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|---|---|
| **Partnership:** | Granite Real Estate Investment Trust |
| **CUSIP #:** | 387437114 |
| **RE:** | Qualified Notice Pursuant to U.S. Treasury Regulation §1.1446-4 |
| **Record Date:** | September 29, 2023 |
| **Payable Date:** | October 16, 2023 |
| **Notice Posting Date:** | October 3, 2023 |
| **PTP Designated Date:** | July 3, 2023 |
| **Currency:** | Canadian dollars |
| **Per Unit Amount:** | $0.2667 |

## Section I:  Section 1446(a) Statements

This announcement is a Qualified Notice under Internal Revenue Code Section §1446(a) and Treasury Regulation §1.1446-4(b)(4).

For U.S. federal income tax purposes, the per share distribution components are as follows:

| Income Description | IRS Income Code (per 1042-S Instructions) | Amount |
|---|---|---|
| Effectively Connected Income | | $0.000000 |
| US Source Dividends | 06 | $0.000000 |
| US Source Interest Portfolio | 01 | $0.161868 |
| Foreign Source FDAP Income | | $0.088360 |
| Return of Capital | | $0.016472 |
| Total Canadian Source for CRA Withholding | | $0.250228 |
| Total US Source for IRS Withholding | | $0.161868 |
| **Distribution per share** | | **$0.266700** |

## Section II:  Section 1446(f) Statements

This announcement is a Qualified Notice under Internal Revenue Code Section §1446(f) and Treasury Regulation §1.1446(f)-4(b)(3)(iii).

The partnership was not engaged in a trade or business within the United States at any time during the taxable year of the partnership through the PTP designated date.

**Section III:  Additional Statements**

On September 18, 2023, Granite Real Estate Investment Trust ("Granite") (TSX: GRT.UN / NYSE: GRP.U) declared a distribution of CDN $0.2667 per stapled unit. The distribution will be paid by Granite on October 16, 2023 to stapled unitholders of record at the close of trading on September 29, 2023. The stapled units will begin trading on an ex-dividend basis at the opening of trading on September 28, 2023 on the Toronto Stock Exchange and on the New York Stock Exchange.

At the end of Granite's taxation year (December 31), the U.S. and Canadian taxable incomes of Granite are determined and it is possible that the character of the above distribution may be revised at that time.