

GRANITE REAL ESTATE INVESTMENT TRUST
INVESTMENT COMMITTEE CHARTER

As of February 26, 2025

I. Purpose And Scope

The purpose of the investment committee (the “**Committee**”) of the Board of Trustees (the “**Board**”) of Granite Real Estate Investment Trust (the “**Trust**” or “**Granite**”) is to:

- (i) review and make recommendations to the Board with respect to the investment objectives (the “**Investment Objectives**”) of the Trust; and
- (ii) review and make recommendations to the Board with respect to certain proposed direct or indirect acquisitions, investments, dispositions and borrowings of Granite (or, where within the Committee’s authority as prescribed herein, approve such transactions).

The objective of the Committee is to ensure an effective allocation of capital that is consistent with Granite’s strategic plan while balancing financial and operational risks, including without limitation, climate related risks with a view to maximizing the long-term value of Granite.

II. Membership

1. Number of Members

The Committee shall be composed of three or more members of the Board.

2. Independence

A majority of the members of the Committee shall be independent within the meaning of the provisions of National Policy 58-201 – *Corporate Governance Guidelines* of the Canadian Securities Administrators and the applicable rules and regulations of the United States Securities and Exchange Commission and the New York Stock Exchange, each as may be amended from time to time.

3. Qualifications

At least two-thirds of the members of the Committee shall have had, in the view of the Board, substantial experience in the real estate industry.

4. Term

The members of the Committee shall be appointed by the Board promptly following the completion of each meeting of unitholders at which members of the Board are elected. Each member of the Committee shall serve at the pleasure of the Board until the member resigns, is removed or ceases to be a member of the Board.

5. *Chair*

At the time of the appointment of the members of the Committee, the Board shall appoint a member of the Committee as Chair of the Committee.

III. **Duties and Responsibilities**

To fulfil its responsibilities and duties, the Committee shall:

- (i) at least annually, review management's assessment of Granite's properties (taking into account property type, location, lease profile, risk, and marketability);
- (ii) periodically review and make recommendations to the Board regarding the Investment Objectives;
- (iii) review and, subject to (iv) below, make recommendations to the Board regarding
 - (a) proposed acquisitions, investments and dispositions by Granite or its subsidiaries,
 - (b) proposed borrowings and assumption or granting of any mortgage or other security interest in real property (other than renewals of existing mortgages or security interests, which need not be approved by the Committee), including any assignment of rents and other monies derived from or related to real property and
 - (c) proposed equity swap transactions (collectively, "**Transactions**"), other than Excluded Transactions, as defined below;
- (iv) have the authority, in its sole discretion, to authorize and approve any Transaction that is consistent with the Investment Objectives and for which the purchase price, estimated capital commitment, proceeds from disposition or principal amount of mortgage or other security, as applicable, (the "**Transaction Value**") does not exceed C\$200 million, US\$200 million or €200 million, as applicable depending on the jurisdiction of the Transaction;
- (v) review the Hedging Policy from time to time, as required, to assess Granite's approach and objectives to managing financial risk and approve any modifications to the Hedging Policy as are considered appropriate; and
- (vi) review and assess the adequacy of this Charter from time to time, as required, to ensure compliance with any rules or regulations promulgated by any regulatory body and recommend to the Board for its approval any modifications to this Charter as are considered appropriate.

For the purposes of this Policy, an "Excluded Transaction" is any Transaction (i) that is consistent with the Investment Objectives and for which the Transaction Value does not exceed C\$100 million, US\$100 million or €100 million, as applicable depending on the jurisdiction of the Transaction, provided that the Chair of the Committee is advised by Granite's President and Chief Executive Officer of any Transaction in excess of C\$50 million, US\$50 million or €50 million, (ii) that is an inter-company transaction that is solely between Granite and/or one or more of its wholly-owned subsidiaries and (iii) does not involve the issuance of Granite's units as part of any

purchase consideration. Any Excluded Transaction may be authorized and approved by Granite's President and Chief Executive Officer.

IV. Meetings

1. Procedure

The time and place of the meetings of the Committee, the calling of meetings of the Committee and the procedure at such meetings in all respects shall be determined by the Committee; provided, however, that a majority of the members of the Committee shall constitute a quorum.

Questions arising at any meeting of the Committee shall be decided by a majority of the votes cast. Decisions may be taken by written consent signed by all of the members of the Committee.

Where for any reason a member of the Committee has a conflict of interest in respect of a decision or is disqualified from voting on or participating in a decision, any other independent and disinterested director not already a member of the Committee may be designated by the Board to act as an alternate.

2. Reporting to the Board

The Chair shall provide a report to the Board on material matters considered by the Committee.

3. In Camera Sessions

The Committee shall hold meetings, or portions of meetings, at which management and non-independent directors are not present.

V. Outside Advisors

The Committee has the authority to engage and compensate any outside advisor that it determines to be necessary to permit it to carry out its duties. The Trust shall provide appropriate funding, as determined by the Committee, for the services of these advisors.