

**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 exclusively in the United States.

**56**  
PROPERTIES

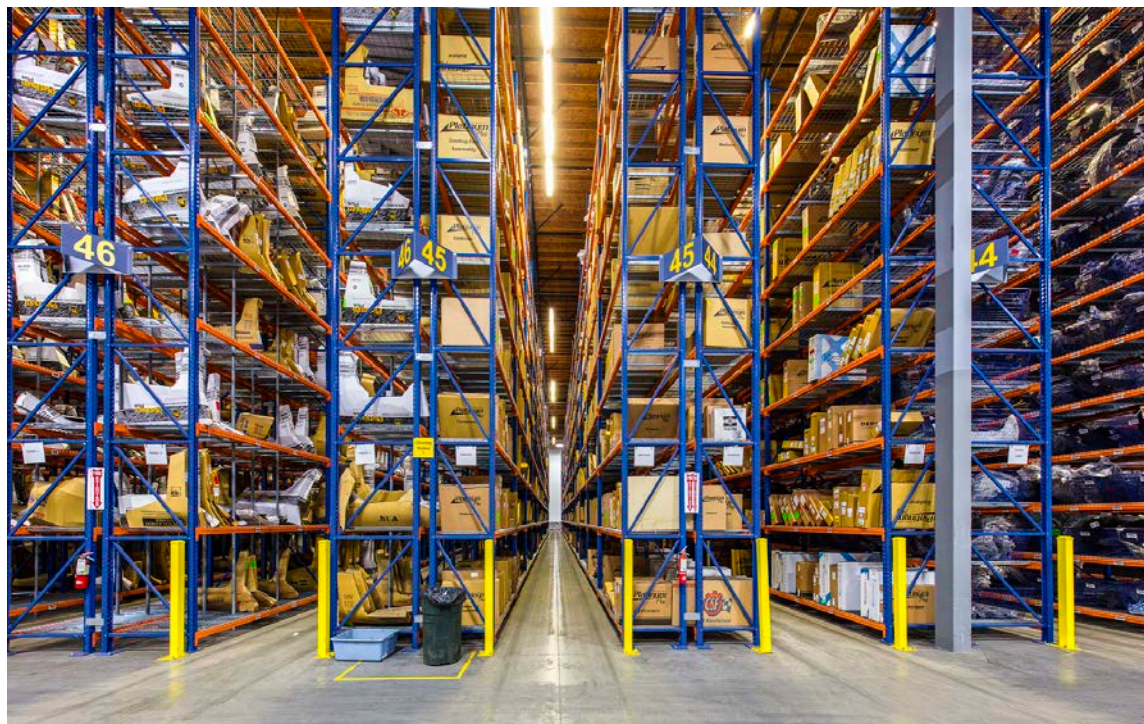
**18.3MM**  
SQUARE FEET

**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 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
- YTD 2018 FFO and AFFO up 12.5% and 14.9% compared to YTD 2017, respectively
- Same properties NOI was up 2.9%, compared to the same period in 2017
- Acquired 684,200 square feet YTD 2018
- Renewed or re-leased 99.4% of 2.6mm 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 | Q3 2018  | Q2 2018  | Q1 2018  | Q4 2017  |
|---|----------|----------|----------|----------|
| Investment Properties Revenue                     | \$23,078 | \$22,344 | \$22,538 | \$22,409 |
| Occupancy   | 98.1%    | 98.2%    | 98.1%    | 97.9%    |
| AFFO  | \$9,902  | \$9,396  | \$9,481  | \$9,413  |
| AFFO per Unit (diluted)                           | \$0.198  | \$0.191  | \$0.193  | \$0.192  |
| ACFO Payout Ratio                                 | 85.7%    | 93.1%    | 91.5%    | 89.7%    |
| Debt to Gross Book Value Ratio                    | 45.4%    | 43.4%    | 42.1%    | 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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