

**P R O F I L E**

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

**108<sup>1</sup>**  
PROPERTIES

**35.6MM<sup>1, 2</sup>**  
SQUARE FEET

**20<sup>1</sup>**  
U.S. STATES

**97.4%<sup>3</sup>**  
LEASED

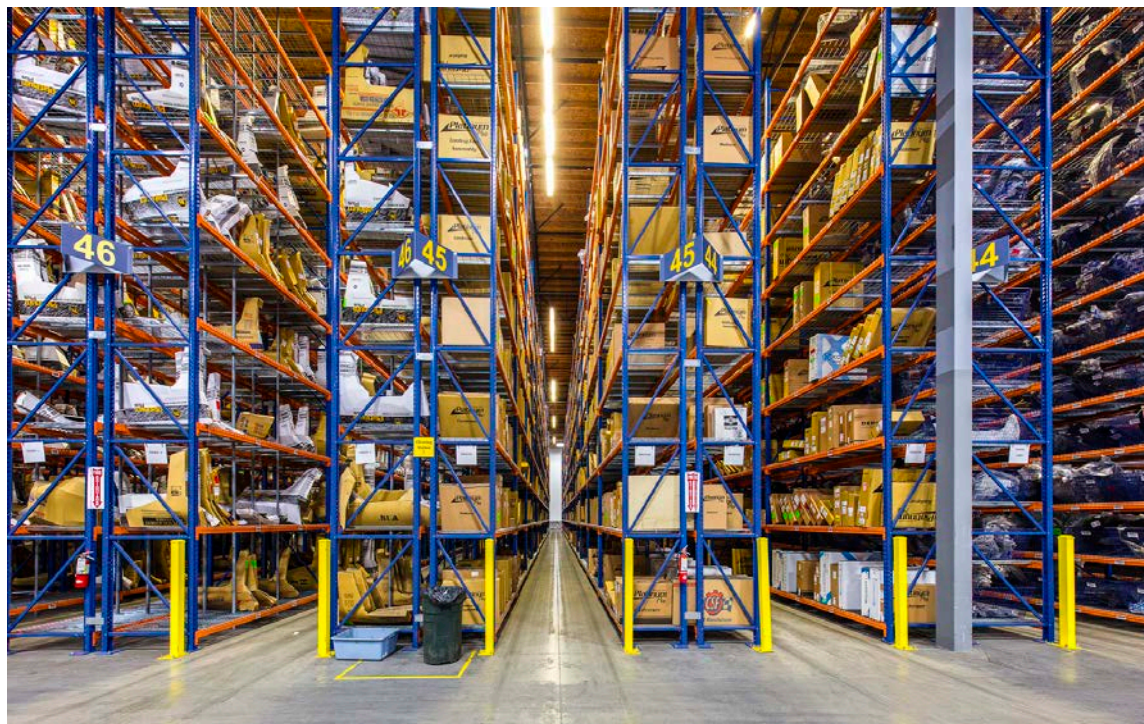
**W H Y I N V E S T ?**

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



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

- Collected 99.6% of billed rent for the quarter
- Same properties NOI up 1.7% in Q3 2020 compared to Q3 2019
- Renewed or re-leased 92.5% of leased square footage set to expire during the quarter
- Cash re-leasing spreads and straight-line re-leasing spreads were 15.9% and 21.3%, respectively, for all lease renewals signed in Q3
- Sold an investment property located in Mableton, Georgia for net cash proceeds of approximately \$10.0 million, using the proceeds to repay indebtedness



**F I N A N C I A L H I G H L I G H T S <sup>4</sup>**

	Q3 2020	Q2 2020	Q1 2020	Q4 2019
NOI	\$33,151	\$31,990	\$23,381	\$23,145
Occupancy	98.3%	97.4%	95.7%	99.0%
FFO	\$22,020	\$17,393	\$13,749	\$14,176
FFO per Unit (diluted)	\$0.253	\$0.200	\$0.184	\$0.216
ACFO Payout Ratio	80.9%	105.9%	107.6%	97.7%
Debt-to-Investments Ratio	47.9%	49.7%	49.9%	42.4%

**Q U I C K F A C T S**

**Stock Exchange**  
TSX (WIR.U; WIR.UN)  
OTCQX (WPTIF)

**Units Outstanding**  
83.3M Trust Units  
1.7M Class B Units

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<sup>1</sup> Assets under management include 100 consolidated properties, 5 properties in equity accounted joint ventures, and 3 managed properties.

<sup>2</sup> Includes 3.2MM square feet under development

<sup>3</sup> Consolidated investment properties and investment properties held in equity accounted joint ventures

<sup>4</sup> Amounts in thousands of USD