

**P R O F I L E**

WPT Industrial Real Estate Investment Trust is an unincorporated, open-ended real estate investment trust that was formed for the purpose of acquiring, developing, managing, and owning an institutional-quality portfolio of warehouse and distribution properties located exclusively in the United States.

**57**  
PROPERTIES

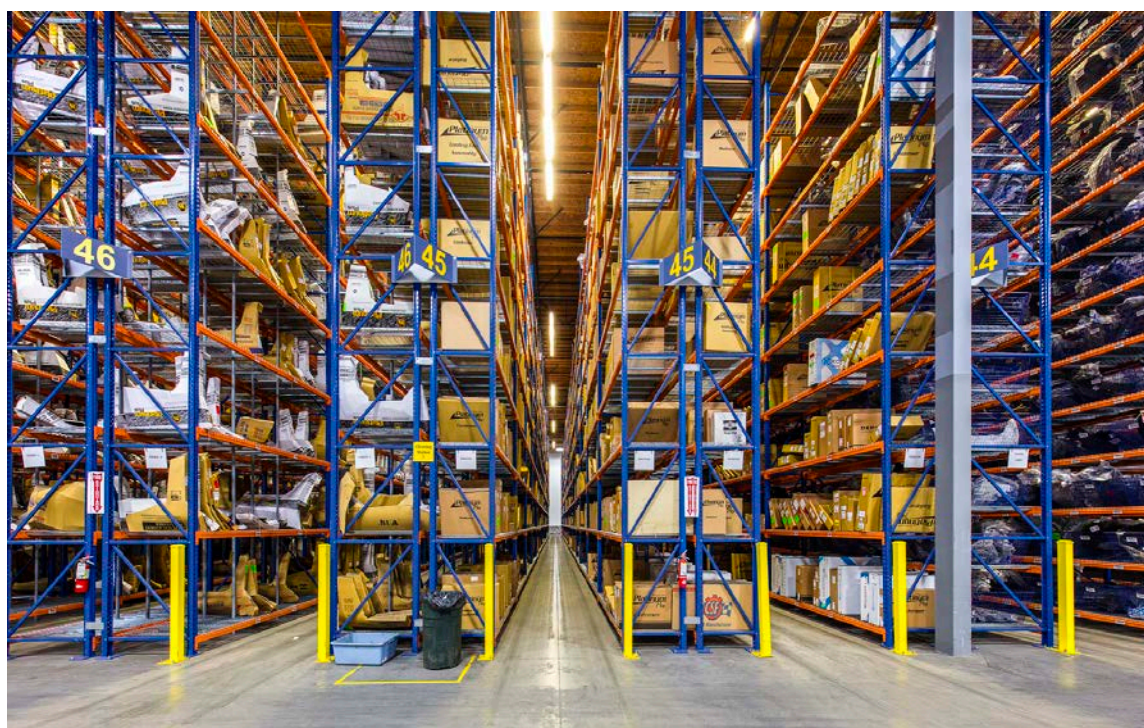
**18.9MM**  
SQUARE FEET

**15**  
U.S. STATES

**99.3%**  
LEASED

**W H Y I N V E S T ?**

- Fully internalized 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 U.S. economy
- Security is priced and distributions are paid in U.S. funds



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

- Internalized management with the acquisition of WPT Capital Advisors, LLC
- Announced new \$1.0 billion private capital venture with Canada Pension Plan Investment Board and Alberta Investment Management Corporation and affiliates
- 2018 FFO and AFFO up 9.0% and 9.7% compared to 2017, respectively
- Same properties NOI was up 2.4%, compared to the same period in 2017
- Acquired 1,221,000 square feet in 2018
- Renewed or re-leased 99.4% of 2.5mm square feet set to expire in 2018

**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	Q4 2018	Q3 2018	Q2 2018	Q1 2018
Investment Properties Revenue	\$24,494	\$23,078	\$22,344	\$22,538
Occupancy	99.3%	98.1%	98.2%	98.1%
AFFO	\$9,023	\$9,902	\$9,396	\$9,481
AFFO per Unit (diluted)	\$0.178	\$0.198	\$0.191	\$0.193
ACFO Payout Ratio	94.3%	86.3%	93.2%	91.1%
Debt to Gross Book Value Ratio	46.5%	45.4%	43.4%	42.1%

**Q U I C K F A C T S**

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

**Units Outstanding**  
46.9M Trust Units  
2.0M Class B Units

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