

Account Transfer
(Re-Registration) Form
Industrial Property Trust Inc.



BLACK CREEK GROUP

TRANSFEROR / SELLER SECTION

IMPORTANT: Transferor / Seller and Transferee / Buyer Sections must be submitted simultaneously.

To be completed by individual transferring / selling Industrial Property Trust shares.

Throughout this form, references to "prospectus" mean the prospectus in effect and as amended and supplemented through the date this form is executed.

1. TRANSFEROR / SELLER (Indicate the exact name of the registrant and include any custodial information.)

IPT - A Share Class IPT - T Share Class

Transferor / Seller _____ Co-Transferor / Seller _____

Transferor / Seller Social Security / Taxpayer ID # _____ Co-Transferor / Seller Social Security / Taxpayer ID # _____

Custodian / Trustee Tax ID #, if applicable _____ Industrial Property Trust Account Number _____

Brokerage Account Number, if applicable _____ Home Telephone _____ E-mail Address _____

Street Address _____ City _____ State _____ ZIP _____

If transferring out of a trust account please check appropriate box: Grantor Trust Non-Grantor Trust

2. TRANSFEROR / SELLER INFORMATION (check all that apply)

Reason for Transfer: Re-registration (change of name, individual to trust, etc.) Death (Include copy of Death Certificate.) _____
Date of Death

Divorce (Include copy of Divorce Decree.) Gift Custodian Change

Other (please specify): _____

Secondary Market Transfer: \$ _____
Per Share

Transfer Quantity: Number / Percentage of shares to be transferred / sold: _____

3. TRANSFEROR / SELLER SIGNATURES

The Transferor / Seller hereby certifies and represents that Transferor / Seller has possession of valid title and all requisite power to assign and transfer such shares and that the assignment and transfer is in accordance with applicable federal and state laws and regulations and further certifies, under penalty of law, that the reason for transfer provided is correct. By signing below, the Transferor / Seller hereby acknowledges the disclosure in section 12 of this form.

Signature of Transferor / Seller or Trustee

Signature of Co-Transferor / Seller or Trustee, if applicable Date

Signature of Custodian

Guarantor: Affix Medallion Signature Guarantee here.

A Medallion Signature Guarantee is required for transferor / seller / custodian signature(s). A notary public is not an acceptable guarantor.

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TRANSFeree / BUYER SECTION



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IMPORTANT: Transferor / Seller and Transferee / Buyer Sections must be submitted simultaneously.
To be completed by individual to whom Industrial Property Trust shares are being transferred / sold.
For more than one transferee / buyer, please print / complete additional copies of Transferee / Buyer Section.

5. TRANSFEE / BUYER

Transferee / Buyer

Co-Transferee / Buyer

Transferee / Buyer Social Security / Taxpayer ID #

Co-Transferee / Buyer Social Security / Taxpayer ID #

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

Co-Transferee / Buyer Birth Date (MM/DD/YY)

Brokerage Account #

Home 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-transferee / buyer resides at another address, please attach that address.

6. TRANSFER INFORMATION

Transfer Quantity

Number / Percentage of shares to be transferred / bought: _____

Do you already own Industrial Property Trust shares? Yes No

7. SUITABILITY — To be completed by the individuals who are acquiring shares other than by gift or operation of law.

I meet the suitability requirements imposed by my state of primary residence as set forth in the prospectus under "Suitability Standards."

Initials _____

8. DISTRIBUTIONS

Non-Custodial Ownership

If you wish to participate in the Distribution Reinvestment Program please complete the "Distribution Reinvestment Plan Form."

I prefer that my distribution be deposited directly into the account listed below. *Please note: ACH applies to bank checking and savings accounts only. A physical check will be sent to the broker / dealer for brokerage accounts.*

I prefer that my distribution be paid by check and sent to the address in Transferee / Buyer section 5.

Custodial Ownership

If you wish to participate in the Distribution Reinvestment Program please complete the "Distribution Reinvestment Plan Form."

I prefer that my distribution be sent to my Custodian for deposit into my Custodial account cited in Transferee / Buyer section 5.

(continued on next page)

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8. DISTRIBUTIONS (continued)

Name of Financial Institution

Street Address City State ZIP

Name(s) on Account

ABA Number / Bank Account Number Account Number

Checking (Attach a voided check.) Savings (Attach a voided deposit slip.) Brokerage

9. E-CONSENT

Instead of receiving paper copies of the prospectus, prospectus supplements, annual reports, tax documents, proxy statements, and other stockholder communications and reports, you may elect to receive electronic delivery of stockholder communications from Industrial Property Trust. If you would like to consent to electronic delivery, including pursuant to e-mail, please check the box below for this election.

We encourage you to reduce printing and mailing costs and to conserve natural resources by electing to receive electronic delivery of stockholder communications and statement notifications. By consenting below to electronically receive stockholder communications, including your account-specific information, you authorize said offering(s) to either (i) e-mail stockholder communications to you directly or (ii) make them available on our website and notify you by e-mail when and where such documents are available.

Your consent to electronic delivery will be on an unlimited duration and you will not receive paper copies of these electronic materials unless (i) specifically requested, (ii) you inform us in writing that you revoke your consent, (iii) the delivery of electronic materials is prohibited or (iv) we, in sole discretion, elect to send paper copies of materials.

By consenting to electronic access, you will be responsible for your customary internet service provider charges and may be required to download software in connection with access to these materials.

I consent to electronic delivery

E-mail Address

If blank, the e-mail address provided in section 5 will be used.

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

The authorized registered representative of the Broker / Dealer for the Transferee / Buyer confirms by its signature, on behalf of the Broker / Dealer, that the Broker / Dealer is a duly licensed Broker / Dealer and may lawfully offer and sell shares in the state designated as the state of legal residence of the Transferee / Buyer. The undersigned confirms by its signature, on behalf of the Broker / Dealer, that it has reasonable grounds to believe this investment is suitable for the Transferee / Buyer and that it has advised the Transferee / Buyer of all pertinent facts with regard to the liquidity and marketability of the shares.

The undersigned further confirms by its signature, on behalf of the Broker / Dealer that, to the extent the investor identified herein is a plan, plan fiduciary, plan participant or beneficiary, IRA, or IRA owner subject to Title I of the Employee Retirement Income Security Act of 1974, as amended (ERISA) or Section 4975 of the Internal Revenue Code of 1986, as amended (Code): (i) there is no financial interest, ownership interest, or other relationship, agreement, or understanding that would limit its ability to carry out its fiduciary responsibility to such investor beyond the control, direction, or influence of other persons involved in such investor's purchase of shares; (ii) it is capable of evaluating investment risk independently, both in general and with regard to particular transactions and investment strategies; and (iii) it is a fiduciary under ERISA or the Code, or both, with respect to such investor's purchase of shares, and it is responsible for exercising independent judgment in evaluating such investor's purchase of shares.

Name of Registered Representative

Street Address City State ZIP

Home Office Mailing Address

Broker / Dealer Name Telephone Number

B / D Rep # Registered Representative's Telephone Number Registered Representative's E-mail Address

