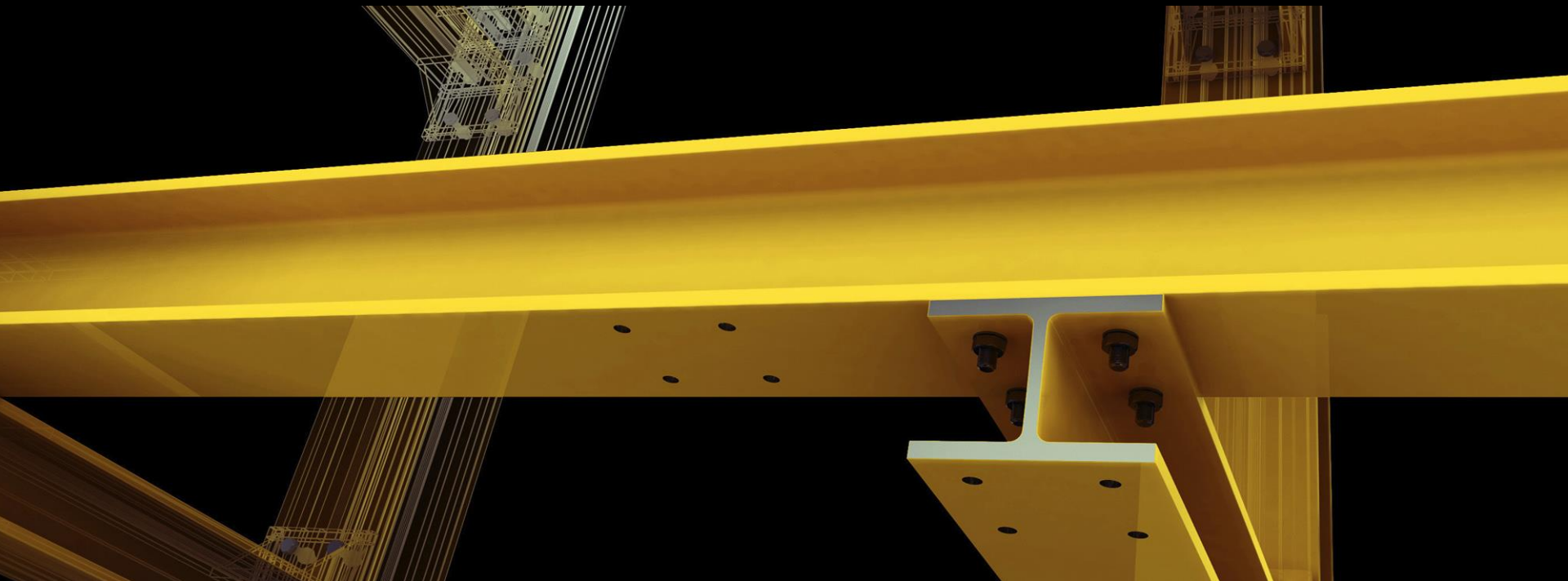




GRANITE REIT - AEW EUROPE PORTFOLIO ACQUISITION
AUGUST 13, 2013



THE INVESTMENT

- Granite REIT has entered into a binding agreement to acquire a 100% interest in a European portfolio consisting of 229,005 square meter, 7 property portfolio located in Germany and the Netherlands
- The purchase price is €129,000,000.
- The portfolio consists of 7 single tenant properties; 4 located in Germany and 3 located in the Netherlands
- All of the properties were built for the existing tenants with 5 of the 7 properties developed by Prologis Europe. All 7 properties are built to state of the art standards
- The average age of the properties is 10 years

THE INVESTMENT

- **The tenants include Also Actebis Peacock, Kühne + Nagel, Meyer & Meyer, Ricoh, Tchibo, DB Schenker and Van Uden Logistik with a weighted average lease term of 5 years increasing to 7 years if break options are not exercised**
- **In-going Cap Rate of approximately 8.0%**
- **Will have a significant impact on Granite's diversification - moving Granite's ALP concentration from 95% Magna to 87%, and on gross leasable area from 87% Magna to 78%**
- **The transaction is structured as an asset acquisition with a partial closing (5 properties) targeted for late September 2013 and a secondary closing of the remaining 2 properties expected for October 2013, all subject to customary closing conditions**

PROPERTY LOCATIONS



THE PROPERTY PORTFOLIO

Germany:

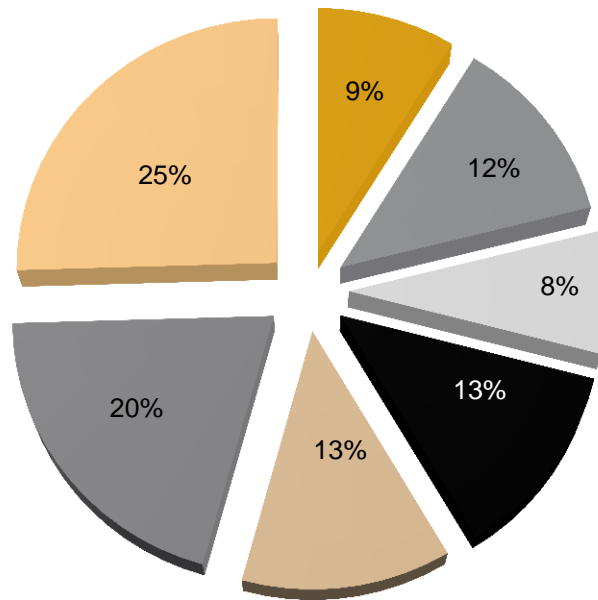
- 4 properties
- 95,113 sqm
- Avg. Age: 9.5 years
- Avg. Clear Heights: > 34'
- Avg. No. of Loading Docks: >37
- Weighted Average Lease Term: 4.3 years if break options exercised, 5.9 years if not exercised

Netherlands:

- 3 properties
- 133,892 sqm
- Avg. Age: 11.6 years
- Avg. Clear Heights: > 34'
- Avg. No. of Loading Docks: > 46
- Weighted Average Lease Term: 5.6 years if break option exercised, 7.8 years if not exercised

AEW - PORTFOLIO

Portfolio by Leasable Area



- Straubing (GER) - 20,184 sqm
- Peine (GER) - 28,186 sqm
- Neumarkt (GER) - 18,100 sqm
- Soest (GER) - 28,643 sqm
- Botlek (NE) - 29,152 sqm
- Haaften (NE) - 46,440 sqm
- Bergen op Zoom (NE) - 58,300 sqm

Portfolio	Square Meters	%
Germany (4)	95,113	42%
Netherlands (3)	133,892	58%
Total Portfolio	229,005	100%

The German Assets

Straubing – Kühne + Nagel



Peine – Meyer & Meyer



Soest – ALSO Actebis



Neumarkt – Tchibo Logistic



The Netherlands Assets

Bergen Op Zoom – Ricoh



Haaften – Van Uden Logistics



Botlek – DB Schenker

