

Granite REIT - Portfolio Overview

Values as at Q4 2024

		Investment Properties - Fair Value (CAD, millions)	%	Square Feet (millions)	%	Annualized Revenue ⁽¹⁾ (CAD, millions)	%	Property Count
COUNTRY								
	Canada	2,032.2	21.6	6.9	10.9	82.1	16.6	35
	USA	5,023.2	53.4	38.8	61.3	259.0	52.4	64
	North America	7,055.4		45.7		341.1		99
	Austria	834.5	8.9	7.5	11.9	71.9	14.6	9
	Germany	625.7	6.7	4.7	7.4	37.7	7.6	14
	Netherlands	781.5	8.3	5.4	8.5	43.4	8.8	16
	Europe	2,241.7		17.6		153.0		39
		9,297.1		63.3		494.1		138
	Development Properties	100.2	1.1	-	-	-	-	5
		9,397.3	100.0	63.3	100.0	494.1	100.0	143
PROPERTY CATEGORIES								
	Distribution/E-commerce	6,797.4	72.3	48.8	77.1	341.7	69.2	96
	Special Purpose	1,210.4	12.9	8.9	14.0	88.6	17.9	7
	Industrial/Warehouse	1,130.8	12.0	5.0	7.9	54.0	10.9	32
	Flex/Office	158.5	1.7	0.6	1.0	9.8	2.0	3
		9,297.1		63.3		494.1		138
	Development Properties	100.2	1.1	-	-	-	-	5
		9,397.3	100.0	63.3	100.0	494.1	100.0	143
PROPERTY PROFILE (000's of square feet)								
	Less than 100	235.8	2.5	0.8	1.3	8.3	1.7	14
	100-200	824.8	8.8	3.5	5.5	41.1	8.3	23
	200-300	1,207.3	12.8	5.8	9.2	58.8	11.9	23
	300-500	1,702.8	18.1	12.2	19.2	91.3	18.5	31
	Greater than 500	5,326.4	56.7	41.0	64.8	294.6	59.6	47
		9,297.1		63.3		494.1		138
	Development Properties	100.2	1.1	-	-	-	-	5
		9,397.3	100.0	63.3	100.0	494.1	100.0	143
		Investment Properties - Fair Value (CAD, millions)	%	Square Feet (millions)	%	Annualized Revenue ⁽¹⁾ (CAD, millions)	%	Lease Count
UTILIZATION								
	Magna	2,094.4	22.3	12.2	19.2	128.9	26.1	27
	Non-Magna	6,922.9	73.6	47.9	75.7	365.2	73.9	132
	Vacant	279.8	3.0	3.2	5.1	-	-	-
		9,297.1		63.3		494.1		159
	Development Properties	100.2	1.1	-	-	-	-	-
		9,397.3	100.0	63.3	100.0	494.1	100.0	159
EXPIRY								
	Vacant	279.8	3.0	3.2	5.1	-	-	-
	2025	409.1	4.3	1.7	2.7	15.6	3.2	13
	2026	1,118.6	11.9	5.4	8.5	42.7	8.6	23
	2027	956.3	10.2	5.4	8.5	46.0	9.3	19
	2028	1,248.9	13.3	10.7	16.8	78.2	15.8	26
	2029	1,056.3	11.2	7.5	11.9	67.5	13.7	21
	2030	933.4	9.9	6.2	9.8	45.9	9.3	19
	2031	-	-	0.5	0.8	2.9	0.6	2
	2032	1,045.4	11.1	5.6	8.9	50.3	10.2	12
	2033	648.1	6.9	4.6	7.3	38.7	7.8	10
	2034	662.2	7.0	6.2	9.8	50.1	10.1	4
	2035	176.7	1.9	1.5	2.4	13.3	2.7	4
	2036	61.6	0.7	0.4	0.6	3.6	0.7	1
	2037	17.7	0.2	0.1	0.1	1.0	0.2	1
	2038	-	-	-	-	-	-	-
	2039	401.6	4.3	2.5	4.0	22.0	4.5	2
	2040	-	-	-	-	-	-	-
	2041	180.4	1.9	1.4	2.2	10.4	2.1	1
	2042	-	-	-	-	-	-	-
	2043	101.0	1.1	0.4	0.6	5.9	1.2	1
	Total	9,297.1		63.3		494.1		159
	Development Properties	100.2	1.1	-	-	-	-	-
		9,397.3	100.0	63.3	100.0	494.1	100.0	159

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