

Account Number

INDUSTRIAL  
PROPERTY TRUST



## Additional Investment Form

### 1. INVESTMENT

Total \$ Invested

State of Sale \_\_\_\_\_

### 2. ACCOUNT TYPE

This Subscription Agreement is for Class A shares and Class T shares. Please consult with your financial advisor regarding the account type and commissions structure of your investment and check one of the following options. The prospectus of Industrial Property Trust Inc. as amended and supplemented as of the date hereof (the "Prospectus") contains additional information regarding the different share classes.

☐ **Account Type 1: Share Class A (check if applicable)**

☐ Volume Discount

☐ Net of commission (only available in certain circumstances. Please refer to the Plan of Distribution in the prospectus for eligibility.)

☐ **Account Type 2: Share Class T**

### 3. SUBSCRIBER INFORMATION

☐ Employee or Affiliate of Industrial Property Trust

Investor

Co-Investor

Investor Social Security/ Taxpayer ID #

Co-Investor Social Security/ Taxpayer ID #

Birth Date/Articles of Incorporation (MM/DD/YY)

Co-Investor Birth Date (MM/DD/YY)

Home Telephone

Business Telephone

E-mail Address

**Please Indicate Citizenship Status**

☐ U.S. Citizen

☐ Resident Alien

☐ Non-Resident Alien

**Residence Address** (no P.O. Box)

Street Address

City

State

ZIP

**Mailing Address\*** (if different from above)

Street Address

City

State

ZIP

\* If the co-investor resides at another address, please attach that address to the Subscription Agreement.

### 4. INVESTMENT METHOD

☐ **By Mail** — Attach a check made payable to Industrial Property Trust Inc.

☐ **By Wire** — **Account Name:** State Street Bank, Boston, MA 02111

**ABA Routing Number:** 011000028

**Account Number:** 99058174

**Beneficiary:** Industrial Property Trust

Please request when sending a wire that the wire reference the subscriber's name in order to assure that the wire is credited to the proper account.

☐ **Asset Transfer** —

☐ Asset transfer form sent to transferring institution.

☐ Asset transfer form included with subscription.



## Additional Investment Form *(continued)*

### 5. SUITABILITY (required)

**Please separately initial each of the representations below. In the case of joint investors, each investor must initial. Except in the case of fiduciary accounts, you may not grant any person power of attorney to make such representations on your behalf. In order to induce the Company to accept this subscription, I (we) hereby represent and warrant that:**

- |  | <b>Investor</b>    | <b>Co-Investor</b> |
|--|--------------------|--------------------|
| a) I have (we have) received a copy of the final Prospectus at least five business days before signing this agreement.   | (a) Initials _____ | Initials _____     |
| b) I am (we are) purchasing shares for my (our) own account and acknowledge that the investment is not liquid.   | (b) Initials _____ | Initials _____     |
| c) I (we) hereby authorize the Company, upon occurrence of a Liquidity Event (as defined in the Company's Prospectus), to share with the Registered Representative's firm listed in section 7 the identification number that is assigned to my (our) securities account at the transfer agent's custodian bank in order to facilitate potential transfer of my securities from the transfer agent to the Registered Representative's firm. Please initial if you agree.  | (c) Initials _____ | Initials _____     |
| d) I (we) have (i) a net worth (exclusive of home, home furnishings and automobiles) of \$250,000 or more; or (ii) a net worth (exclusive of home, home furnishings and automobiles) of at least \$70,000 AND had during the last tax year, or estimate that I (we) will have during the current tax year, a minimum of \$70,000 annual gross income; or (iii) that I (we) meet the higher suitability requirements imposed by my (our) state of primary residency as set forth in the Prospectus under "Suitability Standards." I (we) acknowledge that these suitability requirements can be met by myself or the fiduciary acting on my (our) behalf. | (d) Initials _____ | Initials _____     |
| e) If I am (we are) a Kansas investor, I (we) have (i) a net worth (exclusive of home, home furnishings and automobiles) of \$250,000 or more; or (ii) a net worth (exclusive of home, home furnishings and automobiles) of at least \$70,000 AND a minimum of \$70,000 gross income in the last 12 months. I (we) acknowledge that these suitability requirements can be met by myself (ourselves) or the fiduciary acting on my (our) behalf.  | (e) Initials _____ | Initials _____     |
| f) If I am (we are) a resident of AL, CA, IA, KS, KY, MA, ME, NJ, NM, ND, OH, OR or TN. I (we) meet the higher suitability requirements imposed by my (our) state of primary residency as set forth in the Prospectus under "Suitability Standards." I (we) acknowledge that these suitability requirements can be met by myself (ourselves) or the fiduciary acting on my (our) behalf.   | (f) Initials _____ | Initials _____     |
| g) If the investor is a partnership, limited liability company, or other corporate entity, each equity owner of such entity meets, on an individual basis, the suitability standards set forth in the "Suitability Standards" section of the Prospectus, including any higher state-specific requirements as applicable to such equity owner.  | (g) Initials _____ | Initials _____     |
| h) If I am (we are) an Alabama resident, I (we) have a liquid net worth of at least 10 times my investment in the shares of Industrial Property Trust and other similar public, illiquid direct participation programs.  | (h) Initials _____ | Initials _____     |
| i) If I am (we are) a California resident, I (we) have either: (i) a net worth (excluding the value of an investor's home, furnishings and automobiles) of at least \$250,000; or (ii) an annual gross income of at least \$85,000 and a net worth (excluding the value of an investor's home, furnishings and automobiles) of at least \$150,000. In addition, I (we) have a net worth of at least ten times my (our) investment in the shares of Industrial Property Trust.  | (i) Initials _____ | Initials _____     |
| j) If I am (we are) an Iowa resident, I (we) have either: (i) a minimum net worth of \$350,000 (exclusive of home, auto and furnishings); or (ii) a minimum of annual gross income of \$85,000 and a net worth of \$100,000 (exclusive of home, auto and furnishings). In addition, my (our) total investment in the shares of Industrial Property Trust or any of its affiliates, and the shares of any other non-exchange-traded REIT, cannot exceed 10% of my (our) liquid net worth. "Liquid net worth" for purposes of this investment shall consist of cash, cash equivalents and readily marketable securities.                                   | (j) Initials _____ | Initials _____     |
| k) If I am (we are) a Kansas resident, I am (we are) limiting my (our) aggregate investment in the securities of the Company and other similar programs to no more than 10% of my (our) liquid net worth. For these purposes, liquid net worth shall be defined as that portion of total net worth (total assets minus liabilities) that is comprised of cash, cash equivalents and readily marketable securities, as determined in conformity with United States generally accepted accounting principles.  | (k) Initials _____ | Initials _____     |
| l) If I am (we are) a Kentucky resident, I (we) shall not invest more than 10% of my (our) liquid net worth (cash, cash equivalents and readily marketable securities) in the Company's shares or the shares of the Company's affiliates' non-publicly traded real estate investment trusts.   | (l) Initials _____ | Initials _____     |
| m) If I am (we are) a New Jersey resident, my (our) investment in this offering and similar direct participation programs shall not exceed 10% of my (our) liquid net worth. For this purpose, "liquid net worth" is defined as that portion of an investor's net worth (total assets minus total liabilities) that consists of cash, cash equivalents and readily marketable securities.  | (m) Initials _____ | Initials _____     |
| n) If an affiliate of the Company or its advisor, Industrial Property Advisors LLC, I (we) represent that the shares are being purchased for investment purposes only and not for immediate resale.  | (n) Initials _____ | Initials _____     |

### 6. SUBSCRIBER SIGNATURES

I (we) declare that the information supplied is true and correct and may be relied upon by the Company.

I acknowledge that the Registered Representative (broker of record) indicated in section 7 will have full access to my account information, including, but not limited to, the number of shares I own, tax information (including the Form 1099), redemption information, and my social security number and other personal identifying information. Investors may change the broker of record at any time by contacting the Company's transfer agent, DST Systems, Inc.

\_\_\_\_\_  
Signature of Investor or Trustee

\_\_\_\_\_  
Signature of Co-Investor or Trustee, if applicable

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Custodian



## Additional Investment Form (*continued*)

### 7. BROKER/DEALER — To be completed by the Registered Representative (RR).

The Broker/Dealer (B/D) or authorized representative must sign below to complete the order. The undersigned confirms by its signature, on behalf of the Broker/Dealer, that he or she is duly licensed and may lawfully sell shares of common stock in the state designated as the investor's legal residence. The undersigned confirms by its signature, on behalf of the Broker/Dealer, that it (i) has reasonable grounds to believe that the information and representations concerning the investor identified herein are true, correct and complete in all respects; (ii) has verified that the form of ownership selected is accurate and, if other than individual ownership, has verified that the individual executing on behalf of the investor is properly authorized and identified; (iii) has discussed such investor's prospective purchase of shares with such investor; (iv) has advised such investor of all pertinent facts with regard to the liquidity and marketability of the shares; (v) has delivered or made available a current Prospectus and related supplements, if any, to such investor; and (vi) has reasonable grounds to believe that the purchase of shares is a suitable investment for such investor, that such investor meets the suitability standards applicable to such investor set forth in the Prospectus and related supplements, if any, and that such investor is in a financial position to enable such investor to realize the benefits of such an investment and to suffer any loss that may occur with respect thereto. The Broker/Dealer agrees to maintain records of the information used to determine that an investment in shares is suitable and appropriate for the investor for a period of six years. The undersigned further represents and certifies, on behalf of the Broker/Dealer, that in connection with this subscription for shares, he or she has complied with and has followed all applicable policies and procedures under his or her firm's existing Anti-Money Laundering Program and Customer Identification Program.

**The undersigned confirms that the investor(s) meet the suitability standards set forth in the Prospectus and that the suitability provisions in section 5 of this form have been discussed with the investor(s), if applicable, for their state of residence.**

<div style="border-bottom: 1px solid black; margin-bottom: 10px;">Name of Registered Representative</div> <div style="border-bottom: 1px solid black; margin-bottom: 10px;">Mailing Address</div> <div style="display: flex; justify-content: space-between; margin-bottom: 10px;"> <span style="width: 30%; border-bottom: 1px solid black;">City</span> <span style="width: 30%; border-bottom: 1px solid black;">State</span> <span style="width: 30%; border-bottom: 1px solid black;">ZIP</span> </div>	<div style="display: flex; justify-content: space-between; margin-bottom: 10px;"> <span style="width: 45%; border-bottom: 1px solid black;">Broker/Dealer Name</span> <span style="width: 45%; border-bottom: 1px solid black;">Telephone Number</span> </div> <div style="border-bottom: 1px solid black; margin-bottom: 10px;">Home Officer Mailing Address</div> <div style="display: flex; justify-content: space-between; margin-bottom: 10px;"> <span style="width: 30%; border-bottom: 1px solid black;">City</span> <span style="width: 30%; border-bottom: 1px solid black;">State</span> <span style="width: 30%; border-bottom: 1px solid black;">ZIP</span> </div>	
<div style="border-bottom: 1px solid black; margin-bottom: 10px;">B/D Rep #</div>	<div style="border-bottom: 1px solid black; margin-bottom: 10px;">Registered Representative's Telephone Number</div>	<div style="border-bottom: 1px solid black; margin-bottom: 10px;">Registered Representative's E-mail Address</div>
<div style="border-bottom: 1px solid black; margin-bottom: 10px;">Signature – Registered Representative</div>	<div style="border-bottom: 1px solid black; margin-bottom: 10px;">Signature – Broker/Dealer (if applicable)</div>	

No sale of shares may be completed until at least five business days after you receive the final Prospectus. You will receive a confirmation of your purchase. All items on the Subscription Agreement must be completed in order for a subscription to be processed. Subscribers should read the Prospectus in its entirety. If an investor participating in the Distribution Reinvestment Plan or making additional investments in shares experiences a material adverse change in the investor's financial condition or can no longer make the representations and warranties set forth in section 5, Industrial Property Trust requests that the investor promptly notify Industrial Property Trust and the investor's Broker/Dealer in writing.

**Please mail this completed form with all signatures and checks to Industrial Property Trust.**

**Direct Overnight Mail:**  
 Dividend Capital  
 C/O DST Systems Inc.  
 430 W. 7<sup>th</sup> Street, Suite 219079  
 Kansas City, MO 64105

**P.O. Box:**  
 Dividend Capital  
 P.O. Box 219079  
 Kansas City, MO 64121-9079

**Dividend Capital — Industrial Property Trust Contact Information:**

**Phone**  
 866.DCG.REIT (324.7348)

**Web Site**  
 industrialpropertytrust.com

**E-mail**  
 operations@dividendcapital.com

**NOT A DEPOSIT / NOT FDIC INSURED / NOT GUARANTEED BY THE BANK / MAY LOSE VALUE / NOT INSURED BY ANY FEDERAL GOVERNMENT AGENCY**