

# Granite REIT - Portfolio Overview

## Values as at Q2 2024

		Investment Properties - Fair Value (CAD, millions)	%	Square Feet (millions)	%	Annualized Revenue <sup>(1)</sup> (CAD, millions)	%	Property Count
<b>COUNTRY</b>								
	Canada	1,988.4	22.0	6.9	10.9	78.4	16.9	35
	USA	4,745.9	52.5	38.8	61.3	236.3	50.9	64
	<b>North America</b>	<b>6,734.3</b>		<b>45.7</b>		<b>314.7</b>		<b>99</b>
	Austria	820.3	9.1	7.5	11.9	69.9	15.1	9
	Germany	614.2	6.8	4.7	7.4	37.0	8.0	14
	Netherlands	769.1	8.5	5.4	8.5	42.4	9.1	16
	<b>Europe</b>	<b>2,203.6</b>		<b>17.6</b>		<b>149.3</b>		<b>39</b>
		<b>8,937.9</b>		<b>63.3</b>		<b>464.0</b>		<b>138</b>
	Development Properties	97.7	1.1	-	-	-	-	5
		<b>9,035.6</b>	<b>100.0</b>	<b>63.3</b>	<b>100.0</b>	<b>464.0</b>	<b>100.0</b>	<b>143</b>
<b>PROPERTY CATEGORIES</b>								
	Distribution/E-commerce	6,467.6	71.6	48.8	77.1	316.7	68.3	96
	Special Purpose	1,193.3	13.2	8.9	14.1	87.1	18.8	7
	Industrial/Warehouse	1,124.0	12.4	5.0	7.9	50.7	10.9	32
	Flex/Office	153.0	1.7	0.6	0.9	9.5	2.0	3
		<b>8,937.9</b>		<b>63.3</b>		<b>464.0</b>		<b>138</b>
	Development Properties	97.7	1.1	-	-	-	-	5
		<b>9,035.6</b>	<b>100.0</b>	<b>63.3</b>	<b>100.0</b>	<b>464.0</b>	<b>100.0</b>	<b>143</b>
<b>PROPERTY PROFILE (000's of square feet)</b>								
	Less than 100	275.6	3.1	0.9	1.4	9.1	2.0	15
	100-200	768.2	8.5	3.4	5.4	37.8	8.1	22
	200-300	1,186.7	13.1	5.7	9.0	52.8	11.4	23
	300-500	1,618.4	17.9	12.2	19.3	87.6	18.9	31
	Greater than 500	5,089.0	56.3	41.1	64.9	276.7	59.6	47
		<b>8,937.9</b>		<b>63.3</b>		<b>464.0</b>		<b>138</b>
	Development Properties	97.7	1.1	-	-	-	-	5
		<b>9,035.6</b>	<b>100.0</b>	<b>63.3</b>	<b>100.0</b>	<b>464.0</b>	<b>100.0</b>	<b>143</b>
		Investment Properties - Fair Value (CAD, millions)	%	Square Feet (millions)	%	Annualized Revenue <sup>(1)</sup> (CAD, millions)	%	Lease Count
<b>UTILIZATION</b>								
	Magna	2,071.6	22.9	12.1	19.2	124.1	26.7	27
	Non-Magna	6,593.1	73.0	47.7	75.3	339.9	73.3	131
	Vacant	273.2	3.0	3.5	5.5	-	-	-
		<b>8,937.9</b>		<b>63.3</b>		<b>464.0</b>		<b>158</b>
	Development Properties	97.7	1.1	-	-	-	-	-
		<b>9,035.6</b>	<b>100.0</b>	<b>63.3</b>	<b>100.0</b>	<b>464.0</b>	<b>100.0</b>	<b>158</b>
<b>EXPIRY</b>								
	Vacant	273.2	3.0	3.5	5.5	-	-	-
	2024	281.3	3.1	1.4	2.3	8.8	1.9	9
	2025	882.1	9.8	4.9	7.7	33.3	7.2	17
	2026	1,048.0	11.6	5.6	8.9	42.0	9.1	22
	2027	888.3	9.8	5.4	8.5	41.9	9.0	19
	2028	888.0	9.8	8.8	13.9	63.5	13.7	22
	2029	918.5	10.2	6.3	9.9	52.5	11.3	17
	2030	630.3	7.0	4.7	7.5	35.1	7.6	16
	2031	-	-	0.2	0.4	1.2	0.3	1
	2032	1,015.6	11.2	5.6	8.9	48.8	10.5	12
	2033	611.2	6.8	4.6	7.3	36.3	7.8	10
	2034	603.6	6.7	6.0	9.4	46.6	10.0	3
	2035	172.5	1.9	1.5	2.3	12.9	2.8	4
	2036	60.9	0.7	0.4	0.6	3.6	0.8	1
	2037	17.4	0.2	0.1	0.1	1.0	0.2	1
	2038	-	-	-	-	-	-	-
	2039	381.9	4.2	2.5	4.0	20.8	4.5	2
	2040	-	-	-	-	-	-	-
	2041	171.5	1.9	1.4	2.2	9.9	2.1	1
	2042	-	-	-	-	-	-	-
	2043	93.6	1.0	0.4	0.6	5.8	1.2	1
	<b>Total</b>	<b>8,937.9</b>		<b>63.3</b>		<b>464.0</b>		<b>158</b>
	Development Properties	97.7	1.1	-	-	-	-	-
		<b>9,035.6</b>	<b>100.0</b>	<b>63.3</b>	<b>100.0</b>	<b>464.0</b>	<b>100.0</b>	<b>158</b>

<sup>(1)</sup> Annualized revenue is calculated as the contractual base rent for the month subsequent to the quarterly reporting period multiplied by 12 months, in millions.