

Granite REIT - Portfolio Overview

Values as at Q4 2023

		Investment Properties - Fair Value (CAD, millions)		Square Feet (millions)		Annualized Revenue ⁽¹⁾ (CAD, millions)		Property Count
COUNTRY			%		%		%	
North America	Canada	1,870.0	21.2	6.5	10.3	69.7	15.9	34
	USA	4,575.1	51.9	38.8	61.7	227.5	52.0	64
		6,445.1		45.3		297.2		98
		819.0	9.3	7.5	11.9	61.6	14.1	9
Europe	Austria	612.3	7.0	4.7	7.5	36.4	8.3	14
	Germany	765.0	8.7	5.4	8.6	42.3	9.7	16
		2,196.3		17.6		140.3		39
		8,641.4		62.9		437.5		137
Properties Under Development		120.9	1.4	-	-	-	-	3
Land Held For Development		45.8	0.5	-	-	-	-	3
		8,808.1	100.0	62.9	100.0	437.5	100.0	143
PROPERTY CATEGORIES								
Distribution/E-commerce		6,193.8	70.3	48.4	77.0	301.6	68.9	95
Special Purpose		1,185.9	13.5	8.9	14.1	77.9	17.8	7
Industrial/Warehouse		1,111.8	12.6	5.0	7.9	48.9	11.2	32
Flex/Office		149.9	1.7	0.6	1.0	9.1	2.1	3
		8,641.4		62.9		437.5		137
Properties Under Development		120.9	1.4	-	-	-	-	3
Land Held For Development		45.8	0.5	-	-	-	-	3
		8,808.1	100.0	62.9	100.0	437.5	100.0	143
PROPERTY PROFILE (000's of square feet)								
Less than 100		274.2	3.1	0.9	1.4	9.8	2.2	15
100-200		756.4	8.6	3.4	5.4	36.6	8.4	22
200-300		1,166.0	13.2	5.7	9.1	50.5	11.5	23
300-500		1,495.0	17.0	11.8	18.8	81.3	18.6	30
Greater than 500		4,949.8	56.2	41.1	65.3	259.3	59.3	47
		8,641.4		62.9		437.5		137
Properties Under Development		120.9	1.4	-	-	-	-	3
Land Held For Development		45.8	0.5	-	-	-	-	3
		8,808.1	100.0	62.9	100.0	437.5	100.0	143
		Investment Properties - Fair Value (CAD, millions)	%	Square Feet (millions)	%	Annualized Revenue ⁽¹⁾ (CAD, millions)	%	Lease Count
UTILIZATION								
Magna		2,052.9	23.3	12.1	19.3	112.1	25.6	27
Non-Magna		6,327.2	71.8	47.6	75.6	325.4	74.4	131
Vacant		261.3	3.0	3.2	5.1	-	-	-
		8,641.4		62.9		437.5		158
Properties Under Development		120.9	1.4	-	-	-	-	-
Land Held For Development		45.8	0.5	-	-	-	-	-
		8,808.1	100.0	62.9	100.0	437.5	100.0	158
EXPIRY								
	Vacant	261.3	3.0	3.2	5.0	-	-	-
	2024	413.5	4.7	2.5	4.0	16.7	3.8	15
	2025	935.9	10.6	5.2	8.3	35.3	8.1	18
	2026	1,022.1	11.6	5.6	8.9	40.6	9.3	22
	2027	757.8	8.6	4.8	7.6	38.2	8.7	16
	2028	873.7	9.9	8.8	14.0	61.5	14.1	22
	2029	915.7	10.4	6.7	10.6	50.2	11.5	17
	2030	484.3	5.5	3.9	6.2	26.8	6.1	13
	2031	-	-	0.2	0.3	1.2	0.3	1
	2032	997.7	11.3	5.6	8.9	47.1	10.8	12
	2033	593.6	6.8	4.6	7.3	35.0	8.0	10
	2034	598.8	6.8	5.9	9.4	38.2	8.7	3
	2035	170.8	1.9	1.5	2.4	12.6	2.9	4
	2036	60.1	0.7	0.4	0.7	3.6	0.8	1
	2037	17.4	0.2	0.1	0.2	0.9	0.2	1
	2038	-	-	-	-	-	-	-
	2039	368.5	4.2	2.5	4.0	20.2	4.6	2
	2040	-	-	-	-	-	-	-
	2041	170.2	1.9	1.4	2.2	9.4	2.1	1
	Total	8,641.4		62.9		437.5		158
Properties Under Development		120.9	1.4	-	-	-	-	-
Land Held For Development		45.8	0.5	-	-	-	-	-
		8,808.1	100.0	62.9	100.0	437.5	100.0	158

⁽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.