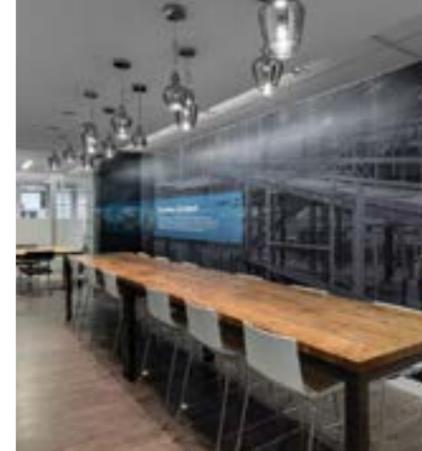




2022 | Global
ESG+R Report

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About this Report

At Granite Real Estate Investment Trust (Granite or Granite REIT), we are committed to driving sustainability into the core of our business structure and across our organizational footprint. From the ways in which we assess investment decisions to the business practices we promote at both the corporate and property levels, sustainability measures are fundamental to our continued success. The pages throughout this report describe our Environmental, Social, Governance, and Resilience (ESG+R) program, including our goals, initiatives, and progress made during the 2022 calendar year. The environmental data included in the report covers data for Granite REIT's real estate investments between January 1, 2022 and December 31, 2022.

This report has been prepared with reference to the Global Reporting Initiative (GRI) Universal Standards. It also aligns with the Task Force on Climate-Related Financial Disclosures (TCFD) framework and the Sustainability Accounting Standards Board (SASB) Real Estate Standards. As absolute metrics can be difficult to measure over time, a majority of our environmental performance metrics are normalized by floor area throughout this report.





A Message from the President & CEO

TO OUR STAKEHOLDERS

I am pleased to present our company's Environmental, Social, Governance, and Resilience (ESG+R) report for the year 2022. This report reflects our commitment to being a responsible corporate citizen and outlines the progress we've made towards our overall sustainability goals. As a company, we recognize the importance of ESG+R factors in driving long-term value creation for our stakeholders. We believe that sustainable business practices not only benefit our company but also contribute to the well-being of society and the environment.

To make progress on our ESG+R objectives, we have implemented several initiatives to reduce our carbon footprint and minimize our impact on the environment. We have set targets to reduce operational greenhouse gas (GHG) emissions by 25% on an intensity basis, per square foot, by 2030 and we are well on our way to achieving this goal. We have also implemented energy-efficient measures in our operations, and we continue to support renewable energy sources as a means of reducing our tenants' carbon footprint.

As always, we are committed to ensuring that our employees are safe, healthy, and treated with respect. We have implemented several programs to support the physical and mental well-being of our employees, including health and wellness programs and employee assistance programs. We also support diversity and inclusion in our workforce and have established policies to encourage the representation of women and minority groups in our leadership positions.

Our commitment to good governance, ethical business practices, and transparency underpins each one of our business decisions and we seek to achieve compliance with all applicable rules and regulations. We have established a Code of Conduct that guides our business operations and ensures that we act with integrity and respect for human rights. We also have a robust system of internal controls and compliance programs that help us to identify and mitigate potential risks.

Overall, we believe that our commitment to ESG+R factors is essential to achieving our long-term goals and creating value for our stakeholders. We are proud of the progress we have made in the past year and remain committed to continuous improvement in our ESG+R performance.

I want to thank each and every one of our employees and stakeholders for their continued support and trust in our company.

Kevan Gorrie
President and Chief Executive Officer

OUR COMMITMENT TO ESG+R FACTORS IS ESSENTIAL TO ACHIEVING OUR LONG-TERM GOALS AND CREATING VALUE FOR OUR STAKEHOLDERS.

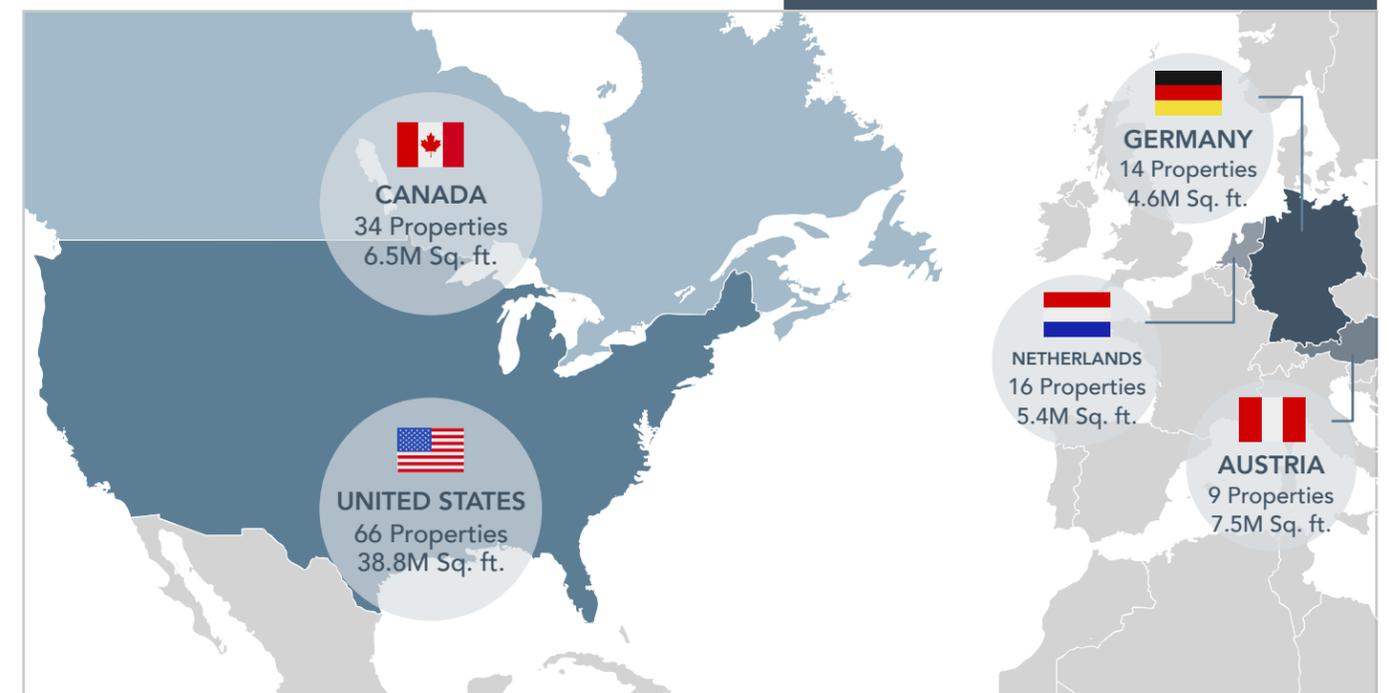
Company Overview

Formed on January 3, 2013, Granite REIT is a Canadian-based real estate investment trust (REIT) with headquarters in Ontario, Canada previously operating as Granite Real Estate Inc. (formerly known as MI Developments Inc.). Our principle functions include the acquisition, development, ownership, and management of logistics, warehouse, and industrial properties across North America and Europe. Through strong corporate governance and proactive management, we secure favorable returns for our unitholders and drive stable capital growth. Our years of experience and industry expertise propel our strategies and help us grow year after year.

Granite REIT is a stapled unit structure, wherein one stapled unit comprises one trust unit of Granite Real Estate Investment Trust and one common share of Granite REIT Inc. Combined, it is commonly known to investors as "Granite REIT."

GRANITE BY THE NUMBERS*

*As of December 31, 2022



ESG+R at Granite

Granite institutes ESG+R practices into its management approach and operations to build a blue chip, globally diversified logistics real estate company that ensures the efficient use of resources and promotes the prosperity of the natural environment. To make progress, Granite has established short and long-term sustainability goals and objectives that are considered during every decision-making process.

Building Connections

The following objectives provide an overview of our approach to ESG+R at Granite. Throughout this report, we will connect these objectives with specific targets we have set to increase our ESG+R impact.

OBJECTIVE	GRANITE'S TARGET	PROGRESS TOWARD TARGETS IN 2022
ENVIRONMENTAL	Promote energy efficiency and sustainable practices at both our properties and corporate offices	Granite continued to prioritize retrofits to drive energy efficiency, completing a large project at our 6201 Green Pointe Drive South location which installed a total of 359 interior and 19 exterior LED lighting fixtures throughout the property.
	Collaborate with tenants to pursue sustainability projects	Granite works with tenants to obtain whole building data for more than half of its portfolio, looking to increase that percentage year after year.
	Exceed required building sustainability and efficiency standards where feasible	Granite obtained 3 new construction green building certifications (including DGNB Gold, and 2 Green Globes), and 8 operational green building certifications (including BREEAM USA In-Use, and IREM CSP).
	Develop projects consistent with our Green Bond Framework	In 2022, 3 new developments (including one expansion to an existing building) were completed in accordance with our Green Bond Framework. As of December 31, 2022, construction had commenced on another 10 projects that are also expected to be completed in accordance with our Green Bond Framework.
	Ensure compliance with our Environmental Policy	Granite's Environmental Committee meets approximately monthly to review environmental matters affecting its properties and ensure that appropriate actions are taken in accordance with our Environmental Policy.
SOCIAL	Engage with our unitholders, employees, tenants, property managers, and the local community to drive ESG+R objectives	100% of Granite's tenants have been provided Sustainability Reference Guides and checklists to help facilitate their own sustainability efforts. Granite also continued educating stakeholders on the benefits of our Beehives, donating a workshop to a local school.
	Communicate and report on the progress of our ESG+R Program with stakeholders	Quarterly MD&A disclosure and earnings calls include regular updates on Granite's ESG+R program. A link to our annual ESG+R report is highlighted on the front page of our website for the most recent data and initiatives we've embarked on.
	Promote healthy and inclusive workplaces that support people and career growth	Granite grew our workforce and secured a 91.3% retention rate. We also contributed, on average, \$590 CAD per employee, towards training, professional development and education.
	Remain an active corporate citizen and give back in our communities	Granite continued to give back to our local communities, donating over \$170,000 CAD across our Canadian, US, and European regions.
GOVERNANCE	Disclose our ESG+R performance as a commitment to transparency and accountability	Granite continues to report our ESG+R performance in our annual ESG+R Report which can be accessed at any time on our website. We align this document with reporting frameworks to allow for industry benchmarking and to showcase our transparency around ESG+R performance.
	Monitor property compliance with government benchmarking requirements and ESG+R regulations	Granite has continued to review and update our policies as necessary to remain in compliance with benchmarking requirements and applicable regulations.
	Align and report to formal reporting frameworks such as GRESB, SASB, the Carbon Disclosure Project (CDP), GRI, and TCFD	As we continued to grow our ESG+R program, we also remained aligned to formal reporting frameworks such as GRESB, TCFD, GRI, and CDP where we disclose our progress.
	Maintain robust governance policies and carry out company-wide governance trainings to promote better business behavior	Granite remained proactive in our approach to governance and trained our employees on cybersecurity and awareness to mitigate cyber risks and promote the integrity of our organization.
	Participate in organizations to inform, learn, and share best practices within our industry	Participation in REALpac's Sustainability Committee to share best practices and proliferate sustainability throughout our industry.
RESILIENCE	Identify and mitigate the potential climate-related risks within our portfolio	Granite has aligned with the TCFD framework to communicate our approach to climate risk. We have also conducted an enterprise risk management review to gain a full understanding of the degree of risk our portfolio faces.
	Collaborate with our stakeholders to ensure mitigation measures and emergency response plans are in place to respond to potential risks	Granite produced a Resilience Program, aligned with TCFD recommendations, to further integrate our risk mitigation efforts into our business approach and to set a precedent for resilience throughout our company.

Materiality

Granite conducted a materiality assessment in 2021 to determine the most material or important ESG issues which have a significant influence on its business and stakeholders. To establish a materiality matrix and find these connections, Granite relied on data and feedback including:

- Engaging with various stakeholders and investors to identify significant factors for each group;
- Analyzing surveys taken by property management teams and tenants at Granite’s assets and other mechanisms to obtain feedback;
- Discussing relevant property and portfolio-level concerns and topics with the ESG+R Committee; and
- Examining published documents, research, and guidelines by industry associations, such as GRI, GRESB, and United Nations Principles for Responsible Investment (UNPRI).

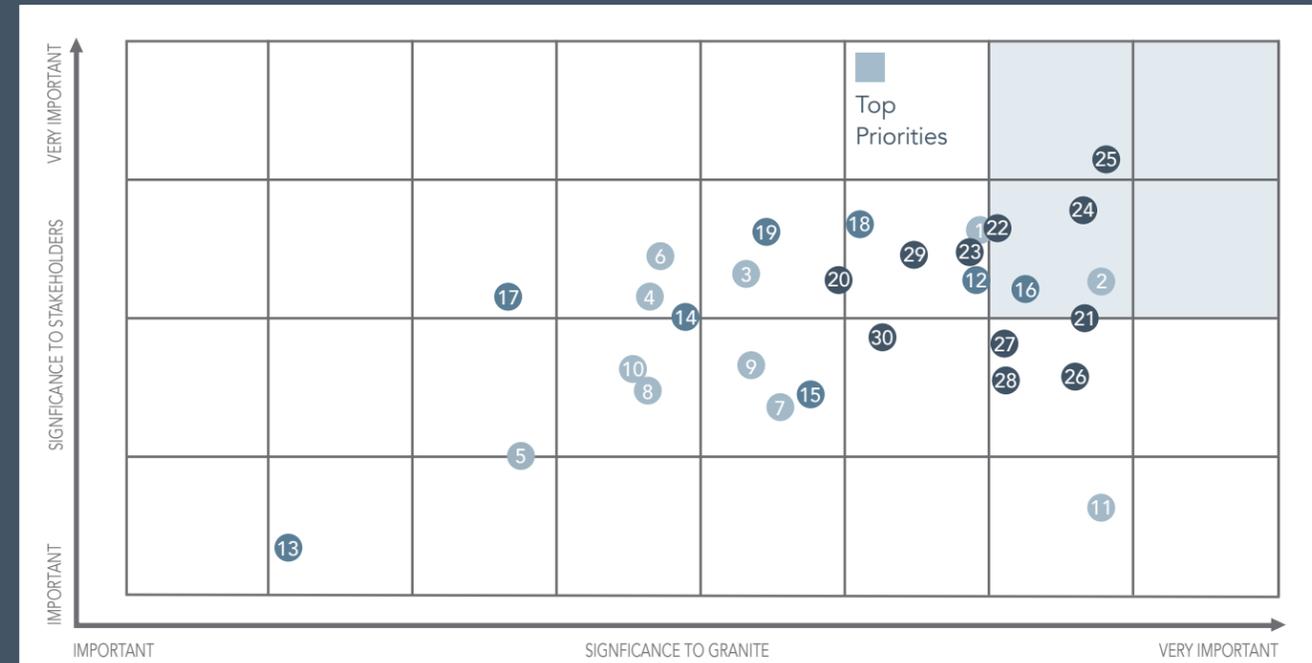
The Materiality Matrix at the right includes a variety of ESG+R topics and their relative importance to Granite and its key investors.

HIGHLIGHT

Action on Top Priorities

- Ethics/ Code of Conduct
 - ▶ Granite’s Code of Conduct and Ethics is reviewed annually to ensure compliance with all applicable laws and regulations. Each employee receives a copy of the Code of Conduct and Ethics upon hiring.
- Legal Compliance
 - ▶ Granite reviews its policies and procedures to remain in compliance with applicable laws and regulations in the jurisdictions in which it operates. We rely on our General Counsel to identify any areas of noncompliance, regulatory or otherwise and produce strategies to reach alignment.
- Greenhouse Gas (GHG) Emissions Reductions;
 - ▶ Working with our tenants and property managers, we are in the process of collecting whole-building energy data from our properties, where tenants have consented to provide such data, in order to get an accurate account of our GHG emissions. We also communicate efficiency measures and produce strategies to reduce our emissions.
- Transparency
 - ▶ Annual reporting and alignment with international reporting frameworks spearhead our transparency efforts.
- Health and Well-being
 - ▶ The benefits we afford our employees are in place to ensure their overall health and well-being. Through a diversity, equity, and inclusion (DEI) mindset, we look to encourage our employees to be their whole selves at work.
- Cybersecurity and Data Privacy
 - ▶ Granite rolled out year-round cybersecurity training to ensure its employees remain vigilant against cyber-attacks to better identify phishing attempts. Random phishing tests are conducted at different intervals throughout the year to maintain awareness.

MATERIALITY MATRIX



ENVIRONMENTAL

- 1 Energy Conservation
- 2 GHG Emissions Reductions
- 3 Renewable Energy
- 4 Sustainable Materials
- 5 Alternative Transportation
- 6 Waste Management and Recycling
- 7 Responsible Land Use
- 8 IAQ and Pollution Mitigation
- 9 Water Conservation
- 10 Sustainable Service Providers
- 11 GBCs

SOCIAL

- 12 Stakeholder Engagement
- 13 Fair Housing
- 14 Community Impact
- 15 Employee Policies and Practices
- 16 Health and Well-Being
- 17 Innovation and Technology
- 18 Diversity, Equity, and Inclusion
- 19 Responsible Contractors

GOVERNANCE

- 20 Industry Groups and Associations
- 21 Transparency
- 22 Cybersecurity and Data Privacy
- 23 Leadership and Corporate Governance
- 24 Legal Compliance
- 25 Ethics/Code of Conduct
- 26 Economic Performance
- 27 Financial Risk Due to Climate Change
- 28 Resilience
- 29 Economic Impacts on Communities
- 30 Systematic Risk Management



ACHIEVING OUR LONG-TERM OBJECTIVES WILL NOT BE EASY, BUT WE AT GRANITE EMBRACE THE CHALLENGE.



ESG+R Committee

Granite's ESG+R Committee is comprised of many of our most senior individuals who bring cross-functional expertise to develop and manage our short and long-term sustainability goals. The committee meets quarterly to conduct a comprehensive review of our progress against our goals, enhancing our sustainability program where necessary to secure strategic growth, build connections with our objectives, and mitigate risk.

Over the past year, our ESG+R Committee played an integral role in updating our resilience program and increasing Granite's number of green building certifications (GBCs) such as the Building Research Establishment Environmental Assessment Method (BREEAM) In-Use and Institute of Real Estate Management (IREM) Certified Sustainable Property (CSP) certifications.



KEVAN GORRIE
President & Chief Executive Officer



TERESA NETO
Chief Financial Officer



LORNE KUMER
Executive Vice President, Head of Global Real Estate



MICHAEL A. RAMPARAS
Executive Vice President, Global Real Estate & Head of Investments



LAWRENCE CLARFIELD
Executive Vice President, General Counsel & Corporate Secretary



JON SORG
Senior Vice President, Head of U.S.



WITSARD SCHAPER
Senior Vice President, Head of Europe



KEITH STEPHEN
Vice President, Sustainability & Environment

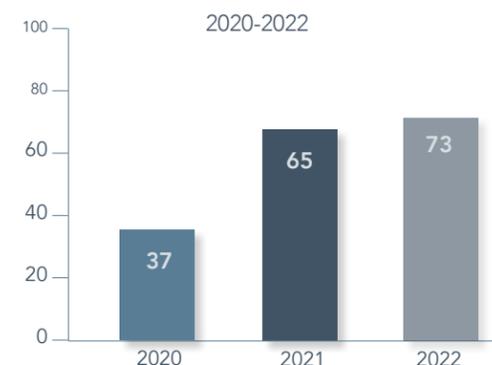


ANDREA SANELLI
Associate Director, Legal & Investor Services

Industry Reporting & Certifications

Granite reports to GRESB and looks to certify our properties with green building certifications to measure our sustainability progress and to hold ourselves accountable to a level of excellence that can be verified by third-party experts. Granite was the first Canadian-based industrial REIT to have participated in the GRESB Assessment in 2020.

GRANITE GRESB SCORES



¹ GRESB Management Component measures the entity's policies, procedures risk management and stakeholder engagement toward ESG.

² GRESB measures the entity's property-level performance including energy, emissions, water, and waste data coverage and decreases, green building certifications (GBCs), and tenant and community engagement for operational assets against their peer groups.



GRESB Score
GRESB Average 74 Peer Average 59
Green Star



Management Score¹
GRESB Average 27 Peer Average 26



Performance Score²
GRESB Average 47 Peer Average 33

GRANITE PUBLIC DISCLOSURE AND PEER COMPARISON

Comparison Group



Northern America | Industrial | Listed | Tenant Controlled

Out of 9

* Peer group is the final score determined by the entity's geographic location and property type. GRESB Average – is the average of all entity submissions.

GRESB Public Disclosure Level



Global Average: B
Comparison Group Average: C

Granite was ranked by MSCI for its management of financially relevant ESG risks and opportunities based on MSCI's rules-based methodology. Granite's year-over-year progress is indicative of our commitment to ESG performance.

MSCI ESG Ratings



RATING ACTION DATE: September 28, 2022
LAST REPORT UPDATE: June 20, 2023

ESG Rating History



ESG Rating history shows five most recent rating actions



GREEN BUILDING CERTIFICATIONS

Green building certifications are third-party certifications that measure sustainability at the property level. GBCs can help attract and retain tenants who are looking to secure ESG+R focused sites for their operations. Granite heeds this specialization and has committed to build to a green building certification standard in line with its [Green Bond Framework](#) for all developments in its control. Granite's existing properties are also regularly reviewed for certification or recertification opportunities.

Certified properties in 2022:



12 TRADEPORT ROAD

(Hanover Township-USA)
(BREEAM In-Use)



15 COMMERCE PARKWAY

(West Jefferson-USA) (LEED
New Construction and Major
Renovation; BREEAM In-Use)



100 ENTERPRISE PARKWAY

(West Jefferson-USA)
(BREEAM In-Use)



201 SUNRIDGE BOULEVARD

(Wilmer-USA)
(IREM Certified Sustainable
Property)



501 AIRTECH PARKWAY

(Plainfield-USA)
(IREM Certified Sustainable
Property)



1301 CHALK HILL ROAD

(Dallas-USA)
(BREEAM In-Use)



2020 LOGISTICS DRIVE

(Mississauga- Canada)
(IREM Certified Sustainable
Property)



**2095 LOGISTICS DRIVE
EXPANSION**

(Mississauga-Canada) (Green
Globes New Construction)



5000 VILLAGE CREEK ROAD

(Forth Worth-USA)
(Green Globes New
Construction)



18201 NE PORTAL WAY

(Portland-USA)
(IREM Certified Sustainable
Property)



**IM GHAI 36, 73776,
POSTFACH 10 04 27**

(Altbach-Germany)
(DGNB New Construction
Logistics Buildings)

HIGHLIGHTS

24.3%

OF PORTFOLIO WITH
GREEN BUILDING
CERTIFICATION BY
FLOOR AREA

5.7%

NEEDED TO ACHIEVE
GOAL OF
30% GREEN BUILDING
CERTIFICATIONS BY
FLOOR AREA BY 2030

CASE STUDY

ALTBACH (GERMANY)

Granite redeveloped a commercial use property in Altbach, Germany earning Gold certification from the German Sustainable Building Council (DGNB®).



The newly constructed 292,654 sq. ft. building, at IM GHAI 36, was completed in 2022 with resource-saving construction practices and low-emission building materials. In an effort to minimize the amount of waste sent to landfills, 92% of the construction waste generated from the demolition of the former building was recycled.

The building has an annual energy intensity of 7.43 kWh/sq. ft. (80kWh/m²) for base building operation, which represents a 23.8% reduction in comparison to the baseline calculated according to DGNB Annex 2 Number 2 EnEV (Energieeinsparverordnung which means "energy saving regulation"). This ordinance describes the procedure used to calculate the energy requirements in the energy certificate for non-residential buildings. The energy certificate shows 105 kWh/(m²a) as Anforderungswert (i.e., requirement value) according to the EnEV. Key features that led to the improved energy performance of this property include:

- 100% LED Lighting;
- Enhanced roof and wall insulation;
- Direct gas-fired ceiling-mounted infrared radiant tube heaters with heat recovery; and
- A variable refrigerant flow system used to heat and cool office areas.

The property is also outfitted with three electric vehicle (EV) charging stations, allowing for up to six vehicles to charge at once. Additionally, the property has four covered bike stands to encourage the adoption of alternative transportation methods to and from the building site.

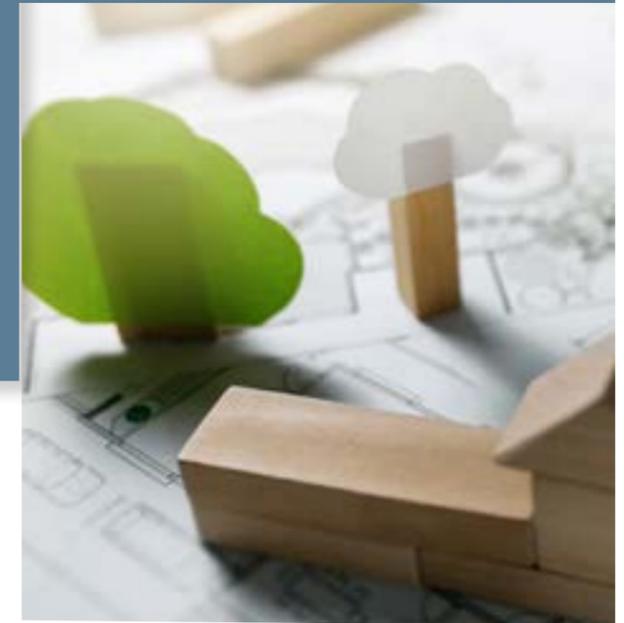
IM GHAI 36 is the first property in Granite's portfolio to feature a green roof which covers about half of the building's rooftop. Eventually, the other half will host a rooftop solar photovoltaic (PV) array. The building as a whole has a high potential for conversion and thus, along with the sustainability features, allows for great market flexibility.



Environmental

As Granite builds on our ESG+R initiatives in connection with an evolving sustainability program, we look to institute business practices that maintain the health of our natural environment.

Granite's environmental impact is a direct result of its sites' utility consumption, waste generation, and geographic location. To mitigate adverse impacts and promote environmental stewardship, Granite takes an active approach in facilitating data collection, sustainable development, and conservation across its properties.



Environmental Tactics & Targets

DATA COLLECTION

- Track and monitor landlord-paid utility consumption and tenant utility consumption where available.
- Increase the energy, emissions, water, and waste data coverage across Granite REIT properties to 50% by the beginning of 2030 by collaborating with tenants, implementing green lease language, and obtaining data directly from the utility companies wherever available.

SUSTAINABLE DEVELOPMENT

- Commit 10% of the annual maintenance capital budget to sustainability enhancements at properties.
- Upgrade lighting in 80% of modern logistics/distribution facilities to LED by the beginning of 2030.
- Strategically evaluate and pursue applicable Green Building Certifications (GBCs) at our properties and achieve 30% third-party GBCs by floor area by the beginning of 2030.
- Certify 100% of Granite REIT-controlled new developments to a third-party GBC standard, such as LEED®, BREEAM®, Green Globes®, and DGNB®.

CONSERVATION

- Work to reduce the amount of landlord-controlled energy, operational emissions (scope 1 & 2), and water by 25% on an intensity basis, per square foot, by the beginning of 2030 (or 2.5% annual reduction) at Granite REIT properties.
- Support alternative transportation, including developing a strategic EV charging plan for the portfolio and infrastructure for 100% of new developments and implementing bicycle parking.
- Continue to reduce the use of resources and increase waste diversion at Granite REIT corporate offices through enhanced technology solutions.
- Support biodiversity initiatives through our beekeeping and tree planting programs with a goal of planting at least 100,000 trees by the beginning of 2030 through a combination of trees planted on Granite properties, trees planted by Granite employees, and trees planted as a result of financial contributions to tree-planting organizations.

Environmental Overview & Snapshot

Granite measures the energy and water consumption at our sites, along with total GHG emissions and waste yields to produce a full evaluation of our environmental footprint. The data below represents all property types, where the landlord has access to such data.

Granite REIT is committed to the reforestation of forest ecosystems of great need. In partnership with the Arbor Day Foundation, Granite has helped support the large-scale reforestation efforts in critical longleaf pine habitats throughout South Carolina. Since 2021 a total of 25,000 trees have been planted to restore 48 acres of native longleaf pine forestland throughout the state.



HIGHLIGHTS

Granite tracks whole building data for



81 PROPERTIES

for either energy, water, emissions, or waste.

PROGRESS TOWARD TARGETS*

Target: Reduce the amount of landlord-controlled energy, operational emissions, and water by 25% on an intensity basis, per square foot, by the beginning of 2030.

Energy (2019-2022)

Absolute: ▼ **9.1%** reduction

Intensity (kBtu/sq. ft.): ▼ **71.7%** reduction

Emissions (2019-2022)

Absolute: ▼ **3.5%** reduction

Intensity (kgCO₂e/sq. ft.): ▼ **69.4%** reduction

Water (2020-2022)

Absolute: ▼ **75.5%** reduction

Intensity (gals/sq. ft.): ▼ **75.5%** reduction

*Data represents landlord-controlled energy, operational emissions and water. Intensities are calculated based on the landlord-controlled energy, emissions, or water consumption applied to the building floor area.

LIKE-FOR-LIKE CHANGE



ENERGY (site)

2021

305,179 MWh

2022

319,629 MWh



GHG EMISSIONS (SCOPE 1, 2 & 3)

2021

65,886 MTCO₂e

2022

64,846 MTCO₂e



WATER

2021

413,328 M³

2022

354,185 M³



WASTE

2021

12,225 TONNES

2022

12,129 TONNES

78% of waste was diverted from landfill

Disclaimer: In the interest of transparency and for informational purposes only, Granite reports on all of the properties in our portfolio where we have whole building data coverage for the entirety of 2021 and 2022, the vast majority of which are tenant-controlled and therefore outside of our influence and managerial scope.

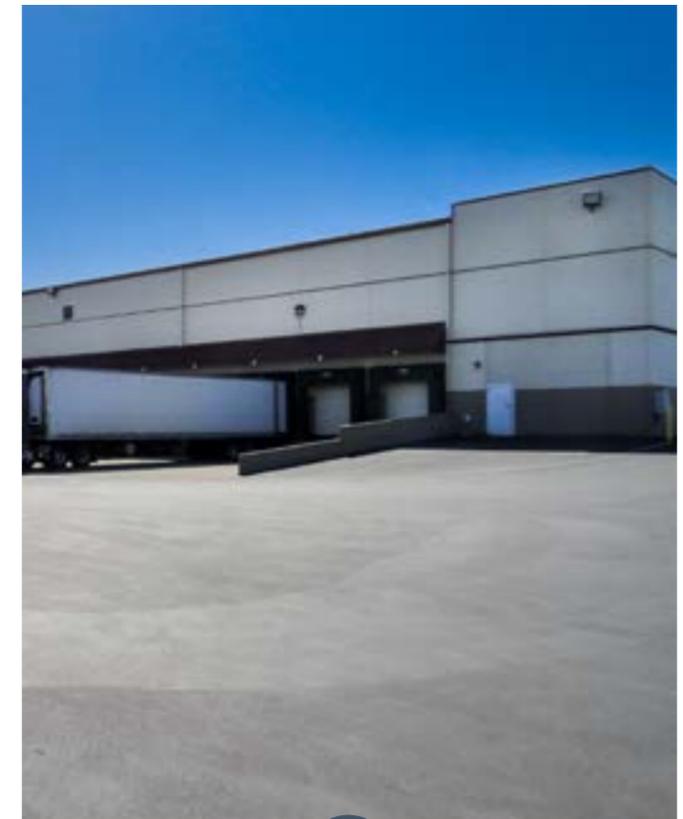
Greenhouse Gas Emissions

Granite connects with tenants to collect whole-building (landlord and tenant) energy data across its portfolio to obtain an accurate measure of portfolio-wide GHG emissions. Due to the significant portion of triple-net leases in Granite's portfolio, tracking whole-building utility data can pose a challenge. This challenge has been a key focus of Granite's strategic stakeholder engagement practices and remains an area of continuous improvement. All the data Granite sources is uploaded into ENERGY STAR® Portfolio Manager® which calculates emissions from on-site fuel sources (direct) and emissions resulting from electricity usage (indirect). Nearly all the buildings in Granite's portfolio have 100% tenant-paid utilities (scope 3 GHG emissions), making tenant participation in data collection essential. The graphs below show Granite's progress toward complete data coverage and reporting total emissions.

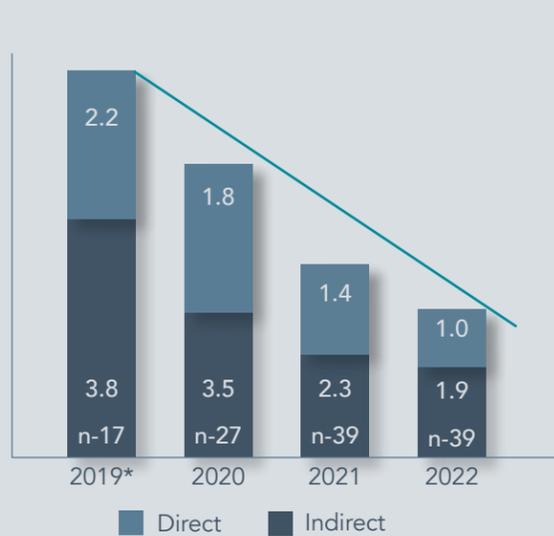
58% } of properties provide whole-building energy data, a 20% increase from 2019.

Energy

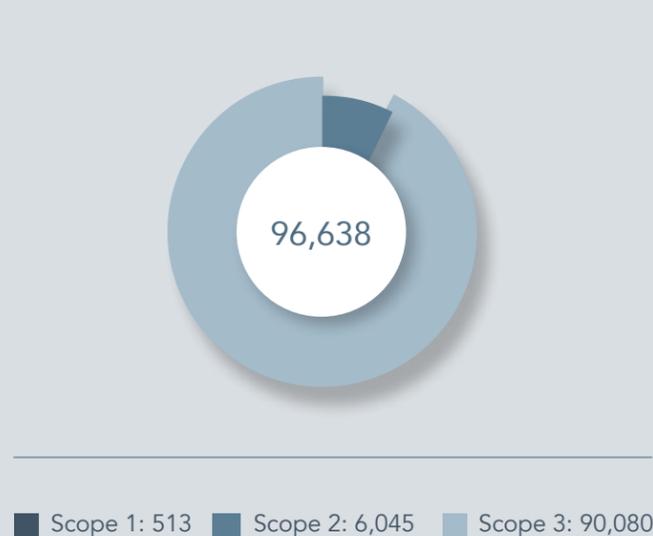
The energy data used to calculate GHG emissions is also used to identify energy-efficiency measures to lower consumption and utility expenses for Granite and its tenants. As mentioned above, ENERGY STAR Portfolio Manager plays a key role in tabulating Granite's energy data which can point to inefficiencies that are investigated through energy audits and, where possible, are remediated with an efficiency upgrade or strategy. Green lease language is incorporated into standard leases in order to help facilitate increased efficiency at a property and Granite's property managers work diligently to communicate our energy efficiency efforts and goals to our tenants. Our Sustainability Resource Guides work as a proxy for the information shared by our property managers and help guide Tenants to have agency over their own efficiency strategies.



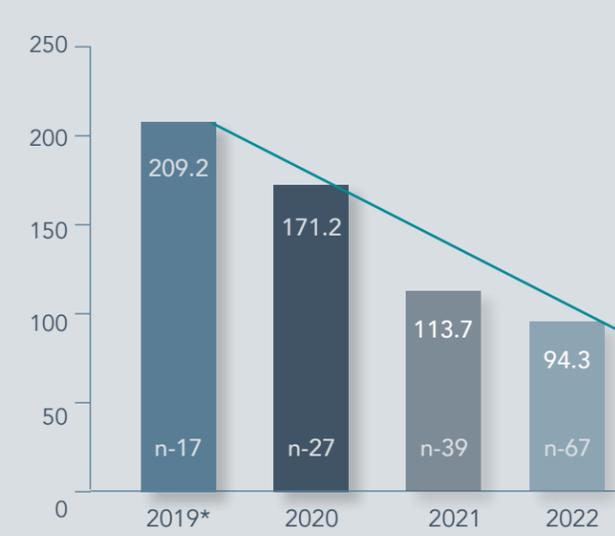
INDUSTRIAL ANNUAL WHOLE-BUILDING GHG EMISSIONS INTENSITY (kgCO₂e/ft²)



GRANITE REIT PROPERTIES EMISSIONS BY SCOPE (MTCO₂e)



INDUSTRIAL WHOLE-BUILDING ENERGY INTENSITY OVER TIME (kBtu/ft²)



Direct emissions are derived from fuel sources burned on-site, such as natural gas. Indirect emissions are derived from energy generated off-site, such as electricity and district steam. Emissions data is calculated in ENERGY STAR Portfolio Manager. Emissions data includes changes in the composition of the portfolio and does not represent like-for-like data. Scope 1 emissions encompass direct greenhouse gas emissions with landlord-controlled energy that is directly burned on-site at the properties, such as natural gas. Scope 2 emissions are the indirect GHG emissions associated with landlord-controlled energy purchased from a utility at the properties, such as the emissions associated with the generation of electricity or district steam. Scope 3 emissions encompass all indirect emissions, such as emissions from tenants. Scope 3 emissions are only accounted for when tenant-controlled data is available.

*Baseline year

**The property in Graz, Austria was included in 2019, 2020 and 2021 but not yet available for 2022.

The EUI is calculated by summing the total, twelve-month source energy use (kBtu) across industrial properties where we are able to track whole-building (landlord and tenant) data and dividing by the gross sq. ft. coverage for only the properties where we are able to track data. The EUIs are calculated for properties with whole-building energy data. The EUI only includes properties with twelve months of data available in the benchmarked year.

*Baseline year

**The property in Graz, Austria was included in 2019, 2020 and 2021 but not yet available for 2022.

HIGHLIGHTS

94.3 kBtu/ft² total Energy Use Intensity (EUI)

55% reduction from baseline (2019)

24% OF PROPERTIES have commissioning/retro-commissioning (by property count)

45% OF PROPERTIES have completed LED lighting retrofits since 2019

Renewable Energy

Granite strategically evaluates opportunities for renewable energy generation at the asset level to help move the needle on overall decarbonization across our properties. While our GHG and energy strategies focus on what can be done to limit consumption, renewable energy procurement helps cut carbon emissions out of our operations from the start. Where on-site renewable is not feasible, Granite uses off-site renewable energy and looks to purchase green power and renewable energy certificates as another pathway towards absolute carbon reduction.

HIGHLIGHTS

Goal: achieve 24 MW of peak solar capacity by 2025

As of December 31, 2022 Granite properties have a peak generation of 10.94 MW of renewable energy through PV systems.



CASE STUDY

BLEISWIJK (NETHERLANDS)

Renewable Energy at Aquamarijnweg 2 & 4



Aquamarijnweg 2 & 4, located in Bleiswijk, Netherlands make up a total of 238,598 sq. ft. in the Bleiswijk Prisma Business Park. Granite engaged with International Solar Projects VII B.V. to install and operate solar arrays on-site. In 2022, 5,490 solar panels came online across these two sites generating a peak output of 2,470,500 Wp or approximately 2.5 MW of renewable energy. The addition of this renewable energy capacity complements the existing sustainability features at Aquamarijnweg 2 and outfits both sites with increased efficiency and environmental performance.

5490 Solar Panels

Peak output of system: 2,470,500 Wp or 2.5 MWp

▶ The equivalent to powering nearly 350 U.S. homes ([source](#))

Water

Water usage at Granite is influenced by our conservation strategies which we deploy based on consumption data uploaded to ENERGY STAR Portfolio Manager. By relying on our data from landlord-paid water consumption, we are able to set reduction strategies to fit each site's unique needs.

HIGHLIGHTS

60.2% DECREASE
in water usage from baseline

38% OF PROPERTIES
have irrigation timers

19% OF PROPERTIES
have low flow water fixtures

CASE STUDY

181 ANTRIM COMMONS DRIVE (UNITED STATES)

The Westlake Royal Stone facility located in Greencastle, Pennsylvania implemented an on-site process water recycling project in October of 2020 that has resulted in an annual cost-savings of approximately \$24,000 from reduced usage of "municipally supplied" water.

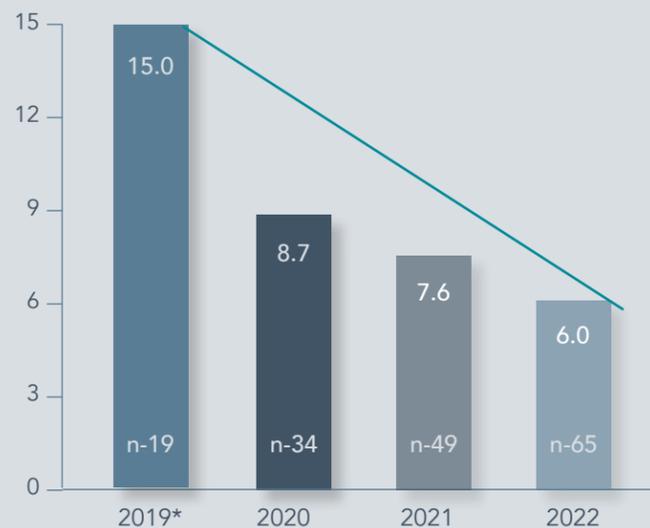
The Senior Plant Engineer at the facility, and the Corporate Environmental Manager initiated this process by utilizing sloped floors in the production area to collect water used in washing down equipment and the excess water generated from the production process. Used water is collected into in-ground pits on the factory floor where it is then pumped into a larger settling pit located in a covered area outside of the building. A treatment process separates reclaimed water from solid waste which is then pumped to water heaters that feed mixers used in the site's stone product operations. The amount of reclaimed water is typically sufficient to cover the water needed in the manufacturing process but is at times supplemented with "municipally supplied" water.

HIGHLIGHTS

Over the past 12 months,
100% of the process water
(approximately 887,532 US gallons)
was recycled

The recycling process has also
eliminated process water discharges sent to the Antrim Township Wastewater Treatment Plant

INDUSTRIAL WHOLE-BUILDING WATER USE INTENSITY OVER TIME (GAL /ft²)



36.2% DECREASE
in water usage from 2019 to 2021 for Industrial Whole-Building Properties

33% OF PROPERTIES
have native landscaping
(by property count)

41% OF PROPERTIES
have landscaping with irrigation timers
(by property count)

The figures represent water use intensities for properties with whole-building water consumption data available to the landlord. The annual total water use intensity is calculated by summing the total, 12-month, whole-building water use in gallons across properties and dividing by the gross square footage coverage. Our calculations are absolute and do not represent like-for-like data. Therefore, changes in water consumption include yearly changes in the composition of the portfolio.

*Baseline year

**The property in Graz, Austria was included in 2019, 2020 and 2021 but not yet available for 2022.



Waste

Waste and recycling data is tracked throughout Granite's properties in ENERGY STAR Portfolio Manager. Waste management strategies, provided in tenant guides, promote recycling paper and plastics as well as composting to reduce the amount of waste Granite properties send to landfills. As we continue to track our waste generation and diversion rate, we look to make progress on our totals year over year.

HIGHLIGHTS

45,000 TONNES DIVERTED
from landfills since 2019

11 PROPERTIES
compost landscaping waste

CASE STUDY

102 PARKSHORE DRIVE (CANADA)

Built in 1991, 102 Parkshore Drive is a 54,350 Sq. ft. single-tenant building occupied by the Brita Canada Corporation for the manufacturing of water filtration products.

On a monthly basis, the tenant diligently separates 17 different waste streams generated from their operations at the property, and tracks the quantities removed. The different waste streams contain cardboard, wooden skids, clear plastics, cans and bottles, mixed paper, batteries, electronics, organics and trash, and other materials. Through their rigorous management efforts at Brita Canada Corporation, the facility has regularly maintained an impressive waste diversion rate of over 90%.

99%+ DIVERSION RATE

246 TONNES total waste in 2022

244.61 TONNES total waste diverted



INDUSTRIAL WHOLE-BUILDING WASTE AND DIVERSION RATE (TONNES)



Diversion Rate is calculated by waste generated on-site and recycled at the property level.
 *Baseline year
 **The property in Graz, Austria was included in 2019, 2020 and 2021 but not yet available for 2022.





Other Initiatives

Beyond daily utility consumption at our sites and waste generation, Granite also encourages the use of alternative transportation and promotes biodiversity at our sites to go the extra mile to reduce our environmental impact.

Alternative Transportation

Granite surveys walk, bike, and transit scores when conducting an ESG+R assessment during the pre-acquisition due diligence process and has mechanisms in place to encourage employees to walk, bike, or use local transportation to get to work. Annually, Granite reviews our portfolio to identify opportunities to install EV charging stations. Adopting this technology is not only good for the environment but can also boost property appeal.

HIGHLIGHTS

100 PER MONTH (CAD/USD/EUR)
Transit allowance offered to employees that commute to work

10 PROPERTIES
with EV charging stations

36 CHARGING STATIONS
with a capacity to charge 98 vehicles at a time

CASE STUDY

HERTOG KARELWEG 22 (HAAFTEN, NETHERLANDS)

- 499,876 sq. ft. building, constructed in 1999 and acquired by Granite in 2013
- Occupied by single-tenant for logistics warehousing
- 53 loading docks and 4 ground level gates

NEAREST BUS STOP 300 m
from the front entrance of the building

8 EV CHARGING STATIONS
were installed

ONSITE COVERED BICYCLE PARKING
available for 20 bicycles



Biodiversity- Beehives

Granite currently has three beehives across two properties in Ontario, Canada that are managed by Alvéole, a hands-on beekeeping service. Two are located on the Tesma Way campus in Concord, and one at 2020 Logistics Drive in Mississauga. We bring bees to our sites to help bring nature into our operations and connect our tenants and employees to the natural world. With help from the experts at Alvéole, we are providing a habitat for around 27,000 bees. As keystone species, bees and pollinators in general play an essential role in fostering biodiversity and we encourage preservation and protection for them. In our efforts to promote a healthy environment, with the help from our on-site honeybees, we are able to use the bees as education tools, purchase Alvéole honey products to share our beekeeping story, and provide real-time metrics on our beekeeping efforts. This unique model assists our efforts to make an impact on the environment and it comes with added stakeholder engagement opportunities. A fourth hive is planned in 2023 at Granite's Brantford development site.

In 2022 we had a total of 4 workshops provided through our hives. One was provided to Granite employees in the

HIGHLIGHTS

27,000 TOTAL BEES

54,000 KM
traveled each day by our bees to pollinate neighboring plants

Toronto office and another workshop was donated to the Junior school of Royal St. Georges College at Bathurst and Bloor. Grades 4-7 attended the workshop, 'Discover the World of Bees,' to learn about honeybees, their lifestyle, hive dynamics, and why wild and native bee species are so important to our ecosystem and biodiversity.

Find out more information about Granite's Beehives in Concord [here](#) and Mississauga [here](#).



Social

Granite has a responsibility to connect and engage with our unitholders, employees, tenants, property managers, and local communities to promote healthy, safe, and inclusive workplaces.

We seek methods to communicate with all our stakeholders to promote strong working relationships and build connections beyond the walls of our properties. Whether it's providing ESG+R resources to our tenants or promoting volunteerism and employee health, Granite plays an active role in supporting people in and outside of our workforce.



Social Tactics & Targets

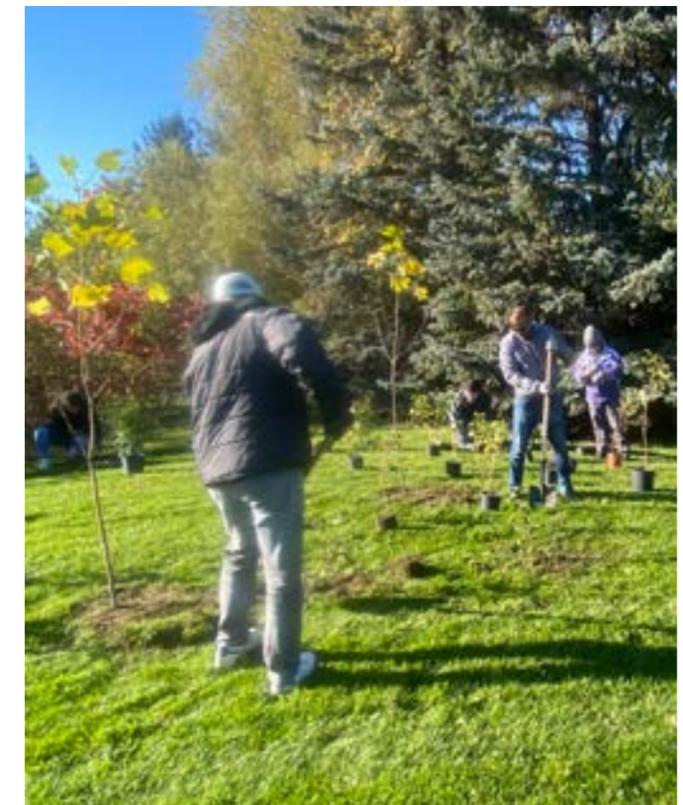
TENANT AND EMPLOYEE ENGAGEMENT

- ⦿ Engage with our employees to promote health and well-being, diversity, career development, and training.
- ⦿ Provide ongoing resources to support and foster collaboration and open feedback through employee surveys and performance assessments.
- ⦿ Collaborate with our tenants through the distribution of ESG+R resource guides, which provide strategies to lower utility bills and encourage engagement in Granite's ESG initiatives.
- ⦿ Distribute engagement surveys to 100% of our employees and tenants at least every three years.
- ⦿ Incorporate updated green lease language into new leases.
- ⦿ Interact with third-party property managers to influence and improve ESG+R best practices by providing regular training and resources.

VOLUNTEERISM

- ⦿ Promote volunteerism and community support through "Granite Gives" company sponsored events and donations, recognition of employees for their volunteer work and charitable contributions, and encourage regional teams to host events benefiting the local communities where our properties are located.

- ⦿ Contribute at least 500 local currency (CAD/USD/EUR) per income-producing property and properties under development in our portfolio toward charitable donations or local communities in which we operate.
- ⦿ Track and monitor tenant and community engagement through the distribution of an ESG+R survey to Granite REIT's tenants annually.





HIGHLIGHTS

40% OF TRUSTEES
identify as Female

30% OF TRUSTEES
represent racial minorities

Overview & Snapshot

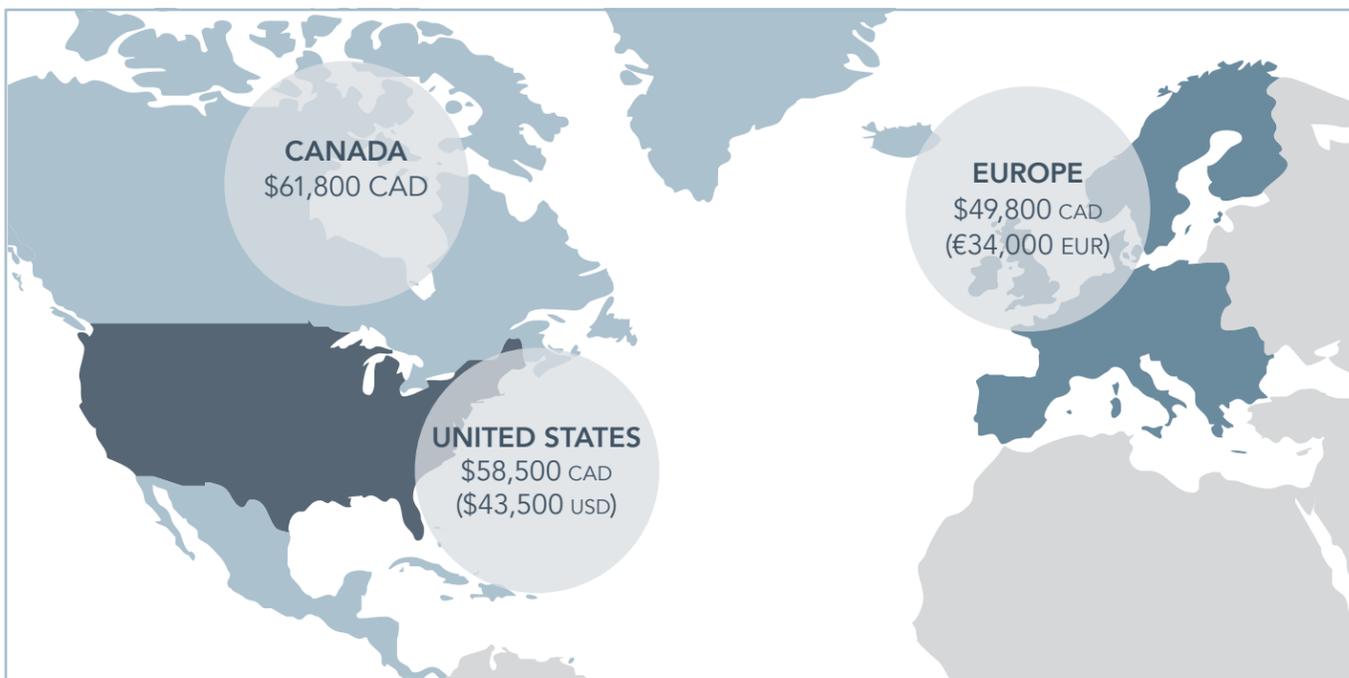
Our 69-person workforce helps run operations on a day-to-day basis and Granite ensures each individual in our company is supported with well-designed, challenging job responsibilities, competitive compensation, and benefits.

COMMUNITY GIVING

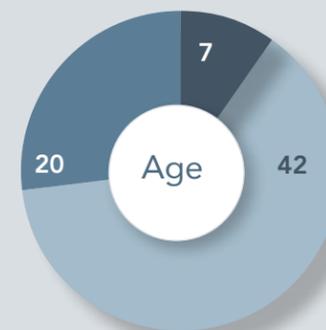
Granite has a longstanding commitment to supporting our communities. While we volunteer and promote community initiatives, we know our capital sponsorships and donations make a big difference.



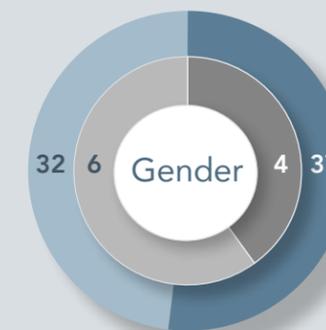
IN 2022 WE CONTRIBUTED:



EMPLOYEE & BOARD DEMOGRAPHICS



- Under 30
- Between 30-50
- Over 50



- Male Employee
- Female Employee
- Male Directors
- Female Directors



- Minority Employee
- Non-Minority Employee
- Prefer not to say
- Minority Directors
- Non-Minority Directors



91.3% } 2022 Retention Rate

\$590
ON AVERAGE PER
EMPLOYEE INVESTED
IN TRAINING,
SEMINARS/
CONFERENCES &
SUPPORTING
PROFESSIONAL
DESIGNATIONS

Employees

Granite's employees are our greatest asset, and we employ different resources and initiatives to support them personally and professionally. Our employees ignite our culture which is entrepreneurial, collaborative, and ethical. It is with their participation and effort that we provide value to our unitholders, tenants, and local communities.

Employee Engagement

We host regular organization-wide 'town halls' where we connect and obtain candid feedback from our people. In 2021, Granite conducted its first employee satisfaction survey. Anonymously administered by a third-party partner, TalentMap, Granite was able to obtain raw results of how satisfied employees are working at Granite. With an 89% response rate, Granite was pleased to learn that overall, employees are very satisfied with Granite and its management. Our second employee survey went out in May of 2023.

ANNUAL EMPLOYEE RETREAT

Granite hosted its annual in-person staff retreat in September of 2022, with global staff embarking on Dallas, Texas for a fulsome three-day event consisting of internal and external educational presentations, property tours, volunteering, a motivational speaker, and team bonding opportunities. Presentations consisted of:

- Internal highlights from our VP of Real Estate, Director of Human Resources, Analysts and a Q&A with our CEO led by our Chief Financial Officer
- External highlights from ESG consultants and motivational speaker, Shannon Miller

Diversity and Inclusion

Granite embraces diversity and sets forth equitable and inclusive employment practices to make sure each employee is able to show up as their full selves to work. For the first time in April of 2022, Granite surveyed employees to self-identify with respect to gender, visible minority, disability status, and race. We track that information in our human resources system to develop strategies to better serve our diverse employee populations.

Our Diversity Policy emphasizes our commitment to diversity and inclusion and communicates how we see diversity as an asset worth fostering. We also have a Policy Against Discrimination, an Accessibility Policy, and a Policy Against Workplace Violence and Harassment, all of which are found in our employee handbook.

Professional Development & Training

Our employees are encouraged to continue to develop their skills and attend conferences and industry events to stay connected to current topics and trends explored throughout our industry. Granite reimburses employees for education courses or professional development seminars and covers the cost of attending industry events to provide everyone with the opportunity for professional growth.

On an annual basis, we take the time to conduct employee evaluations to help our employees develop specific personal and professional goals according to their respective roles. Beyond that, new hires and in-place employees are required to complete specific trainings:

- Training requirements for in-place employees:
 - ▶ Code of Conduct & Ethics, Anti-Bribery and IT Acceptable Use Policies, routine Cybersecurity Training and Phishing Campaigns
- New hires:
 - ▶ Employee Handbook, Accessibility for Ontarians with Disabilities Act and Occupational Health and Safety Act (Ontario employees only), Health and Safety Training, Cybersecurity Training

HIGHLIGHTS

8 employees
in Granite's Toronto office
received First Aid certificates
in May of 2022

50% of the Board
has completed board-level
ESG+R training

GOAL
100% by June 2025





HIGHLIGHT

Homewood Health/Sun Life

To provide additional wellness support to our employees we have employee and family assistance programs through Homewood Health and Sun Life which provide live mental health, trauma or other counseling, local resources for child and elder care, as well as tips for staying healthy. These independent services give our employees the confidence and empowerment to live well and maintain healthy, active lifestyles.



Health & Wellness

Investing in our employees means looking out for their health and well-being. We provide the following incentives and policies to help our employees care for themselves and their families.

BENEFITS

- Comprehensive Health and Dental Insurance
- Life and Disability Insurance
- Hybrid Work Policy
- Above Industry Average Parental Leave
- Bereavement Leave
- Retirement Provisions
- Stock Ownership
- Paid Sick Leave
- Personal Days
- Transit Allowance
- Fitness Allowance
- Paid Vacation
- Annual Corporate Retreat
- List of wellness centers, clinics, and hospitals available to employees (U.S.)
- Employee and Family Assistance Program for additional family, personal counseling, and mental health support
- Wellness amenities such as standing desks and filtered water available
- Fitness challenges

Tenants

Engaging with our tenants is an integral step in pursuing our ESG+R program and goals. We have procedures in place to encourage environmental performance and set a precedent for management approaches that relay risks.



HIGHLIGHT

Industrial Tenant Sustainability Guide

We give our tenants tools such as Tenant Sustainability Guides to help promote our own ESG+R goals as well as overall sustainability in our industry. Made available through tenant portals, e-newsletters, and building posts, elements of our guides inform tenants on sustainability best practices including:

- Energy Efficiency;
- Data Management and Monitoring;
- Water Conservation;
- Waste Management, Recycling, and Composting;
- Sustainable Purchasing;
- Transportation;
- Occupant Wellness;
- Green Cleaning; and
- Pest Control and Wildlife Management.

This comprehensive guide walks tenants through planning efficiency upgrades and conservation measures, sets out recommendations for best practice, sustainable building management initiatives, and also provides external resources for added awareness and education.

Communities

Granite strives to leave a lasting, positive impact on our local communities to uphold our commitment to contributing to the greater good. We are fortunate to have employees who understand this commitment and donate their time and financial resources to numerous organizations and causes.

Granite Gives

Our community engagement program, Granite Gives, helps connect our community engagement themes of health and well-being, teambuilding, and education:

HEALTH AND WELL-BEING

- In 2022, 61 employees took part in our step challenge, collectively walking over 19,700,000 steps during a month-long challenge and raising \$10,000 CAD to donate to 3 different charities.

INTER-OFFICE TEAMS

- Our wellness challenges are also geared to spark connections across our workforce with employees randomly assigned to teams. In 2022, nine of the teams in our wellness challenge featured employees from at least 2 different offices and 7 featured employees from at least three. We find these interactions to be a natural space to form relationships with coworkers apart from daily operations.

EDUCATIONAL PROGRAMS

- As mentioned in the environment section, our beehives act as a conduit for education. We host workshops with our tenants and community members to learn about the importance of honeybees and biodiversity. This educational component is simply an added benefit of our beehive program that we are happy to share with our community.

Charitable Partnerships & Commitments

Our charitable partnerships are often connected to our community engagement and employee volunteering initiatives, and we are proud to be a resource for countless charities and causes around our communities.



HIGHLIGHT

22 organizations supported in 2022

- Toronto Office: Granite participated in the 2022 Second Harvest Hero Truck Pull Challenge which is a teambuilding strength challenge to pull a 20,000-pound delivery truck across Nathan Phillips Square. The challenge helps Second Harvest's food rescue and redistribution efforts of which Granite was the top fundraiser.
- US Office: Granite's US team volunteered with Mission Oak Cliff, a Texas-based organization that is on a mission to break the cycle of poverty in the Oak Cliff community. The Granite Team donated 20 backpacks full of school supplies to be passed out to children in need at the beginning of the school year.
- European Office: In December of 2022 our European teammates were joined by our Executive Team from Canada to volunteer at Jarige Job Foundation to bring the joy of celebrating birthdays to children across the Netherlands. Granite teams helped pack over 300 birthday boxes for children living below the poverty line.
- Corporate Retreat: During our 2022 annual corporate retreat in Dallas Texas, we volunteered with Feed My Starving Children to help package nutritious meals to send to children in need around the world.



HIGHLIGHT

Granite offers a corporate matching donation of up to a maximum

125 OF LOCAL CURRENCY

(per employee per year) to qualifying nonprofit organizations

TOTAL GIVING IN 2022

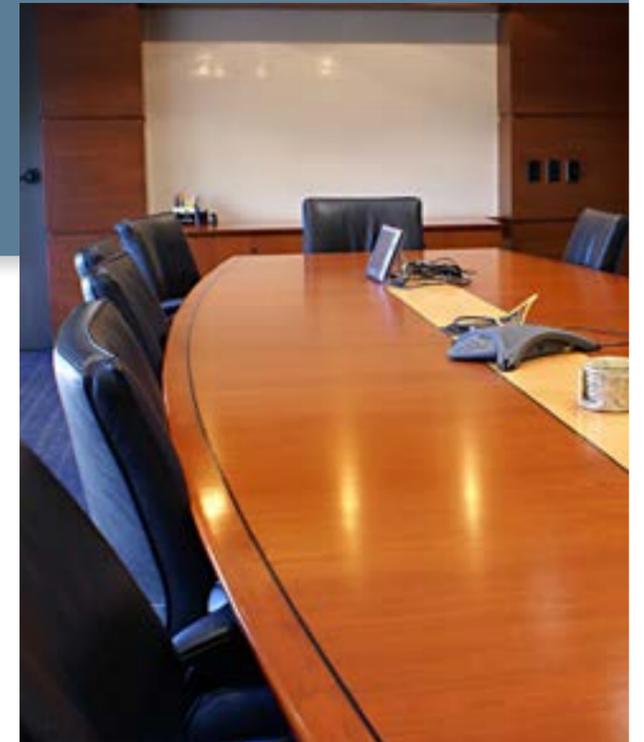
\$170,000 CAD, 300 donated items, 350+ hours, 30+ events across US, Canada, and Europe



Governance

Granite intends to lead and manage our operations to stay ahead of local and regional government regulations.

We pursue good governance through transparency and ethics, setting and connecting standards of excellence across our offices and properties.



Governance Tactics & Targets

TRANSPARENCY

- Assess 100% of potential acquisitions for ESG+R attributes and identify areas for improvement.
- Provide transparency to our investors by incorporating ESG+R into our quarterly and annual investor presentations and financial reports to unitholders and stakeholders.

ETHICS

- Provide leadership over our ESG+R program through the Granite REIT ESG+R Committee.
- Monitor property compliance with government benchmarking requirements and ESG+R-related regulations.

OVERVIEW & SNAPSHOT

Meet the leadership team who puts Granite's strategies to work:



KEVAN GORRIE
President & Chief Executive Officer



TERESA NETO
Chief Financial Officer



LORNE KUMER
Executive VP, Head of Global Real Estate



MICHAEL RAMPARAS
Executive VP, Global Real Estate & Head of Investments



LAWRENCE CLARFIELD
Executive VP, General Counsel and Corporate Secretary

Corporate Governance/ Transparency

Granite acts with intention to create a corporate structure that generates value for our stakeholders and makes progress toward our goals. With third-party validation and collaboration, we are able to remain good corporate citizens who place emphasis on both our environmental and social impact.

Assurance Statement

In 2023, Granite REIT's 2022 annual energy, GHG emissions, water, and waste data was independently verified by Lucideon CICS, a private limited company and world leader in verification and certification services. The full accreditation report and assurance statement are aligned with the International Organization for Standardization (ISO) 14064-3 standard.

Third-Party Partners

At Granite, we partner with third-party managers and tenants to facilitate progress toward our ESG+R goals. We have established the following procedures:

- Monitoring Tenants' Environmental Performance During Lease Tenure and on Lease Termination;
- Environmental Due Diligence Procedures for Property Acquisitions;
- Environmental Due Diligence Procedures for Property Dispositions;
- Spills/Discharges Management and Response Procedure; and
- External Environmental Complaints Management and Response Procedure.



HIGHLIGHT

Anti-Bribery & Anti-Corruption

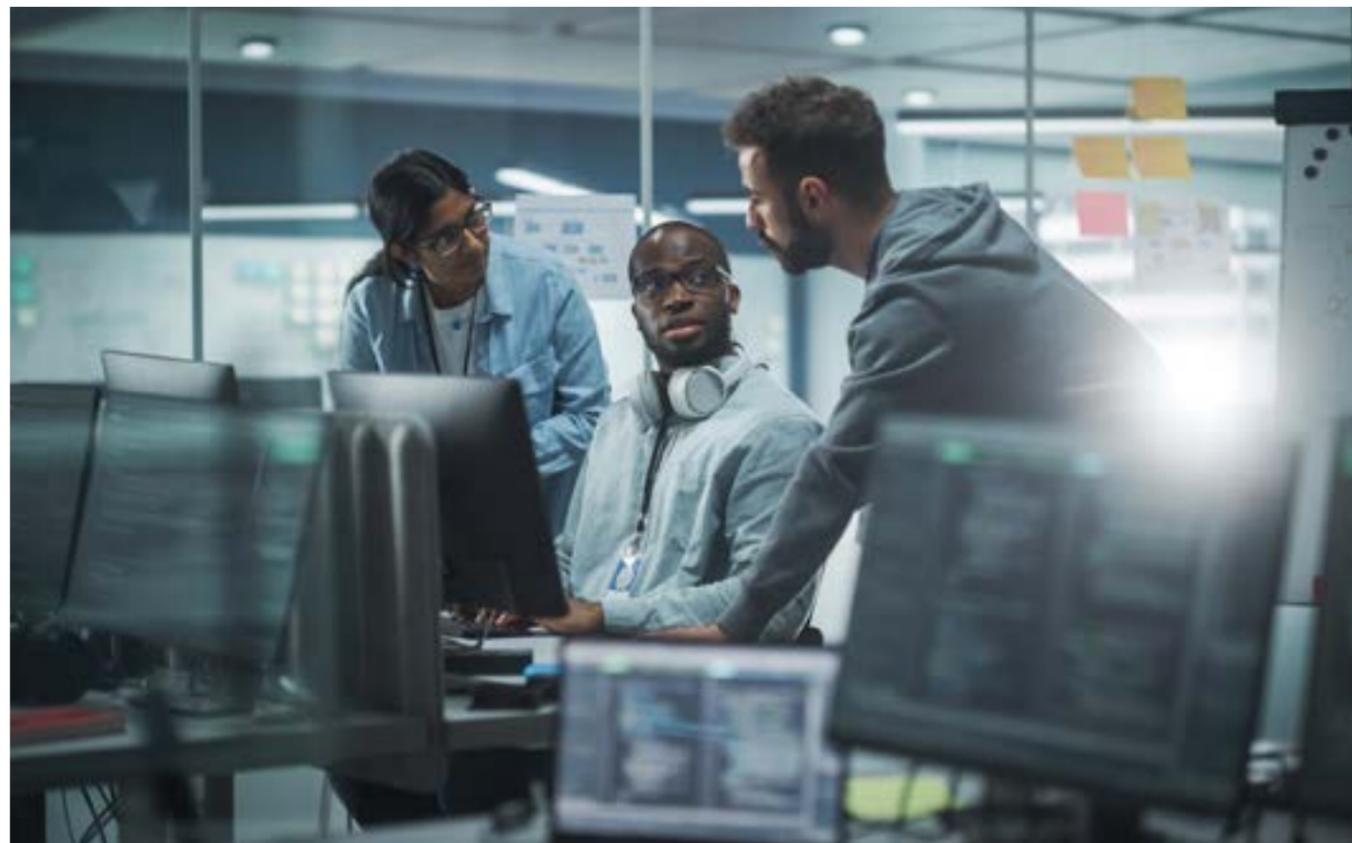
- In 2022, Granite reviewed our Anti-Bribery and Anti-Corruption Policy to confirm that it continues to align with best practices.

Code of Conduct & Ethics

- Granite's Code of Conduct and Ethics Policy was updated in 2022 to ensure compliance with applicable laws and regulations in the jurisdictions in which it operates. The policy as a whole highlights topics such as employment practices, respect for human rights, and occupational health and safety among others. The Code of Conduct is distributed to employees upon hiring, redistributed annually to each employee and can be accessed online at any time.

Data Privacy & Cybersecurity

- To complement our Data Privacy and IT Acceptable Use Policy, Granite launched a new Cybersecurity program in 2022. Employees completed around two hours of training to establish a baseline for cyber threats and to identify areas for immediate concern.



Policies

Granite has strong policies in place to safeguard our corporate governance reputation and promote ethical business practices. Granite institutes policies on the following topics:

- Whistleblower mechanisms;
- Environmental stewardship;
- Diversity;
- Workplace Violence and Harassment;
- Discrimination;
- IT Acceptable Use; and
- Accessibility.

All public-facing policies and procedures can be found here: [Policies and Procedures - Granite REIT](#)



Green Bond Framework

Granite's Green Bond Framework complies with the Green Bond Principles (GBP) developed by the International Capital Markets Association and is based on the four core components of the GBP.

1. Use of proceeds
2. Process for evaluation and selection
3. Management of proceeds
4. Allocation and impact reporting

For a full review of Granite's Green Bond Framework, explore our Annual Green Bond Use of Proceeds Report on our website: <https://granitereit.com/sustainability>.

HIGHLIGHT

Allocated a total of
\$862.3 M

of net Green Bond proceeds to
27 Eligible Green Projects

\$131.9 M or 26.5%

of net proceeds remains of
the second green bond

3 PROPERTIES

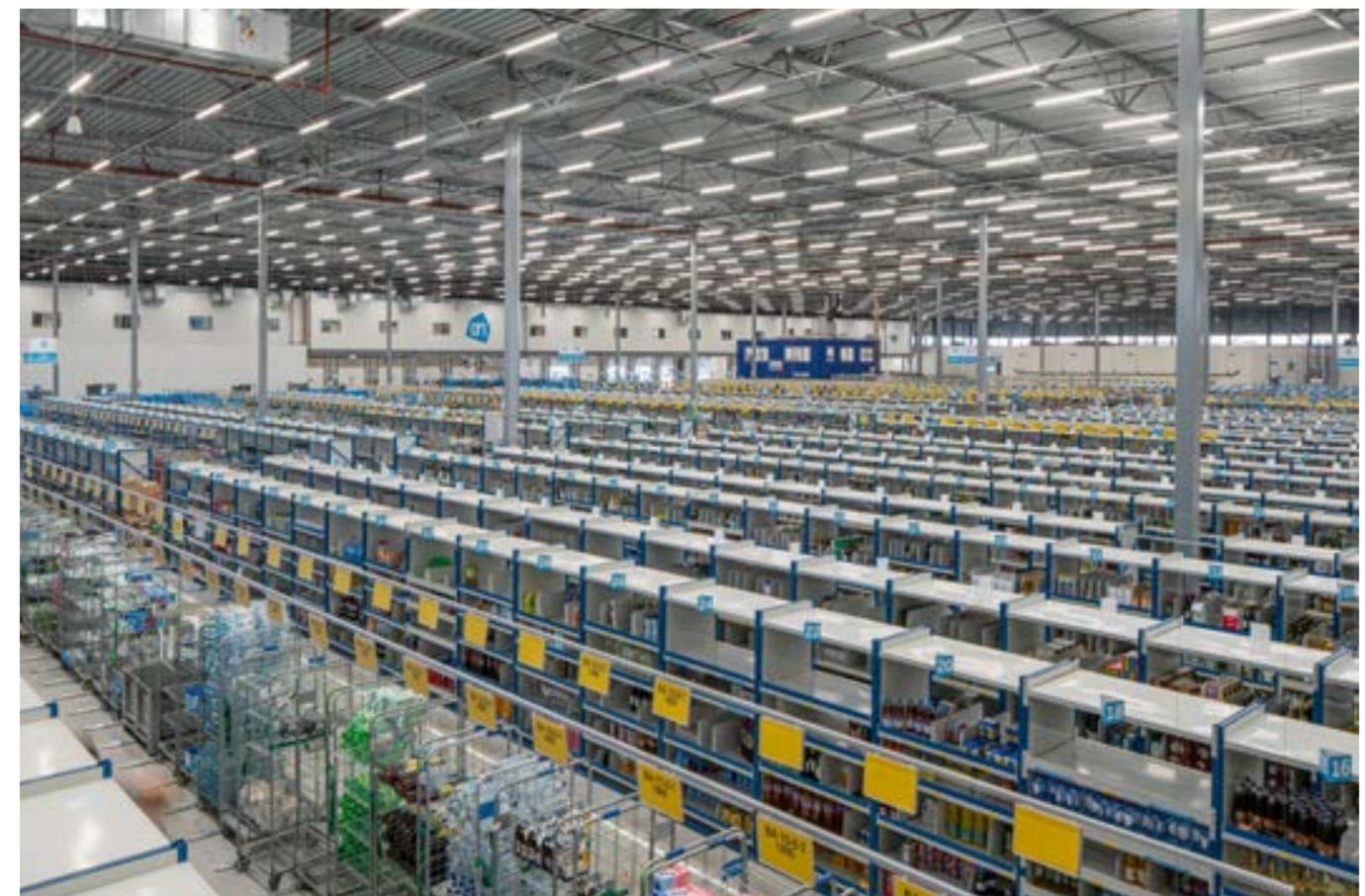
completed new construction green
building certifications in 2022 through
Granite's Green Bond Framework

Supply Chain

Granite works to set a level of expectation with our property managers and tenants to conduct business sustainably. When purchasing supplies and partnering with vendors, Granite considers specific criteria to uphold sustainability standards to align with our ESG+R goals. In the sustainability resources provided to all property teams and tenants there are suggestions for considering materials that meet the following criteria:

- Made from recycled material or renewable materials;
- Biodegradable or recyclable;
- Have recyclable or reusable packaging that is composed of few materials;
- Energy efficient; and
- Backed by trustworthy, environmentally conscientious labeling programs such as Fair Trade®, the Forest Stewardship Council (FSC®), ENERGY STAR®, and more.

Working with our stakeholders, we are able to foster a more sustainable supply chain that considers the health and safety of our people and the planet. When we engage with vendors, we set out to form partnerships over like-minded values. As such, our Purchase Orders come with standard terms and conditions which include requirements to comply with all laws and ordinances, requiring contractors to not engage in modern slavery or child labor, and to have appropriate labor standards and working conditions.





Resilience

Granite seeks to incorporate resilience into our operations to secure a business trajectory that is durable and responsive to risks.

Resilience Tactics & Targets

- Align our resilience program with the TCFD framework
- Assess physical and transition climate-change risks during the new acquisition due diligence process and evaluate measures to increase resiliency in our underwriting process.

It is in our best interest to connect with our property teams to ensure risk mitigation measures and emergency response plans are in place, and we have put in the work to regularly evaluate our portfolio for climate-related risks and opportunities. In alignment with TCFD, we are setting a precedent to continually identify, manage, and mitigate risks.

Our Approach to Resilience

Granite is committed to protecting the company against risks to ensure our stakeholders remain confident in our performance and ESG+R program. In order to mitigate risks, Granite connects our teams with the tools and resources needed to accurately identify and report risk. Failure to do so could result in negative impacts on our business and reputation.

Our Sustainability Plan and Green Bond Framework are two such tools that we make available to property and investment teams to evaluate and minimize risks during the due diligence and management phases of a project. Our recently amended Resilience Program describes our governance approach to risk management and is in alignment with TCFD recommendations.

GOVERNANCE

Describe the board's oversight of climate-related risks and opportunities.

- Granite REIT is engaged in the acquisition, development and management of an investment property portfolio that has respect for the environment and the efficient use of resources;
- The Compensation, Governance and Nominating Committee (CGNC) of the Board provides oversight over Granite's ESG+R program. In addition, the Audit Committee is engaged in ESG+R matters as it pertains to overall risk management oversight. Management provides regular updates on ESG+R matters and progress against objectives or targets to the wider Board of Directors/Trustees; and

- Granite's global ESG+R Committee was formed in 2019 to provide a coordinated approach on ESG+R matters such as the management of climate-related risks and opportunities. The global ESG+R Committee meets on a quarterly basis to discuss climate-related issues related to Granite's portfolio. Regular updates during the quarterly meetings on progress and metrics are provided against goals and targets for climate-related issues.

Describe management's role in assessing and managing climate-related risks and opportunities.

- Granite's ESG+R Committee meets quarterly to plan, create, discuss, and monitor the implementation, measurement, and reporting of ESG+R objectives and matters. Committee members help tackle climate change-related risks through bi-annual evaluations and discussions. The Committee oversees the processes established to identify, assess, measure, and monitor climate-related risks that could have material impacts at both the property and portfolio levels.

Our Sustainability Plan and Green Bond Framework are two such tools that we make available to property and investment teams to evaluate and minimize risks during the due diligence and management phases of a project. Our recently amended Resilience Program describes our governance approach to risk management and is in alignment with TCFD recommendations.

STRATEGY

Describe the climate-related risks and opportunities the organization has identified over the short, medium and long term.

- Granite REIT defines the short-term time horizon to encompass the next one to three years, the medium-term to cover the next three to seven years, and the long-term horizon to span the next eight years and beyond;
- Priorities include increasing efficiency through LED lighting upgrades and engaging tenants in the implementation of energy conservation measures. By monitoring property-level performance and re-evaluating our operational responses as the landscape continues to evolve, the ESG+R Committee makes educated decisions to protect the climate-related financial risks, and
- Risks are categorized into physical risk and transition risk. Physical risks assessed include perils such as flooding, wildfire, hurricane/typhoons, sea level rise, heat stress and water stress. Transition risks include building efficiency standards and requirements, carbon fines, and higher energy costs. These climate-related risks and opportunities are anticipated to be relevant across the short, medium, and long terms.

Describe the impact of climate-related risks and opportunities on the organization's business, strategy, and financial planning.

- Extreme weather events and chronic hazards such as natural disasters, drought, and heat stress pose financial risks of increased insurance and utility costs, reduced occupancy, equipment repair and replacement, and supply chain and labor constraints;
- We utilize a climate risk software tool to project climate-related physical risks on existing assets, as well as during our due diligence process for new acquisitions. The tool informs our investment teams of the impacts of climate-related risks on our properties, and
- Financial impacts related to transition risks, such as carbon fees, the cost of renewable energy certificates, energy supply, and the increasing benchmark, audit, and performance target ordinances have the potential to increase costs on our investment property portfolio. Monitoring market shifts, changes in regulations, and future-proofing our assets as the world transitions to a low-carbon economy through renewable energy and emerging climate technology will be pertinent to our business strategy and financial planning.

Describe the resilience of the organization's strategy, taking into consideration different climate-related scenarios, including a 2-degree Celsius or lower scenario.

- Granite uses Moody's ESG Solutions' Climate on Demand tool, which assesses the exposure of assets to chronic and acute hazards based on the Intergovernmental Panel on Climate Change (IPCC) Representative Concentration Pathway (RCP) 8.5.

RISK MANAGEMENT

Describe the organization's processes for identifying and assessing climate-related risks.

- Granite utilizes Moody's ESG Solutions' Climate on Demand to assess the potential risk associated with each asset. Granite assesses the risk factors from earthquakes, floods, heat stress, hurricanes and typhoons, sea-level rise, water stress, and wildfires on its properties through a location-based score, rather than physical aspects of the property, and
- The ESG+R Committee monitors the transition risks and opportunities to achieve a low carbon economy. Transition risks are carbon fees, the costs of renewable energy certificates, and the increasing benchmarks, audit, and performance target ordinances, as they have the potential to place increased costs on real asset portfolios. Monitoring market shifts and changes in regulations as well as future-proofing our assets as the world transitions to a low-carbon economy through renewable energy and emerging climate technology will be pertinent to our business strategy and financial planning.

Describe the organization's processes for managing climate-related risks.

- At least annually, Granite evaluates the properties through Moody's ESG Solutions' Climate on Demand tool to identify assets subject to high and/ or extremely high-risk physical perils. The ESG+R Committee is responsible for ensuring mitigation strategies stay aligned with threshold commitments. Risk thresholds are in the process of being established at the portfolio level to establish a calculated physical risk peril. The ESG+R Committee is in the process of establishing a risk threshold based off the gross asset value of the portfolio. The determined thresholds for each physical risk peril are not to be exceeded at the high and/ or extremely high perils. It is the investment team's responsibility to take appropriate measures through portfolio diversification to reduce climate risks.

Describe how processes for identifying, assessing, and managing climate-related risks are integrated into the organization's overall risk management.

- Moody's Climate on Demand tool, used to identify physical risks and opportunities, allows Granite to identify possible physical risks in the due diligence process when acquiring new investments. The ESG+R acquisition assessments consider climate-related risks based on location, including evaluating areas with established resilience strategies for the surrounding community. Assessing climate-related risks during the acquisition process enables the investment teams to make informed decisions to manage climate risks. Updates to our Resilience Program processes are discussed and evaluated no less than annually to consistently improve the management of climate-related risks.

METRICS AND TARGETS

Disclose the metrics used by the organization to assess climate-related risks and opportunities in line with its strategy and risk management process.

Disclose Scope 1, Scope 2, and if appropriate, Scope 3 greenhouse gas (GHG) emissions and the related risks.

- 2022 Emissions by MTCO₂e
 - ▶ Granite REIT's absolute scope 1, 2, and 3 greenhouse gas emissions are based on properties managed under equity real estate investments and do not include assets that were acquired or disposed of in each of the years. Based on property type, emissions are classified into Scope 1, 2, and 3. For properties managed directly by the landlord operationally, such as offices, indirect emissions are considered Scope 2 and direct emissions are considered scope 1. For properties where the landlord does not have operational control, such as manufacturing and industrial, direct and indirect emissions are considered Scope 3.

2022 EMISSIONS BY MTCO₂e

- SCOPE 1: 513 MTCO₂e
- SCOPE 2: 6,045 MTCO₂e
- SCOPE 3: 90,080 MTCO₂e

- ▶ Scope 1 emissions encompass direct greenhouse gas emissions with landlord-controlled energy that is directly burned on-site at the properties, such as natural gas. Scope 2 emissions are the indirect greenhouse gas emissions associated with landlord-controlled energy purchased from a utility at the properties, such as the emissions associated with the generation of electricity or district steam. Scope 3 emissions encompass operational emissions from tenant-controlled energy consumption. Scope 3 emissions are only accounted for when tenant-controlled data is available. The emissions currently only include operational emissions for Granite properties.

Describe the targets used by the organization to manage climate-related risks and opportunities and performance against targets.

- The energy and emission targets intend to achieve a 25% on an intensity basis, per square foot, reduction by the beginning of 2030 (2.5% annual reduction).



Looking Forward

Granite has set a path for continuous improvement, whether it is increasing tenant engagement to reach our environmental goals, contributing more time and capital to charitable organizations, or expanding our transparency and risk mitigation efforts, we are eager to keep improving.

Our unitholders, employees, tenants, property managers, and local communities expect ESG+R excellence from us and we will continue to uphold our commitments and make progress on our objectives to secure positive returns, mitigate negative environmental impacts, and facilitate resilient operations. Looking forward, our focus is to implement the following initiatives:



ENVIRONMENTAL

- Increase utility data coverage;
- Implement additional efficiency strategies throughout our properties; and
- Explore more avenues for further decarbonization and efficiency.

SOCIAL

- Track training hours and/or average training hours per full-time employee;
- Total investment in employee training/development throughout the year; and
- Continue to increase charitable giving and volunteer opportunities.

GOVERNANCE

- Review our governance policies and procedures for continued compliance and best practice alignment;
- Continue ensuring that all Granite-controlled developments will be completed in accordance with our Green Bond Framework, and identify more opportunities for development; and
- Work within our supply chain to foster sustainable business practices.

RESILIENCE

- Identify and mitigate climate-related risks;
- Report on physical and transitional risks over the varying timeframes and climate change scenarios; and
- Communicate risks to stakeholders for continued awareness and support.

SASB Disclosures

The Sustainability Accounting Standards Board (SASB) Foundation was formed to establish industry-specific standards for disclosing material information to investors. The SASB Standard Codes identify topics that are most relevant to an organization's financial impact on ESG+R performance to give insight to the stakeholders and investors. The following SASB disclosures represent Granite's portfolio ESG+R performance for only the operational properties in 2022 as of December 31, 2022.

SASB Code	Accounting Metric	Unit of Measure	Granite REIT Response
IF-RE-000.A	Number of Assets, by property subsector	Number	Industrial: 126 Technology/Science Other: 1 Office: 2 Total Assets: 129
IF-RE-000.B	Leasable floor area, by property subsector	Square feet (sq. ft.)	Industrial: 58,521,249 Technology/Science Other: 41,163 Office: 356,076 Gross Floor Total: 58,918,488
IF-RE-000.C	Percentage of indirectly managed Assets, by property subsector	Percentage (%) by floor area (LFA)	Industrial: 100% Indirectly Managed Technology/Science Other: 100% Indirectly Managed Office: 14% Indirectly Managed
IF-RE-000.D	Average occupancy rate, by property sector	Percentage (%)	Industrial: 98% Technology/Science Other: 100% Office: 85%

ENERGY MANAGEMENT

SASB Code	Accounting Metric	Unit of Measure	Granite REIT Response
IF-RE-130a.1	Energy consumption data coverage as a percentage of total floor area, by property subsector	Percentage (%) by floor area (LFA)	Industrial: 56.6% Technology/Science Other: 63.4% Office: 44.7%
IF-RE-130a.2	Total energy consumed by portfolio area with data coverage, by property data type	Gigajoules	Industrial: 1,711,735 Technology/Science Other: 7,100 Office: 48,962
	Percentage grid electricity, by property type	Percentage (%)	Industrial: 50% Technology/Science Other: 48.9% Office: 79.2%
	Percentage renewable, by property type	Percentage (%)	Industrial: 0% Technology/Science Other: 0% Office: 0%
IF-RE-130a.3	Like-for-like percentage change in energy consumption for the portfolio area with data coverage by property sector	Percentage (%)	Industrial: 1.17% Technology/Science Other: 5.24% Office: 16.16%

ENERGY MANAGEMENT CONTINUED

SASB Code	Accounting Metric	Unit of Measure	Granite REIT Response
IF-RE-130a.4	Percentage of eligible portfolio that has an energy rating, by property subsector	Percentage (%) by floor area (LFA)	Industrial: 39.6% Technology/Science Other: 0% Office: 86.3%
	Percentage of eligible portfolio that is certified to ENERGY STAR®, by property subsector	Percentage (%) by floor area (LFA)	Industrial: 0% Technology/Science Other: 0% Office: 0% For properties in Europe, Energy Performance Certificates (EPCs) are maintained as required by various countries.
F-RE-130a.5	Description of how building energy management considerations are integrated into property investment analysis and operational strategy	Discussion and Analysis	Granite REIT strategically implements energy management strategies to reduce its environmental impact, through monitoring data, and establishing energy-efficient constructed buildings. Granite continually identifies opportunities for LED lighting retrofits to increase energy efficiency, reduce operating costs, and improve tenant experience. In Europe, Granite actively pursues solar projects to encourage the use of renewable energy. Granite utilizes ENERGY STAR to capture energy data to measure the change in energy consumption and carbon emissions to meet their objectives of 2.5% reduction of landlord-controlled operations on an intensity basis, per square foot. During acquisition and new construction, Granite evaluates a building's characteristics and plausibility to obtain GBCs. Granite's commitment is to obtain, when possible, new buildings with GBCs. Granite spent 48% of total maintenance capital expenditures on sustainability enhancements at their properties in 2022.

SASB Disclosures

WATER MANAGEMENT

SASB Code	Accounting Metric	Unit of Measure	Granite REIT Response
IF-RE-140a.1	Water withdrawal data coverage as a percentage of total floor area, by property subsector	Percentage (%) by floor area (LFA)	Industrial: 51.3% Technology/Science Other: 63.4% Office: 86.3%
	<p>Relevant factors that influence whole-building energy and water coverage include the following:</p> <ul style="list-style-type: none"> • Tenant privacy and triple net property types—Due to its industrial nature, the portfolio is primarily tenant controlled, meaning the owner does not have access to utility bills to track and needs tenant authorization to receive data. • Geographical markets and administrative barriers—Most properties are located in areas without aggregate water benchmarking and audit ordinances; therefore, the majority of utility providers do not have connection capabilities to ENERGY STAR® Portfolio Manager® and don't provide aggregate water data to owners upon request. 		
	Water withdrawal data coverage as a percentage of total floor area in regions with High or Extremely High Baseline Water Stress, by property subsector	Percentage (%) by floor area (LFA)	Industrial: 23.9% Technology/Science Other: 0% Office: 0%
IF-RE-140a.2	Total water withdrawn by portfolio area with data coverage by property sector	Volume (Gal)	Industrial: 188,269,246 Technology/Science Other: 499,582 Office: 3,539,165
	Percentage of regions with High or Extremely High Baseline Water Stress by property subsector	Percentage (%)	Industrial: 0.33% Technology/Science Other: 0% Office: 0%
IF-RE-140a.3	Like-for-like percentage change in water withdrawn for portfolio are with data coverage, by property subsector	Percentage (%) by floor area (LFA)	Industrial: -2.2% Technology/Science Other: -25.1% Office: 6.2%

WATER MANAGEMENT CONTINUED

SASB Code	Accounting Metric	Unit of Measure	Granite REIT Response
IF-RE-140a.4	Description of water management risks and discussion of strategies and practices to mitigate those risks	Discussion and Analysis	<p>Granite utilizes ENERGY STAR® Portfolio Manager® to track water consumption at the property, which allows Granite to encourage tenants to evaluate projects to reduce water usage. Government and local rebates, incentives, and mandates create initiatives to implement low-flow fixtures, leak detection systems, and conduct water audits. Sustainable landscaping options involve drip irrigation, irrigation timers, xeriscaping, and greywater systems to utilize storm water.</p> <p>Granite's objective is to reduce water consumption by 2.5% annually, with a 25% target reduction in 10 years on an intensity basis, per square foot.</p> <p>Water management risks occur across the portfolio in environmental, financial, and regulatory constraints. Granite uses Moody's ESG Solutions' Climate on Demand tool to analyze the portfolio for properties that are located in areas of high water stress. The identification of high-risk properties allows Granite to implement water conservation and protection measures as needed. Additionally, city and state regulations, such as benchmarking ordinances and performance requirements, are expanding quickly across the US to require the monitoring and reduction of water consumption.</p>

MANAGEMENT OF TENANT SUSTAINABILITY IMPACTS

SASB Code	Accounting Metric	Unit of Measure	Granite REIT Response
IF-RE-410a.1	(1) Percentage of new leases that contain a cost recovery clause for resource efficiency related to capital improvement (2) Associate leased floor area, by property subsector	Percentage (%) by floor area (LFA)	Integrating green lease language has been a priority of Granite to ensure all data is tracked where possible. This is part of Granite's initiative to achieve their ESG+R objective of 50% data tracked.

SASB Disclosures

MANAGEMENT OF TENANT SUSTAINABILITY IMPACTS CONTINUED

SASB Code	Accounting Metric	Unit of Measure	Granite REIT Response
IF-RE-410a.2	Percentage of tenants that are separately metered or submetered for grid electricity consumption, by property subsector	Percentage (%) by floor area (LFA)	Industrial: 99.7% Technology/Science Other: 0% Office: 0% While all tenants are separately metered, data can only be collected if the tenants share through ENERGY STAR® Portfolio Manager® or aggregate data from utility companies.
	Percentage of tenants separately metered or submetered for water withdrawals, by property subsector	Percentage (%) by floor area (LFA)	Industrial: 88% Technology/Science Other: 0% Office: 50% Due to the triple net, industrial nature of the portfolio, most tenants pay the utility companies directly for their utility consumption. Granite relies on the tenants to share utility through invoices or aggregate data through the utility company to track data in ENERGY STAR Portfolio Manager. In regional areas, utility or municipal agencies supply Granite with annual data.
IF-RE-410a.3	Discussion of approach to measuring, incentivizing, and improving sustainability impacts of tenants	Discussion and Analysis	Granite engages its tenants, providing valuable insight to promote sustainable tenant operations at the property level. Granite distributes resources to property teams to distribute to tenants annually that give recommendations for sustainability projects and fit-out guides. Satisfaction surveys allow tenants to provide feedback and track sustainability features at the property. The surveys ask tenants the importance of ESG+R measures. Granite works with tenants and property teams to benchmark and monitor energy, water, and waste consumption where possible. Granite utilizes green lease language and management directives to stress the importance of sustainability to the properties.

MANAGEMENT OF CLIMATE CHANGE ADAPTATION

SASB Code	Accounting Metric	Unit of Measure	Granite REIT Response
IF-RE-450a.1	Area of properties located in 100-year flood zones, by property sector	Square Feet (sq. ft.)	6,325,000
IF-RE-450a.2	Description of climate change risk exposure analysis, degree of systematic portfolio exposure and strategies for mitigating risks	Discussion and Analysis	Granite utilizes Moody's ESG Solutions' Climate on Demand tool to identify potential physical risk exposure from climate change across the portfolio. The software helps identify high-risk properties, which Granite can utilize to implement mitigation measures such as evaluating additional flood or storm insurance or installing low-flow fixtures or LED lighting to reduce utility usage. Additionally, Granite monitors transition risks, as there is an increase in benchmarking disclosure, audit, performance mandates, and emissions limits worldwide. Granite's third-party ESG+R consultant evaluates transition risk during due diligence in our ESG+R acquisition assessments, including a review of required actions associated with the regulatory risks. Annual compliance is tracked and monitored across Granite's properties. Property managers establish budgets for retrofits and coordinate with tenants and during vacancy to complete upgrades such as LED retrofits.

GRI Content Index

GRI Standard	Disclosure	Location
GRI 2: General Disclosures 2021	2-1 Organizational details	Company Overview (p 3)
	2-2 Entities included in the organization's sustainability reporting	Company Overview (p 3)
	2-3 Reporting period, frequency and contact point	About this Report (p 1) and Back Cover
	2-4 Restatements of information	Not Applicable, no restatements.
	2-5 External assurance	Not Applicable, no assurance provided
	2-6 Activities, value chain and other business relationships	Company Overview (p 3)
	2-7 Employees	Employee and Board Demographics (p 29)
	2-8 Workers who are not employees	Employees (p 30)
	2-9 Governance structure and composition	ESG+R Committee (p 8) and Governance (p 37)
	2-10 Nomination and selection of the highest governance body	ESG+R Committee (p 8) and Governance (p 37)
	2-11 Chair of the highest governance body	ESG+R Committee (p 8) and Governance (p 37)
	2-12 Role of the highest governance body in overseeing the management of impacts	ESG+R Committee (p 8) Governance (p 37) Resilience (43)
	2-13 Delegation of responsibility for managing impacts	ESG+R Committee (p 8) and Governance (p 37)
	2-14 Role of the highest governance body in sustainability reporting	ESG+R Committee (p 8) and Governance (p 37)
	2-15 Conflicts of interest	Policies (p 39)
	2-16 Communication of critical concerns	Governance (p 37) Resilience (p 43)
	2-17 Collective knowledge of the highest governance body	ESG+R Committee (p 8) Professional Development & Training (p 31)
	2-18 Evaluation of the performance of the highest governance body	Policies (p 39)
	2-19 Remuneration policies	Policies (p 39)
	2-20 Process to determine remuneration	Policies (p 39)
	2-21 Annual total compensation ratio	Not reported
	2-22 Statement on sustainable development strategy	A Message from the President & CEO

GRI Standard	Disclosure	Location
GRI 2: General Disclosures 2021	2-23 Policy commitments	Policies (p 39)
	2-24 Embedding policy commitments	Governance (p 37) Policies (p 39)
	2-25 Processes to remediate negative impacts	Policies (p 39)
	2-26 Mechanisms for seeking advice and raising concerns	Policies (p 39)
	2-27 Compliance with laws and regulations	Governance (p 37) Policies (p 39)
	2-28 Membership associations	Communities (p 34)
	2-29 Approach to stakeholder engagement	Social (p 27)
	2-30 Collective bargaining agreements	Not applicable
GRI 3: Material Topics 2021	3-1 Process to determine material topics	Materiality (p 6)
	3-2 List of material topics	Materiality (p 7)
	3-3 Management of material topics	Materiality (p 6)
GRI 201: Economic Performance 2016	201-1 Direct economic value generated and distributed	Granite REIT Form 40-F
	201-2 Financial implications and other risks and opportunities due to climate change	Resilience (p 43)
GRI 202: Market Presence 2016	202-1 Ratios of standard entry level wage by gender compared to local minimum wage	Granite REIT Form 40-F
GRI 203: Indirect Economic Impacts 2016	203-1 Infrastructure investments and services supported	Granite REIT Form 40-F
GRI 206: Anti-competitive Behavior 2016	206-1 Legal actions for anti-competitive behavior, anti-trust, and monopoly practices	Policies (p 39)
GRI 302: Energy 2016	302-1 Energy consumption within the organization	Energy (p 17)
	302-3 Energy intensity	Energy (p 17)
	302-4 Reduction of energy consumption	Energy (p 17)
GRI 303: Water and Effluents 2018	303-3 Water withdrawal	Water (p 20)
	303-5 Water consumption	Water (p 20)
GRI 305: Emissions 2016	305-1 Direct (Scope 1) GHG emissions	Greenhouse Gas Emissions (p 16)

GRI Content Index

GRI Standard	Disclosure	Location
GRI 305: Emissions 2016	305-2 Energy indirect (Scope 2) GHG emissions	Greenhouse Gas Emissions (p 16)
	305-3 Other indirect (Scope 3) GHG emissions	Greenhouse Gas Emissions (p 16)
	305-4 GHG emissions intensity	Greenhouse Gas Emissions (p 16)
	305-5 Reduction of GHG emissions	Greenhouse Gas Emissions (p 16)
GRI 306: Waste 2020	306-3 Waste generated	Waste (p 22)
	306-4 Waste diverted from disposal	Waste (p 22)
GRI 401: Employment 2016	401-1 New employee hires and employee turnover	Employees (p 30)
	401-2 Benefits provided to full-time employees that are not provided to temporary or part-time employees	Health and Wellness (p 32)
	401-3 Parental leave	Health and Wellness (p 32)
GRI 402: Labor/Management Relations 2016	402-1 Minimum notice periods regarding operational changes	Employee Engagement (p 30) Policies (p 39)
GRI 403: Occupational Health and Safety 2018	403-1 Occupational health and safety management system	Health and Wellness (p 32)
	403-5 Worker training on occupational health and safety	Professional Development & Training (p 31)
	403-6 Promotion of worker health	Health and Wellness (p 32)
GRI 404: Training and Education 2016	404-2 Programs for upgrading employee skills and transition assistance programs	Professional Development & Training (p 31)
	404-3 Percentage of employees receiving regular performance and career development reviews	Professional Development & Training (p 31)
GRI 405: Diversity and Equal Opportunity 2016	405-1 Diversity of governance bodies and employees	Employee and Board Demographics (p 29)
GRI 413: Local Communities 2016	413-1 Operations with local community engagement, impact assessments, and development programs	Communities (p 34)
GRI 416: Customer Health and Safety 2016	416-1 Assessment of the health and safety impacts of product and service categories	Tenants (p 33)
GRI 417: Marketing and Labeling 2016	417-1 Requirements for product and service information and labeling	Green Building Certifications (p 10)
GRI 418: Customer Privacy 2016	418-1 Substantiated complaints concerning breaches of customer privacy and losses of customer data	Policies (p 39)

Forward-Looking Statements

This ESG+R report may contain statements that, to the extent they are not recitations of historical fact, constitute “forward-looking statements” or “forward-looking information” within the meaning of applicable securities legislation, including the United States Securities Act of 1933, as amended, the United States Securities Exchange Act of 1934, as amended, and applicable Canadian securities legislation. Forward-looking statements and forward-looking information may include, among others, statements regarding Granite’s future plans, goals, strategies, intentions, beliefs, estimates, costs, objectives, tenants, economic performance, targets or expectations, or the assumptions underlying any of the foregoing. Words such as “outlook”, “may”, “would”, “could”, “should”, “will”, “likely”, “expect”, “anticipate”, “believe”, “intend”, “plan”, “forecast”, “project”, “estimate”, “seek” and similar expressions are used to identify forward-looking statements and forward-looking information.

Forward-looking statements and forward-looking information should not be read as guarantees of future events, performance or results and will not necessarily be accurate indications of whether or the times at or by which such future performance will be achieved. Undue reliance should not be placed on such statements. There can also be no assurance that Granite’s expectations regarding various matters, including Granite’s ability to execute on the stated targets within its ESG+R program, will be realized in a timely manner, with the expected impact or at all.

Forward-looking statements and forward-looking information are based on information available at the time and/or management’s good faith assumptions and analyses made in light of Granite’s perception of historical trends, current conditions and expected future developments, as well as other factors Granite believes are appropriate in the

circumstances. Forward-looking statements and forward-looking information are subject to known and unknown risks, uncertainties and other unpredictable factors, many of which are beyond Granite’s control, that could cause actual events or results to differ materially from such forward-looking statements and forward-looking information.

Important factors that could cause such differences include, but are not limited to, the availability, accessibility and suitability of comprehensive and high-quality data, the development of comparable ESG metrics and methodologies, the development of provincial, national and international laws, policies and regulations in respect of ESG and the risks set forth in the “Risk Factors” section in Granite’s Annual Information Form for 2022 dated March 8, 2023, filed on SEDAR at www.sedar.com and attached as Exhibit 1 to the Trust’s Annual Report on Form 40-F for the year ended December 31, 2022 filed with the U.S. Securities and Exchange Commission and available online on EDGAR at www.sec.gov, all of which investors are strongly advised to review. The “Risk Factors” section also contains information about the material factors or assumptions underlying such forward-looking statements and forward-looking information. Forward-looking statements and forward looking information speak only as of the date the statements and information were made and unless otherwise required by applicable securities laws, Granite expressly disclaims any intention and undertakes no obligation to update or revise any forward-looking statements or forward-looking information contained in this ESG+R Report to reflect subsequent information, events or circumstances or otherwise. All forward-looking statements contained in this ESG+R Report are made as of the date hereof and are qualified by these cautionary statements.



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