

P R O F I L E

WPT Industrial Real Estate Investment Trust is an unincorporated, open-ended real estate investment trust that owns and operates an institutional-quality portfolio of warehouse and distribution properties located in the United States. WPT Capital Advisors, LLC (“WPT Capital”) is the external asset manager and property manager of the REIT.

53
PROPERTIES

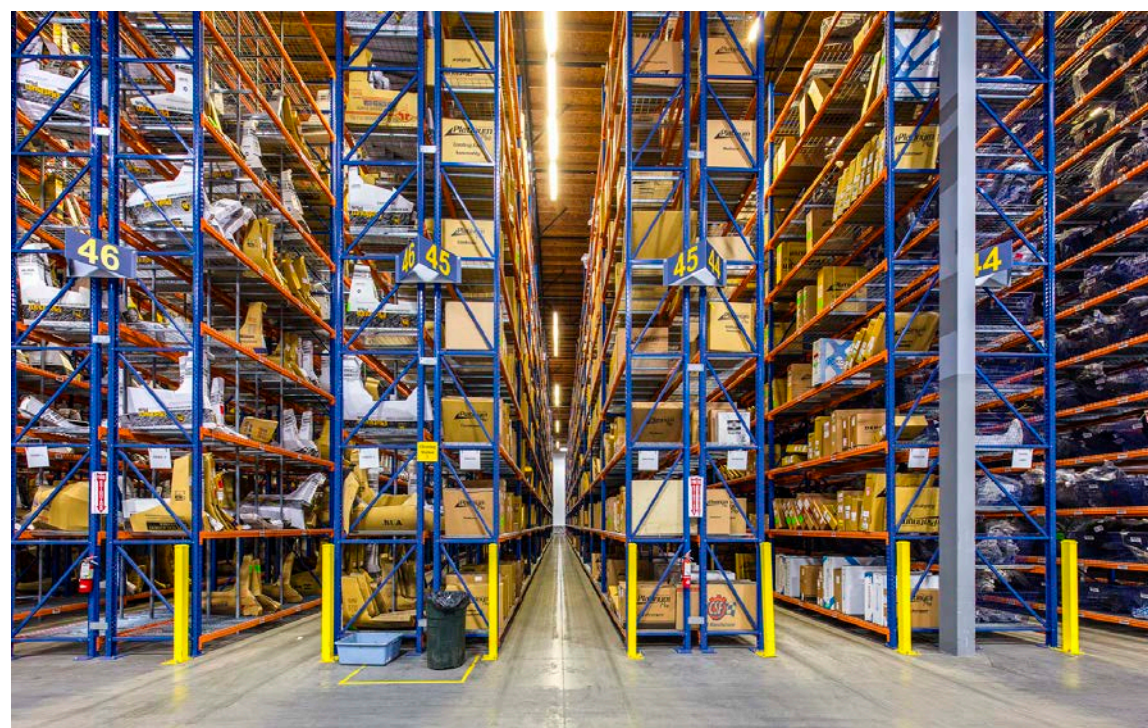
17.6MM
SQUARE FEET

15
U.S. STATES

98.1%
LEASED

W H Y I N V E S T ?

- Only Canadian REIT focused exclusively on US industrial real estate
 - Primarily distribution properties
- High-quality, stabilized and geographically diverse portfolio in major U.S. distribution markets
 - Stable and diversified tenant base
- Platform for accretive growth in a fragmented market
 - Capitalizing on strong US economy
- Security is priced and distributions are paid in US funds



C U R R E N T E V E N T S

- Q1 2018 FFO and AFFO up 13.5% and 10.7% compared to Q1 2017, respectively
- Same properties NOI was up 3.1%, compared to the same period in 2017
- 100% of leases expiring in Q1 2018 were renewed
- Renewed a 754,000 square foot lease with Honeywell International Inc., the REIT’s 10th largest tenant by gross leasable area

F I N A N C I A L H I G H L I G H T S

US \$,000 EXCEPT PERCENTAGES AND PER UNIT AMOUNTS	Q1 2018	Q4 2017	Q3 2017	Q2 2017
Investment Properties Revenue	\$22,538	\$22,409	\$20,709	\$19,174
Occupancy	98.1%	97.9%	98.4%	98.9%
AFFO	\$9,481	\$9,413	\$8,774	\$7,788
AFFO per Unit - basic	\$0.197	\$0.195	\$0.187	\$0.188
ACFO Payout Ratio	91.5%	89.7%	96.2%	92.4%
Debt to Gross Book Value Ratio	42.1%	42.1%	41.6%	40.3%

Q U I C K F A C T S

Stock Exchange
TSX (WIR.U)
OTCQX (WPTIF)

Units Outstanding
44.5M Trust Units
3.6M Class B Units

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