

## GRANITE REAL ESTATE INVESTMENT TRUST

### POSITION DESCRIPTION OF THE CHAIR

As of October 1, 2024

The chair (the “**Chair**”) of the Board of Trustees (the “**Board**”) of Granite Real Estate Investment Trust (the “**Trust**”) is principally responsible for overseeing the operations and affairs of the Board. In fulfilling his or her duties, the Chair will be responsible for:

- providing leadership to foster the effectiveness of the Board;
- ensuring there is an effective relationship between the Board and senior management, including by acting as a liaison between the Board and senior management;
- acting as an advisor to senior management in matters concerning the interests of the Trust;
- ensuring that the appropriate committee structure is in place and assisting the Compensation, Governance and Nominating Committee in making recommendations for appointment to such committees;
- in consultation with the other members of the Board and the President and Chief Executive Officer, preparing the agenda for each meeting of the Board;
- ensuring that the trustees receive the information required for the proper performance of their duties, including information relevant to each meeting of the Board;
- chairing Board meetings and sessions of independent trustees, including stimulating debate, providing adequate time for discussion of issues, facilitating consensus, encouraging full participation and discussion by individual trustees, and confirming that decisions are reached and accurately recorded;
- chairing all unitholder general meetings;
- together with the Compensation, Governance and Nominating Committee, ensuring that an appropriate system is in place to evaluate the performance of the Board as a whole, the Board’s committees and individual trustees, with a view to ensuring that they are fulfilling their respective responsibilities and duties, and making recommendations to the Compensation, Governance and Nominating Committee for changes when appropriate;
- consulting with the Compensation, Governance and Nominating Committee on candidates for nomination or appointment to the Board;
- working with the President and Chief Executive Officer to ensure that the Board is provided with the resources to permit it to carry out its responsibilities and bringing to the attention of the President and Chief Executive Officer any issues that are preventing the Board from being able to carry out its responsibilities;

- overseeing the issuance of press releases disclosing previously unreleased material information uncovered by the disclosure committee of the Trust; and
- providing additional services required by the Board.