BRIGGS
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July 12, 2016

VIA SEDAR

To the Securities Regulatory Authorities in each of the
Provinces and Territories of Canada

Re: Short Form Prospectus of WPT Industrial Real Estate Investment Trust (the "REIT") dated July 12, 2016

Dear Mesdames/Sirs:

We refer to the short form prospectus of the REIT dated July 12, 2016 (the "Prospectus") relating to the offering of 5,429,900 trust units.

We hereby consent to (i) the references to our name under the headings "Experts" and "Certain U.S. Federal Tax Considerations" in the Prospectus, and (ii) the inclusion of our opinion (the "Opinion") dated as of July 12, 2016 under the heading "Certain U.S. Federal Tax Considerations" in the Prospectus.

We confirm that we have read the Prospectus and have no reason to believe that there are any misrepresentations in the information contained in the Prospectus that are derived from the Opinion or that is within our knowledge as a result of the services we performed in connection with the Opinion.

Very truly yours,
/s/ Briggs and Morgan, P.A.
Briggs and Morgan, P.A.