

July 4, 2017

VIA SEDAR

Ontario Securities Commission
as Principal Regulator under National Policy 11-202

Dear Sirs/Mesdames:

Re: WPT Industrial Real Estate Investment Trust
Re: Preliminary Short Form Prospectus
Re: Qualification Certificate

In connection with the filing of the preliminary short form prospectus of WPT Industrial Real Estate Investment Trust (the "**REIT**") dated July 4, 2017 and in accordance with Section 4.1(a)(ii) of National Instrument 44-101 *Short Form Prospectus Distributions* ("**NI 44-101**"), the REIT hereby:

- (A) advises that it is qualified to file a prospectus in the form of a short form prospectus pursuant to Section 2.2 of NI 44-101; and
- (B) certifies that:
 - (I) all of the applicable qualification criteria in Section 2.2 of NI 44-101 have been satisfied; and
 - (II) all of the material incorporated by reference in the preliminary short form prospectus and not previously filed is being filed with the preliminary short form prospectus.

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DATED this 4th day of July, 2017.

**WPT INDUSTRIAL REAL ESTATE INVESTMENT
TRUST**

By: (signed) "Scott T. Frederiksen"
Name: Scott T. Frederiksen
Title: Chief Executive Officer and Trustee