

Security Class

Holder Account Number

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Form of Proxy - Annual General Meeting to be held on May 9, 2019

This Form of Proxy is solicited by and on behalf of Management.

Notes to proxy

1. Every holder has the right to appoint some other person or company of their choice, who need not be a holder, to attend and act on their behalf at the Meeting or any adjournment or postponement thereof. If you wish to appoint a person or company other than the persons whose names are printed herein, please insert the name of your chosen proxyholder in the space provided (see reverse).
2. If the securities are registered in the name of more than one owner (for example, joint ownership, trustees, executors, etc.), then all those registered should sign this proxy. If you are voting on behalf of a corporation or another individual you must sign this proxy with signing capacity stated, and you may be required to provide documentation evidencing your power to sign this proxy.
3. This proxy should be signed in the exact manner as the name(s) appear(s) on the proxy.
4. If this proxy is not dated, it will be deemed to bear the date on which it is mailed by Management to the holder.
5. **The securities represented by this proxy will be voted as directed by the holder, however, if such a direction is not made in respect of any matter, this proxy will be voted in favour of the particular matter.**
6. The securities represented by this proxy will be voted in favour or withheld from voting for each of the matters described herein, as applicable, in accordance with the instructions of the holder, on any ballot that may be called for and, if the holder has specified a choice with respect to any matter to be acted on, the securities will be voted accordingly.
7. This proxy confers discretionary authority in respect of amendments or variations to matters identified in the Notice of Meeting or other matters that may properly come before the Meeting or any adjournment or postponement thereof.
8. This proxy should be read in conjunction with the accompanying documentation provided by Management.

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Proxies submitted must be received by 2:00 p.m., ET, on May 7, 2019 or in the case of any adjournments or postponements of the Meeting, at least 48 hours (excluding Saturdays, Sundays and holidays) prior to the time set for such adjournment or postponement of the Meeting.

VOTE USING THE TELEPHONE OR INTERNET 24 HOURS A DAY 7 DAYS A WEEK!



To Vote Using the Telephone

- Call the number listed BELOW from a touch tone telephone.

1-866-732-VOTE (8683) Toll Free



To Vote Using the Internet

- Go to the following web site:
www.investorvote.com
- **Smartphone?**
Scan the QR code to vote now.



If you vote by telephone or the Internet, DO NOT mail back this proxy.

Voting by mail may be the only method for securities held in the name of a corporation or securities being voted on behalf of another individual.

Voting by mail or by Internet are the only methods by which a holder may appoint a person as proxyholder other than the Management nominees named on the reverse of this proxy. Instead of mailing this proxy, you may choose one of the two voting methods outlined above to vote this proxy.

To vote by telephone or the Internet, you will need to provide your **CONTROL NUMBER** listed below.

CONTROL NUMBER



Appointment of Proxyholder

I/We, being holder(s) of trust units of WPT Industrial Real Estate Investment Trust hereby appoint: Scott T. Frederiksen, or failing him, Robert T. Wolf, or their designees (Management Nominees)

OR

Print the name of the person you are appointing if this person is someone other than the Management Nominees listed herein.

as my/our proxyholder with full power of substitution and to attend, act and to vote for and on behalf of the unitholder in accordance with the following direction (or if no directions have been given, as the proxyholder sees fit) and to vote at the discretion of the proxyholder with respect to amendments or variations to matters identified in the Notice of Meeting and all other matters that may properly come before the Annual General Meeting of unitholders of WPT Industrial Real Estate Investment Trust to be held at the offices of Blake, Cassels & Graydon LLP, 199 Bay Street, Suite 4000, Commerce Court West, Toronto, Ontario, on Thursday, May 9, 2019 at 2:00 p.m. (Toronto time) and at any adjournment or postponement thereof.

VOTING RECOMMENDATIONS ARE INDICATED BY **HIGHLIGHTED TEXT** OVER THE BOXES.

1. Election of Trustees

	For	Withhold		For	Withhold		For	Withhold
01. Scott T. Frederiksen	<input type="checkbox"/>	<input type="checkbox"/>	02. Milo D. Arkema	<input type="checkbox"/>	<input type="checkbox"/>	03. Sarah B. Kavanagh	<input type="checkbox"/>	<input type="checkbox"/>
04. Louie DiNunzio	<input type="checkbox"/>	<input type="checkbox"/>	05. Stuart H.B. Smith	<input type="checkbox"/>	<input type="checkbox"/>	06. Pamela J. Spackman	<input type="checkbox"/>	<input type="checkbox"/>
07. Robert T. Wolf	<input type="checkbox"/>	<input type="checkbox"/>						

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For **Withhold**

2. Appointment of Auditor

Appointment of KPMG LLP, Chartered Accountants, as auditors of WPT Industrial Real Estate Investment Trust and to authorize the Board of Trustees to fix the auditor's remuneration.

For **Against**

3. Renewal of Deferred Trust Unit Incentive Plan

Renewal of the second amended and restated deferred trust unit incentive plan of WPT Industrial Real Estate Investment Trust, as more particularly described in the management information circular.

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Authorized Signature(s) - This section must be completed for your instructions to be executed.

I/We authorize you to act in accordance with my/our instructions set out above. I/We hereby revoke any proxy previously given with respect to the Meeting. **If no voting instructions are indicated with respect to any matter listed above, this Proxy will be voted in favour of the particular matter.**

Signature(s)

Date

DD / MM / YY

Interim Financial Statements - Mark this box if you would like to receive Interim Financial Statements and accompanying Management's Discussion and Analysis by mail.

Annual Financial Statements - Mark this box if you would like to receive the Annual Financial Statements and accompanying Management's Discussion and Analysis by mail.

If you are not mailing back your proxy, you may register online to receive the above financial report(s) by mail at www.computershare.com/maillinglist.

