

# Granite REIT - Portfolio Overview

## Values as at Q2 2022

		Investment Properties - Fair Value <sup>(1)</sup> (CAD, millions)	%	Square Feet (millions)	%	Annualized Revenue <sup>(1)(2)</sup> (CAD, millions)	%	Property Count
COUNTRY								
Canada		1,815.9	21.3	6.5	11.4	59.4	16.5	34
	USA	4,351.1	50.9	33.5	58.8	182.9	50.8	54
	North America	6,167.0		40.0		242.3		88
Austria		716.1	8.4	7.5	13.1	56.1	15.6	9
	Germany	583.4	6.8	4.6	8.1	29.8	8.2	14
	Netherlands	742.1	8.7	4.9	8.6	32.2	8.9	15
	Europe	2,041.6		17.0		118.1		38
		8,208.6		57.0		360.4		126
Properties Under Development		252.3	3.0	-	-	-	-	9
Land Held For Development		72.5	0.9	-	-	-	-	3
		8,533.4	100.0	57.0	100.0	360.4	100.0	138
PROPERTY CATEGORIES								
Distribution/E-commerce		5,936.6	69.6	42.4	74.4	240.2	66.6	83
Special Purpose		1,060.1	12.4	8.9	15.6	71.3	19.8	7
Industrial/Warehouse		1,064.0	12.4	5.1	8.9	41.0	11.4	33
Flex/Office		147.9	1.7	0.6	1.1	7.9	2.2	3
		8,208.6		57.0		360.4		126
Properties Under Development		252.3	3.0	-	-	-	-	9
Land Held For Development		72.5	0.9	-	-	-	-	3
		8,533.4	100.0	57.0	100.0	360.4	100.0	138
PROPERTY PROFILE (000's of square feet)								
Less than 100		267.3	3.1	0.9	1.6	8.5	2.4	15
100-200		673.6	7.9	2.9	5.1	28.6	7.9	19
200-300		1,069.9	12.5	5.1	8.9	40.7	11.3	21
300-500		1,419.1	16.6	10.9	19.1	63.1	17.5	28
Greater than 500		4,778.7	56.0	37.2	65.3	219.5	60.9	43
		8,208.6		57.0		360.4		126
Properties Under Development		252.3	3.0	-	-	-	-	9
Land Held For Development		72.5	0.9	-	-	-	-	3
		8,533.4	100.0	57.0	100.0	360.4	100.0	138
		Investment Properties - Fair Value <sup>(1)</sup> (CAD, millions)	%	Square Feet (millions)	%	Annualized Revenue <sup>(1)(2)</sup> (CAD, millions)	%	Lease Count
UTILIZATION								
Magna		1,900.6	22.2	12.3	21.6	100.3	27.8	28
Non-Magna		6,229.0	73.0	43.4	76.2	260.1	72.2	140
Vacant		79.0	0.9	1.3	2.2	-	-	-
		8,208.6		57.0		360.4		168
Properties Under Development		252.3	3.0	-	-	-	-	-
Land Held For Development		72.5	0.9	-	-	-	-	-
		8,533.4	100.0	57.0	100.0	360.4	100.0	168
EXPIRY								
Vacant		79.0	0.9	1.3	2.2	-	-	-
	2022	171.6	2.0	0.3	0.5	1.8	0.5	12
	2023	1,251.9	14.7	9.3	16.2	51.1	14.2	34
	2024	1,013.6	11.9	9.7	17.0	60.3	16.7	20
	2025	841.7	9.9	4.2	7.3	27.5	7.6	15
	2026	865.1	10.1	5.4	9.5	33.0	9.2	21
	2027	709.7	8.3	4.5	7.8	30.6	8.5	14
	2028	387.1	4.5	5.0	8.8	29.5	8.2	11
	2029	401.2	4.7	2.7	4.8	22.2	6.2	8
	2030	464.0	5.4	3.3	5.8	20.3	5.6	12
	2031	140.3	1.6	0.9	1.6	4.5	1.3	2
	2032	843.1	9.9	4.2	7.5	34.2	9.5	9
	2033	95.9	1.1	0.4	0.7	6.1	1.7	2
	2034	123.0	1.5	1.0	1.8	4.6	1.3	1
	2035	67.6	0.8	0.4	0.7	2.9	0.8	2
	2036	66.0	0.8	0.4	0.7	3.4	0.9	1
	2037	20.9	0.2	0.1	0.2	0.9	0.2	1
	2038	-	-	-	-	-	-	-
	2039	464.0	5.4	2.5	4.4	18.4	5.1	2
	2040	-	-	-	-	-	-	-
	2041	202.9	2.4	1.4	2.5	9.1	2.5	1
	Total	8,208.6		57.0		360.4		168
Properties Under Development		252.3	3.0	-	-	-	-	-
Land Held For Development		72.5	0.9	-	-	-	-	-
		8,533.4	100.0	57.0	100.0	360.4	100.0	168

<sup>(1)</sup> Assets held for sale are excluded from investment properties and related property metrics. Accordingly, two such assets were held for sale as at June 30, 2022 and were excluded from investment properties and related property metrics as at June 30, 2022.

<sup>(2)</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.