

P R O F I L E

WPT Industrial Real Estate Investment Trust is an internally managed real estate investment trust that acquires, develops, and manages an institutional-quality portfolio of warehouse and distribution properties located throughout in the United States.

71¹
PROPERTIES

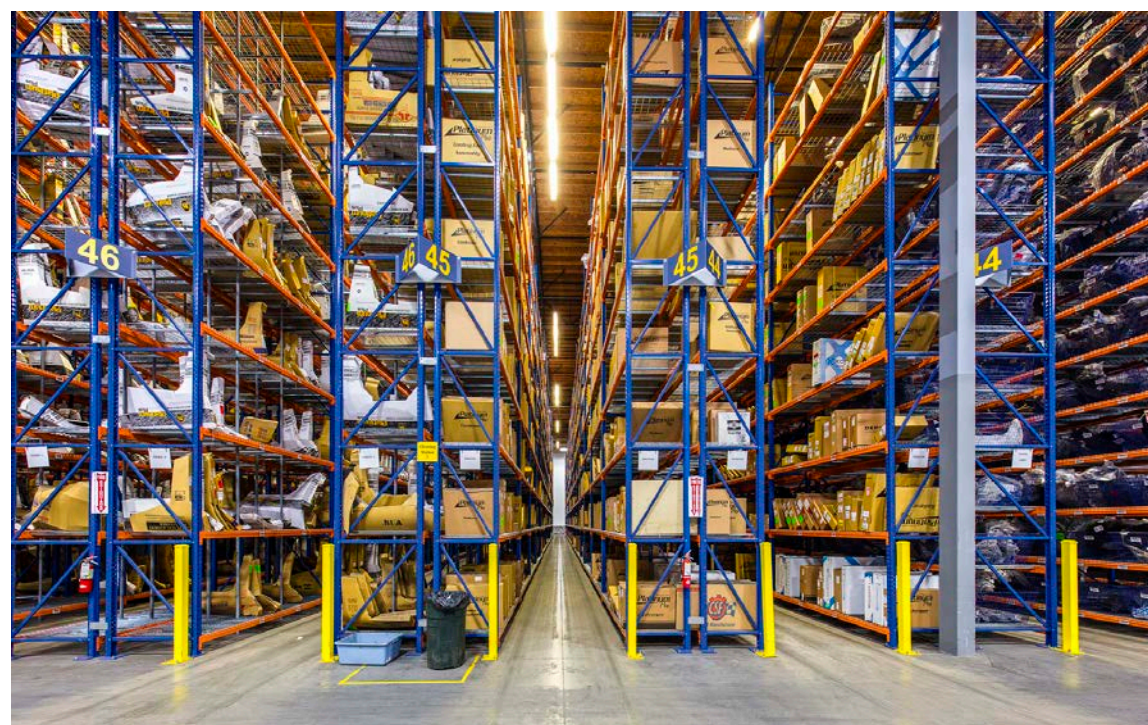
21.1MM¹
SQUARE FEET

17¹
U.S. STATES

99.4%
LEASED

W H Y I N V E S T ?

- Internally managed Canadian REIT focused exclusively on US industrial real estate
- High-quality, stabilized and geographically diverse portfolio in major U.S. distribution markets
- Stable and diversified tenant base
- Platform for accretive growth through stabilized portfolio and proprietary private capital pipeline
- Security is priced and distributions are paid in U.S. funds



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

- Completed successful equity offering in February 2019 raising approximately \$129.0 million net proceeds to fund future growth
- Amended the REIT's unsecured credit facility in March 2019 increasing capacity from \$300 million to \$450 million
- Acquired 13-building portfolio totaling approximately 2.2 million square feet in April 2019
- Announced agreement to acquire an approximately 1.5 million square foot portfolio from the REIT's private capital investment pipeline
- Same properties NOI was up 3.8% YTD, compared to the same period in 2018
- Renewed or re-leased 95.6% of leased square footage set to expire in the first half of 2019, renewed approximately 1,137,000 square feet of leases set to expire after June 30, 2019, and leased approximately 116,000 square feet of previously vacant space

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	Q2 2019	Q1 2019	Q4 2018	Q3 2018
Investment Properties Revenue	\$28,714	\$25,198	\$24,494	\$23,078
Occupancy	99.4%	99.1%	99.3%	98.1%
FFO	\$12,961	\$9,614	\$10,966	\$11,379
FFO per Unit (diluted)	\$0.213	\$0.176	\$0.216	\$0.227
ACFO Payout Ratio	98.9%	112.7%	94.3%	86.3%
Debt to Gross Book Value Ratio	45.0%	37.1%	46.5%	45.4%

Q U I C K F A C T S

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

Units Outstanding
57.1M Trust Units
1.9M Class B Units

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¹ Includes two assets held in joint venture