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Alberta Securities Commission
British Columbia Securities Commission
The Manitoba Securities Commission
Financial and Consumer Services Commission, New Brunswick
Office of the Superintendent of Securities, Service Newfoundland & Labrador
Office of the Superintendent of Securities, Northwest Territories
Nova Scotia Securities Commission
Nunavut Securities Commission
Ontario Securities Commission
The Office of the Superintendent of Securities, Consumer,
Corporate and Insurance Services Division, Prince Edward Island
Autorité des marchés financiers
Financial and Consumer Affairs Authority of Saskatchewan
Office of the Yukon Superintendent of Securities

Dear Sirs/Mesdames:

Re: WPT Industrial Real Estate Investment Trust (the "REIT")

We refer to the short form prospectus of the REIT dated July 12, 2016 relating to the sale and issue of 5,429,900 trust units of the REIT.

We consent to be named and to the use, through incorporation by reference in the above-mentioned short form prospectus, of our report dated March 23, 2016 to the shareholders of the REIT on the following consolidated financial statements:

- consolidated statements of financial position as at December 31, 2015 and 2014,
- consolidated statements of net income and comprehensive income, changes in unitholders' equity and cash flows for the years then ended, and
- notes, comprising a summary of significant accounting policies and other explanatory information.

KPMG LLP is a Canadian limited liability partnership and a member firm of the KPMG network of independent member firms affiliated with KPMG International Cooperative ("KPMG International"), a Swiss entity. KPMG Canada provides services to KPMG LLP.

We report that we have read the short form prospectus and all information specifically incorporated by reference therein and have no reason to believe that there are any misrepresentations in the information contained therein that are derived from the consolidated financial statements upon which we have reported or that are within our knowledge as a result of our audit of such consolidated financial statements. We have complied with Canadian generally accepted standards for an auditor's consent to the use of a report of the auditor included in an offering document, which does not constitute an audit or review of the prospectus as these terms are described in the CPA Canada Handbook – Assurance.

Yours very truly,

KPMG LLP

Chartered Professional Accountants, Licensed Public Accountants

July 12, 2016
Toronto, Canada