

**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 the United States.

**102<sup>1</sup>**  
PROPERTIES

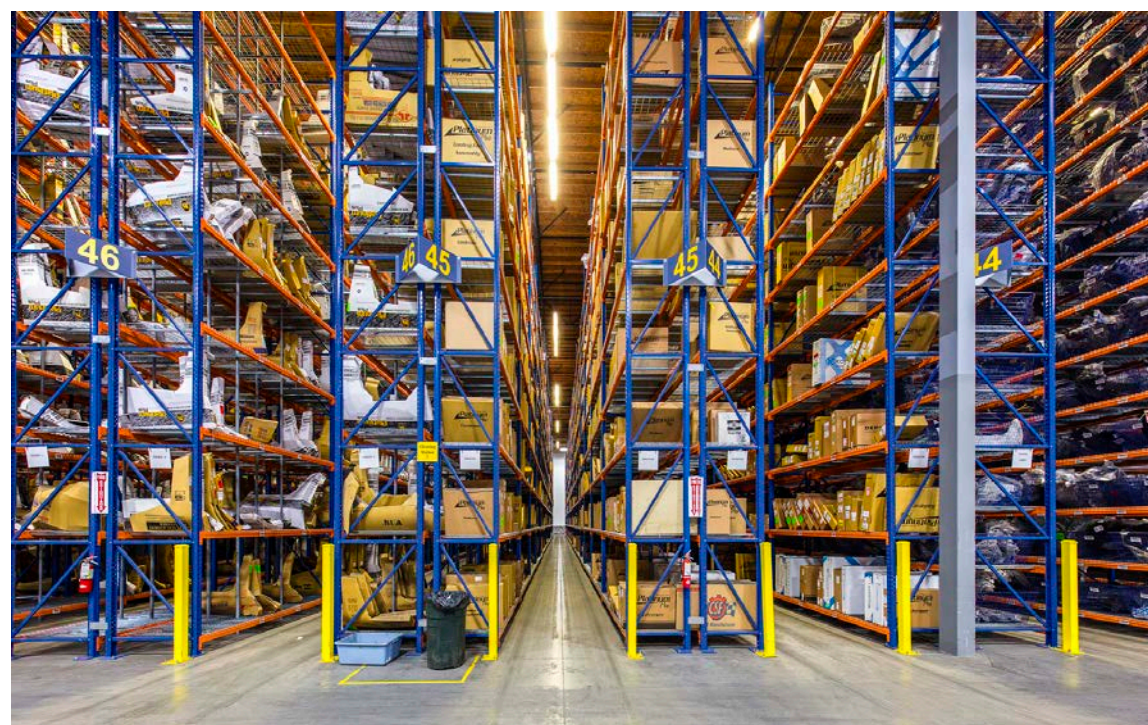
**32.1MM<sup>1</sup>**  
SQUARE FEET

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

**97.4%**  
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 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**

- Repaid six mortgages payable bearing fixed interest rates ranging from 3.62% to 5.80% with an aggregate remaining principal balance of \$97.6 million
- Acquired a land parcel located in Nashville, Tennessee, for approximately \$6.5 million, which the REIT intends to contribute into a joint venture with one or more institutional investors
- Same properties NOI was up 0.8% in the six months ended June 30, 2020 compared to the same period in 2019
- Renewed or re-leased 100.0% of leased square footage set to expire during the quarter.
- Cash re-leasing spreads and straight-line re-leasing spreads were 8.3% and 8.2%, respectively, for all lease renewals commencing in the second quarter

**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 2020	Q1 2020	Q4 2019	Q3 2019
NOI	\$31,990	\$23,381	\$23,145	\$21,788
Occupancy	97.4%	95.7%	99.0%	99.5%
FFO	\$17,393	\$13,749	\$14,176	\$14,807
FFO per Unit (diluted)	\$0.200	\$0.184	\$0.216	\$0.243
ACFO Payout Ratio	105.9%	107.6%	97.7%	90.3%
Debt to Gross Book Value Ratio	50.7%	52.1%	43.6%	49.6%

**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> Includes two assets held in joint venture