

Report of Organizational Actions Affecting Basis of Securities

▶ See separate instructions.

Part I Reporting Issuer

1 Issuer's name		2 Issuer's employer identification number (EIN)	
WPT INDUSTRIAL REAL ESTATE INVESTMENT TRUST		80-6250580	
3 Name of contact for additional information	4 Telephone No. of contact	5 Email address of contact	
MARK SPOTTS	612-800-8509	MSPOTTS@WPTCAPITAL.COM	
6 Number and street (or P.O. box if mail is not delivered to street address) of contact		7 City, town, or post office, state, and ZIP code of contact	
3033 EXCELSIOR BLVD SUITE 330		MINNEAPOLIS, MN 55416	
8 Date of action		9 Classification and description	
SEE PART II, LINE 14 BELOW		COMMON STOCK	
10 CUSIP number	11 Serial number(s)	12 Ticker symbol	13 Account number(s)
92937G	N/A	TSX: WIR.U OTCQX:WPTIF	N/A

Part II Organizational Action Attach additional statements if needed. See back of form for additional questions.

14 Describe the organizational action and, if applicable, the date of the action or the date against which shareholders' ownership is measured for the action ▶ WPT INDUSTRIAL REAL ESTATE INVESTMENT TRUST DISTRIBUTED MONTHLY CASH DISTRIBUTIONS TO ITS COMMON SHAREHOLDERS FOR THE 2017 TAX YEAR. A PORTION OF THESE DISTRIBUTIONS REPRESENTS A NON-DIVIDEND DISTRIBUTION. THESE DISTRIBUTIONS WERE PAID ON JANUARY 16, 2017, FEBRUARY 15, 2017, MARCH 15, 2017, APRIL 17, 2017, MAY 15, 2017, JUNE 15, 2017, JULY 17, 2017, AUGUST 15, 2017, SEPTEMBER 15, 2017, OCTOBER 16, 2017, NOVEMBER 15, 2017 AND DECEMBER 15, 2017.

15 Describe the quantitative effect of the organizational action on the basis of the security in the hands of a U.S. taxpayer as an adjustment per share or as a percentage of old basis ▶ THE BASIS OF THE SECURITY SHOULD BE REDUCED BY 42.88% OF THE TOTAL DISTRIBUTIONS RECEIVED.

16 Describe the calculation of the change in basis and the data that supports the calculation, such as the market values of securities and the valuation dates ▶ THE NON-DIVIDEND DISTRIBUTION REPRESENTS DISTRIBUTIONS ASSOCIATED WITH THE 2017 TAX YEAR WHICH ARE IN EXCESS OF THE CURRENT YEAR AND ACCUMULATED EARNINGS AND PROFITS.

Part I Organizational Action (continued)

17 List the applicable Internal Revenue Code section(s) and subsection(s) upon which the tax treatment is based ▶ I.R.C. SECTION 301(c)(2).

18 Can any resulting loss be recognized? ▶ N/A


19 Provide any other information necessary to implement the adjustment, such as the reportable tax year ▶ N/A

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here

Signature ▶  Date ▶ 1/30/2018

Print your name ▶ JUDD K. GILATS Title ▶ CFO

Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
	<u>ADAM GOLDFARB</u>		<u>1/29/2018</u>		<u>P01366364</u>
	Firm's name ▶ <u>KPMG LLP</u>	Firm's address ▶ <u>200 EAST RANDOLPH STREET, STE 5500, CHICAGO, IL 60601</u>		Firm's EIN ▶	<u>13-5565207</u>
				Phone no.	<u>312-665-1000</u>