
UNITED STATES SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

FORM 8-K
CURRENT REPORT

Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934

Date of report (Date of earliest event reported): June 17, 2026 (June 16, 2026)

W. P. C A R E Y

W. P. Carey Inc.

(Exact Name of Registrant as Specified in its Charter)

001-13779

(Commission File Number)

45-4549771

(IRS Employer Identification No.)

Maryland

(State of incorporation)

One Manhattan West, 395 9th Avenue, 58th Floor
New York, New York

(Address of principal executive offices)

10001

(Zip Code)

Registrant's telephone number, including area code: **(212) 492-1100**

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (see General Instruction A.2. below):

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Securities registered pursuant to Section 12(b) of the Act:

Title of each class	Trading Symbol(s)	Name of each exchange on which registered
Common Stock, \$0.001 Par Value	WPC	New York Stock Exchange

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

Item 7.01 — Regulation FD Disclosure.

On June 16, 2026, W. P. Carey Inc.'s tenant, Hellweg Die Profi-Baummärkte GmbH & Co. KG ("Hellweg"), notified W. P. Carey that it had filed for insolvency under self-administration.

As of June 16, 2026, W. P. Carey net leased 16 properties to Hellweg, representing total annualized base rent ("ABR") of approximately \$15.2 million¹. Hellweg has paid rent through the end of May 2026. W. P. Carey has bank guarantees covering three months of rent, able to be drawn in the event of unpaid rent.

Of the 16 stores leased to Hellweg, W. P. Carey has executed binding agreements with other home improvement operators to lease eight stores, representing ABR of approximately \$7.4 million¹. Pursuant to the terms of these agreements, the leases will commence in the event of a lease termination with Hellweg at rents comparable to current rents, with estimated downtime and free rent periods totaling between three and nine months. W. P. Carey is in active negotiations for the re-lease or sale of a majority of the remaining eight stores.

W. P. Carey is maintaining its AFFO guidance range of \$5.16 to \$5.26 per diluted share for the full year ending December 31, 2026, reflecting estimated potential rent loss from tenant credit events of \$8 million to \$12 million inclusive of the estimated unpaid rents, downtime and free rent periods mentioned above.

1. Based on the EUR USD exchange rate as of June 16, 2026.

Item 8.01 — Other Events.

The information set forth in Item 7.01 is hereby incorporated into this section, except for the fourth paragraph.

Forward-Looking Statements

Certain of the matters discussed in this communication constitute forward-looking statements within the meaning of the Securities Act of 1933 and the Securities Exchange Act of 1934, both as amended by the Private Securities Litigation Reform Act of 1995. The forward-looking statements include, among other things, statements regarding the intent, belief or expectations of W. P. Carey and can be identified by the use of words such as "may," "will," "should," "would," "will be," "goals," "believe," "project," "expect," "anticipate," "intend," "estimate," "opportunities," "possibility," "strategy," "maintain" or the negative version of these words and other comparable terms. There are a number of risks and uncertainties that could cause actual results to differ materially from the forward-looking statements. Other unknown or unpredictable risks or uncertainties, like the risks related to fluctuating interest rates, the impact of inflation and tariffs on our tenants and us, the effects of pandemics and global outbreaks of contagious diseases, and domestic or geopolitical crises, such as terrorism, military conflict, war or the perception that hostilities may be imminent, political instability or civil unrest, or other conflict, and those additional risk factors discussed in reports that we have filed with the SEC, could also have material adverse effects on our future results, performance or achievements. Discussions of some of these other important factors and assumptions are contained in W. P. Carey's filings with the SEC and are available at the SEC's website at <http://www.sec.gov>, including Part I, Item 1A. Risk Factors in W. P. Carey's Annual Report on Form 10-K for the fiscal year ended December 31, 2025. Investors are cautioned not to place undue reliance on these forward-looking statements, which speak only as of the date of this communication, unless noted otherwise. Except as required under the federal securities laws and the rules and regulations of the SEC, W. P. Carey does not undertake any obligation to release publicly any revisions to the forward-looking statements to reflect events or circumstances after the date of this communication or to reflect the occurrence of unanticipated events.

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this Report to be signed on its behalf by the undersigned, thereunto duly authorized.

W. P. Carey Inc.

Date: June 17, 2026

By: /s/ Jason E. Fox
Jason E. Fox
Chief Executive Officer