

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.

70¹
PROPERTIES

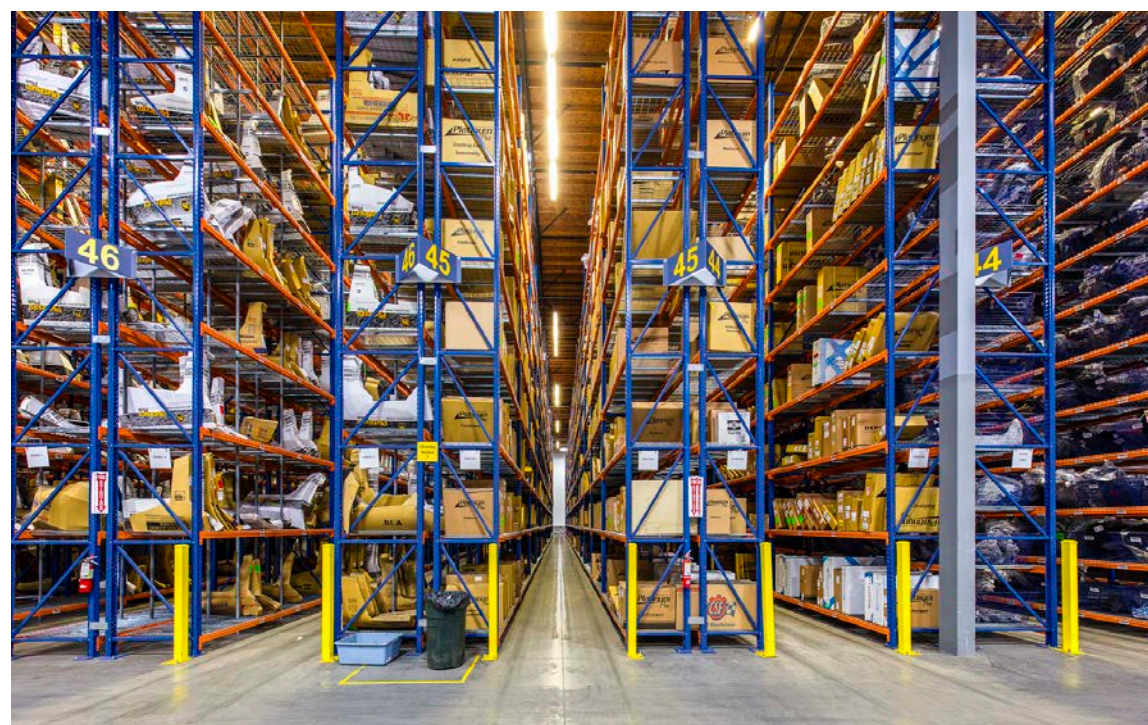
21.1MM¹
SQUARE FEET

16¹
U.S. STATES

99.0%¹
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 through stabilized portfolio and private capital venture
 - Proprietary acquisition pipeline
- Security is priced and distributions are paid in U.S. funds



C U R R 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 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
- Same properties NOI was up 3.4%, compared to the same period in 2018
- Renewed or re-leased 94.3% of square feet set to expire in the first quarter of 2019, renewed approximately 1,000,000 square feet of leases set to expire after March 31, 2019, and leased approximately 116,000 square feet of previously vacant space

Q U I C K F A C T S

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

Units Outstanding
57.0M Trust Units
2.0M Class B Units

Investor Contact
Scott Frederiksen
Chief Executive Officer
P: 612.800.8501
E: stf@wptreit.com

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	Q1 2019	Q4 2018	Q3 2018	Q2 2018
Investment Properties Revenue	\$25,198	\$24,494	\$23,078	\$22,344
Occupancy	99.1%	99.3%	98.1%	98.2%
AFFO	\$6,698	\$9,023	\$9,902	\$9,396
AFFO per Unit (diluted)	\$0.123	\$0.178	\$0.198	\$0.191
ACFO Payout Ratio	112.7%	94.3%	86.3%	93.2%
Debt to Gross Book Value Ratio	37.1%	46.5%	45.4%	43.4%

¹ Includes the Infill Logistics Portfolio acquired on April 5, 2019