit and mitigate interest rate and market risk	Class-A logistics facility in the U.K.	£141 million
	**Raben** Leading European logistics operator	Provided capital for tenant to strengthen its business foundation and further grow its footprint in Europe	8 logistics and cross-dock facilities across Poland	€169 million
	**Sonae MC** Market-leading food retailer in Portugal with over 30 years of consistent growth	Initial acquisition funded working capital, provided stability to tenant and helped reduce debt. Follow-on investment funded expansion of facility. Also worked with tenant on installation of solar rooftop generating 4,000 MWh/year	LEED-gold certified logistics facility in Azambuja, Portugal's prime logistics hub	€67 million[3]

[1] Includes acquisition-related costs and fees.
[2] Includes initial purchase price and investment for follow-on expansion.
[3] Includes initial purchase price and investment for follow-on expansion.

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