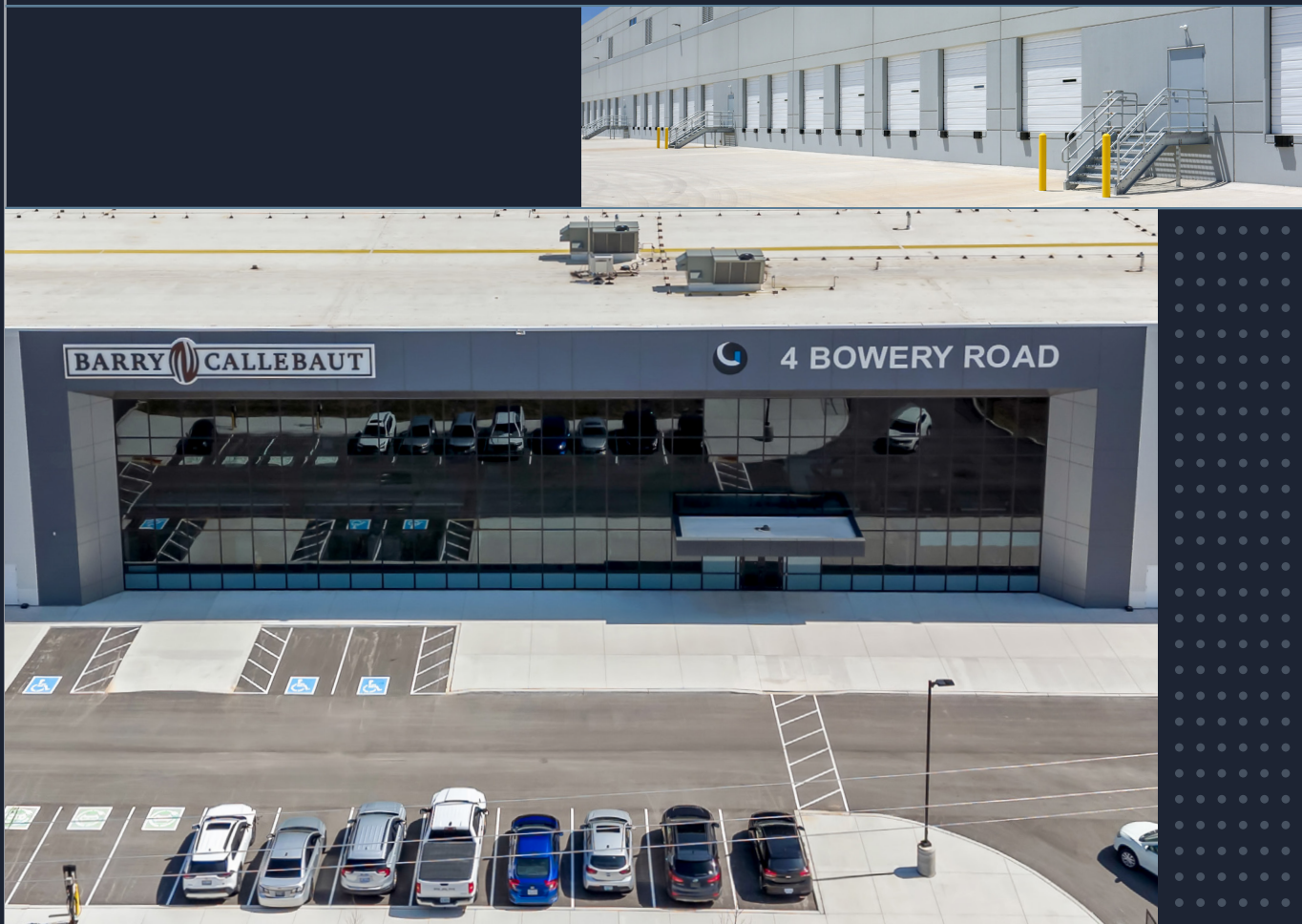


2024



Granite ESG+R Report

GRANITE REIT 2024 ESG+R REPORT



972 Conestoga, Shepherdsville, KY

About this Report

At Granite Real Estate Investment Trust (Granite or Granite REIT), sustainability is embedded in the foundation of our business model and is integrated throughout our organizational operations. This report highlights our Environmental, Social, Governance, and Resilience (ESG+R) program, detailing our objectives, initiatives, and achievements during the 2024 calendar year. The environmental data presented in the report pertains to Granite REIT's real estate investments from January 1, 2024, to December 31, 2024. Prepared

with reference to the Global Reporting Initiative (GRI) Universal Standards, the report also aligns with the frameworks established by the Task Force on Climate-Related Financial Disclosures (TCFD) 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



I am excited to present Granite REIT's fifth annual ESG+R Report and to tell you about the progress we have been making towards our environmental, social, governance, and resilience targets in 2024.

Granite strives to mitigate environmental impacts through data collection, sustainable development, and

conservation efforts across our properties. For the second year in a row, we have ranked 1st in our peer group for GRESB, demonstrating our position as an industry leader in ESG+R performance. Our Tenant Sustainability Resource Guides, which are monumental in our success, continue to inform our tenants and property teams of sustainability best practices to drive conservation and efficiency efforts at the property-level. Additionally, through prioritization of efficient buildings, we continue to earn third-party green building certifications, with more than half of our existing portfolio being green building certified.

Granite fosters strong communication to promote relationships and connections with stakeholders. We play an active role in promoting the well-being of our people by encouraging volunteerism and expanding our employee benefits to increase healthcare coverage. We are proud to have been recognized as a Top Employer in Canada's Top Small & Medium Employers list in 2024. Through all of this, our efforts through Granite Gives continue to connect employees to the community and drive positive impact.

Our governance remains rooted in transparency and ethics, promoting compliance and trust in our

leadership. Our ESG+R Committee is made up of senior leaders with long-standing experience in the field.

Meeting quarterly, the committee ensures we remain aligned with our ESG+R commitments and continue to lead with accountability. Additionally, Granite uses proceeds from Green Bonds to execute resource efficiency and management projects that enhance energy efficiency and minimize waste. We look forward to sharing our progress openly and have published an annual ESG+R Report since 2020.

In 2024, we also continued to prioritize resilience by equipping teams with tools to identify and mitigate risks. Our entire portfolio is benchmarked against building performance standards and all new acquisitions are assessed for climate risks and resilience opportunities.

While we take pride in the progress we've made, our commitment to continuous improvement remains and will continue to drive initiatives that lead to more responsible operations and value creation by incorporating ESG+R efforts throughout our business practices. I would like to express my appreciation to Granite's employees and unitholders for their trust and support of our ESG+R journey. The year 2024 came with great progress and success, and we look forward to a strong future.

Kevan Gorrie
President and CEO

Company Overview

Granite is a Canadian-based real estate investment trust (REIT) focused on the acquisition, development, ownership, and management of logistics, warehouse, and industrial properties throughout North America and Europe. Guided by dedicated leadership and strategic capital allocation, Granite drives favorable returns for unitholders and generates stable, consistent cash flow growth.

Granite at a Glance

2013

Established

70

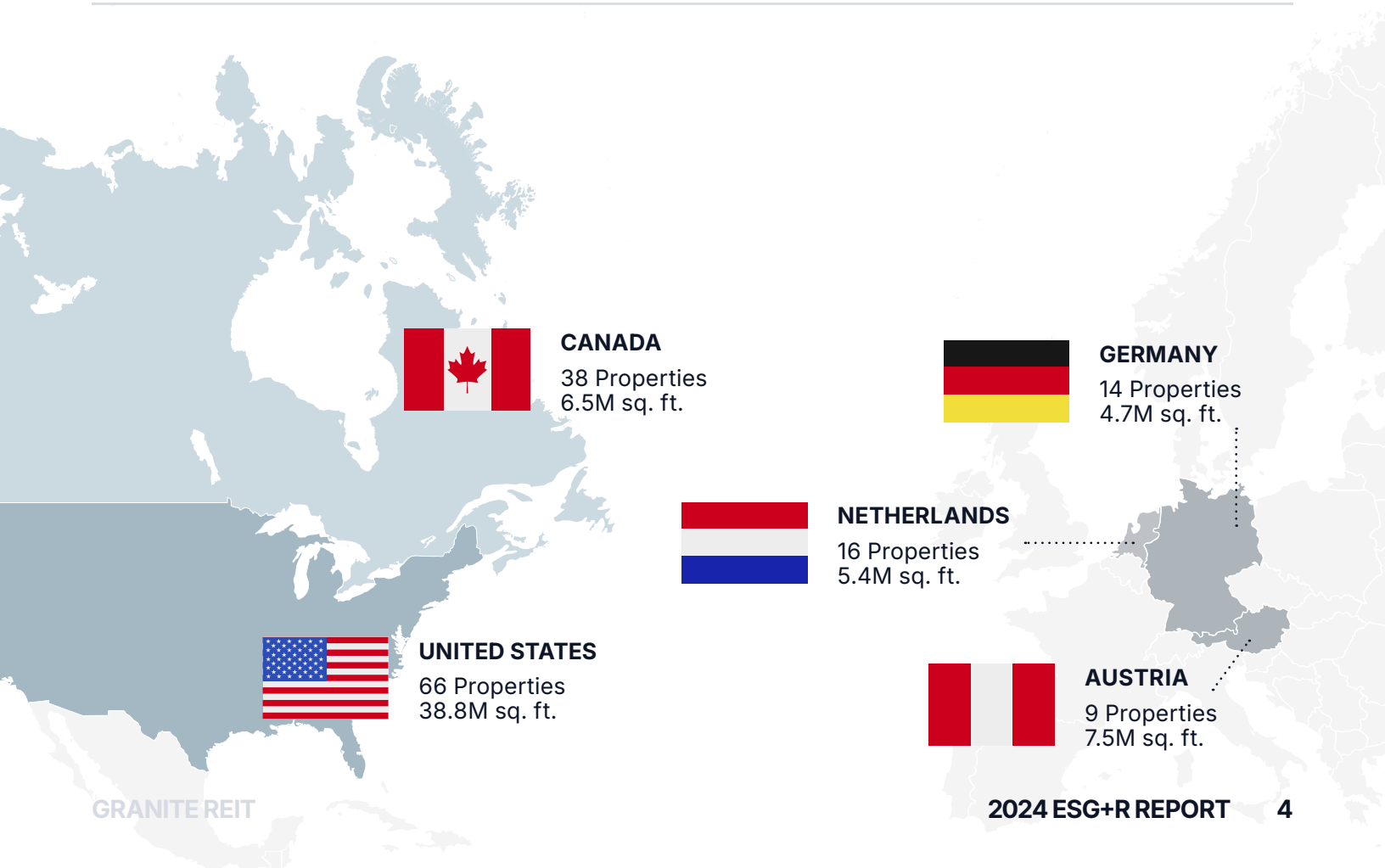
Total employees

143Investment
properties**63.3M**Sq.ft. of leasable
floor area (LFA)**\$4.4B**Market
capitalization (CAD)**99%**

Industrial assets

1%

Flex/office assets

95%Committed
occupancy

ESG+R at Granite

Granite integrates ESG+R practices into its management and operations to build a resilient, blue-chip, globally diversified logistics real estate company.

MISSION

Practically incorporate sustainability into actions and decision-making process, while generating returns for unitholders.

Sustainability Strategy



ENVIRONMENTAL

Granite's environmental impact results from its sites' utility consumption, waste generation, and geographic location. To mitigate adverse impacts and promote environmental stewardship, Granite takes an active approach to facilitating data collection, sustainable development, and conservation across its properties.



SOCIAL

Granite seeks methods to communicate with all stakeholders to promote strong working relationships and build connections beyond the walls of its properties. Whether it's providing ESG+R resources through the Tenant Sustainability Guides or promoting volunteerism and employee health, Granite plays an active role in supporting people in and outside of the workplace.



GOVERNANCE

Good governance at Granite is pursued through transparency and ethics, setting and linking standards of excellence across its offices and properties.



RESILIENCE

Granite is committed to mitigating risks to ensure its stakeholders remain confident in our performance and ESG+R program. Granite connects its teams with the tools and resources needed to accurately identify and report risks.

ESG+R Timeline

THE TIMELINE BELOW OUTLINES GRANITE'S HISTORICAL AND CURRENT ESG+R INITIATIVES, EFFORTS, AND SUCCESSES.

MISSION

Practically incorporate sustainability into actions and decision-making process, while generating returns for unitholders.





GRANITE'S SUSTAINABILITY RESOURCE GUIDES AND CHECKLISTS

Sent to tenants on an annual basis, these resources increase tenant sustainability engagement and education to help drive progress on Granite's ESG+R targets. The guides are updated annually and are available via email and building posts at the properties.

These guides inform tenants of key sustainability best practices such as:

- 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.



555 Beck Cres, Ajax, ON, Canada



De Kroonstraat 1, Tilburg, Netherlands

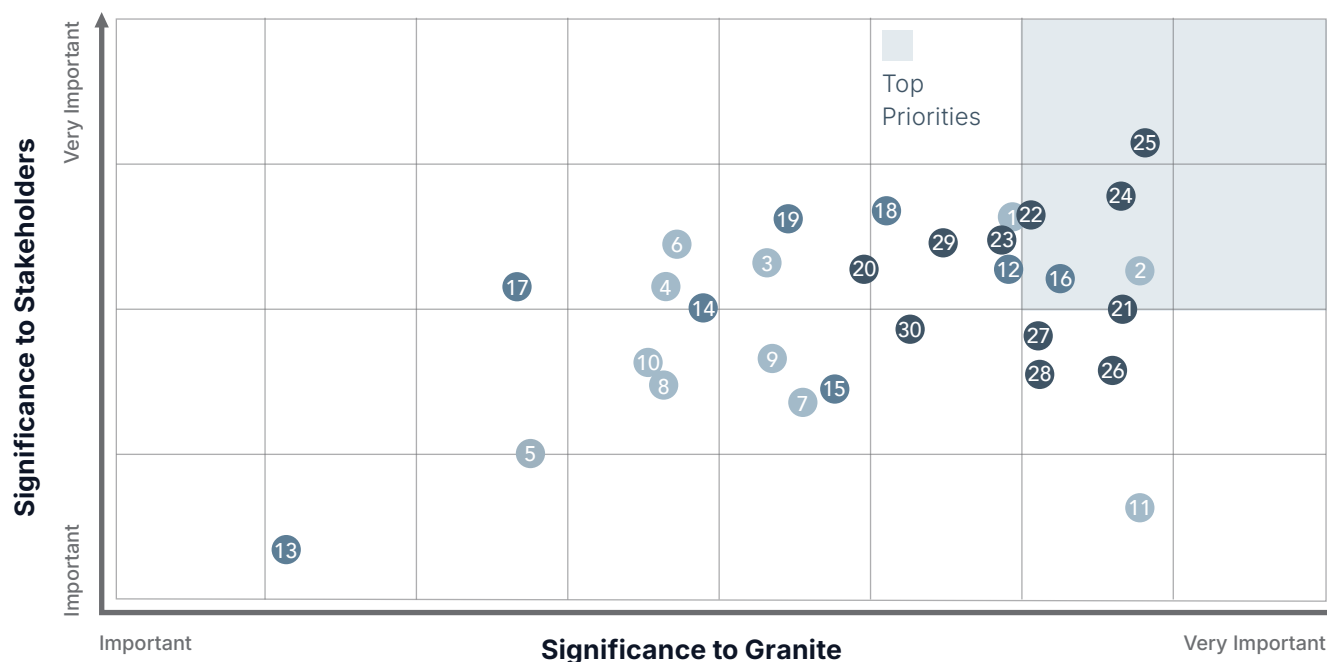
Materiality

PROCESS:

Granite's Materiality Assessment, completed in 2021, identified material ESG+R issues that significantly impact and influence Granite's business and unitholders. To produce a materiality matrix that accurately captures and ranks relevant topics, Granite utilized the following data and feedback:

- Engagement with various stakeholders and investors to identify material factors for each group;
- Analysis of survey results from property management teams and tenants at Granite's assets;
- Discussions about relevant property and portfolio-level concerns with the ESG+R Committee; and
- Examination of published documents, research, and guidelines by industry associations, such as GRI, GRESB, and United Nations Principles for Responsible Investment (UNPRI).

RESULTS:



ENVIRONMENTAL

- Energy Conservation
- GHG Emissions Reductions
- Renewable Energy
- Sustainable Materials
- Alternative Transportation
- Waste Management and Recycling
- Responsible Land Use
- Indoor Air Quality (IAQ) and Pollution Mitigation
- Water Conservation
- Sustainable Service Providers
- Green Building Certifications

SOCIAL

- Stakeholder Engagement
- Fair Housing
- Community Impact
- Employee Policies and Practices
- Health and Well-Being
- Innovation and Technology
- Diversity, Equity, and Inclusion (DEI)
- Responsible Contractors

GOVERNANCE

- Industry Groups and Associations
- Transparency
- Cybersecurity and Data Privacy
- Leadership and Corporate Governance
- Legal Compliance
- Ethics/Code of Conduct
- Economic Performance
- Financial Risk Due to Climate Change
- Resilience
- Economic Impacts on Communities
- Systematic Risk Management

Progress on Top Priorities:



GHG Emissions Reductions

- Granite has achieved a 90.1% reduction in emissions from the 2019 baseline (for landlord-controlled areas). This surpasses Granite's target to reduce landlord-controlled emissions by 25% (or 2.5% annually) by 2030.



Energy Conservation

- Granite has achieved a 75.3% reduction in energy use intensity from the 2019 baseline (for landlord-controlled areas). This surpasses Granite's target to reduce landlord-controlled energy by 25% (or 2.5% annually) by 2030.



Ethics/Code of Conduct

- Granite ensures that our Employee Handbook reflects current industry standards and is regularly updated to reflect market practices. This ensures that our ethics and code of conduct are best serving our employees and workplace. Read more on page 33.



Cybersecurity and Data Privacy

- In 2023, Granite created and implemented an AI Policy to inform employees on the responsible use of AI tools in the workplace. Read more on page 33.



Legal Compliance and Transparency

- Granite anticipates compliance with regulations or mandates in all jurisdictions and prepares our operations for possible benchmarking requirements or energy standards.
- Granite collects, externally assures, and reports data on relevant ESG+R topics.
- Granite aligns with reporting frameworks, such as GRI and SASB, and third-party ranking associations. See disclosures on page 39 of this report.



Health and Well-being

- Granite evaluates and improves its employees' benefit packages, including an increase in the annual fitness allowance and monthly public transit allowance for all employees in 2024.
- In 2024, Granite completed its fourth annual step challenge to raise money for charity and promote healthy habits. Read more on page 26.

ESG+R Committee

Granite's ESG+R Committee brings together senior leaders to provide diverse expertise and a deep understanding of the industry, enabling it to devise effective ESG+R strategies. To ensure sustainability remains central to Granite's operations, the ESG+R Committee convenes quarterly to review progress against our goals and identify future ESG+R opportunities.

MEMBERS



**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**

Senior Director,
Legal & Investor
Services

FOCUS

Granite's ESG+R Committee meets quarterly to discuss relevant ESG+R topics. Some previous topics of discussion include:

- Peer analysis and industry trends;
- Embodied carbon and net-zero carbon strategies;
- Reporting regulations and rulings;
- Scope 3 emissions methodologies; and
- Greenhouse Gas inventory development strategies.

Staying informed on upcoming regulations, trends, and the latest embodied carbon strategies allows the ESG+R Committee to orient Granite's ESG+R efforts in line with best practices and make progress toward established targets.

Industry Reporting and Certifications

Aligning to industry frameworks and abiding by disclosure requirements ensures Granite is transparent with information regarding ESG+R processes and progress to all unitholders. MSCI ratings, annual GRESB submissions, and publication of ESG+R Reports aligned with GRI, TCFD, and SASB frameworks further enable Granite to benchmark ESG+R progress against industry leaders. As the industry and ESG+R reporting evolve, Granite will remain nimble and evolve our reporting methods alongside the changing landscape.

GRESB

For the second year in a row, Granite ranked 1st in its peer group for GRESB, demonstrating continued progress and commitment to industry-leading ESG+R performance.

2024 Performance



Green Building Certifications

Since 2023, Granite has exceeded its goal of achieving green building certifications across 30% of its portfolio by floor area. These certifications help validate our properties' environmental and social performance, and increase value for tenants and unitholders.

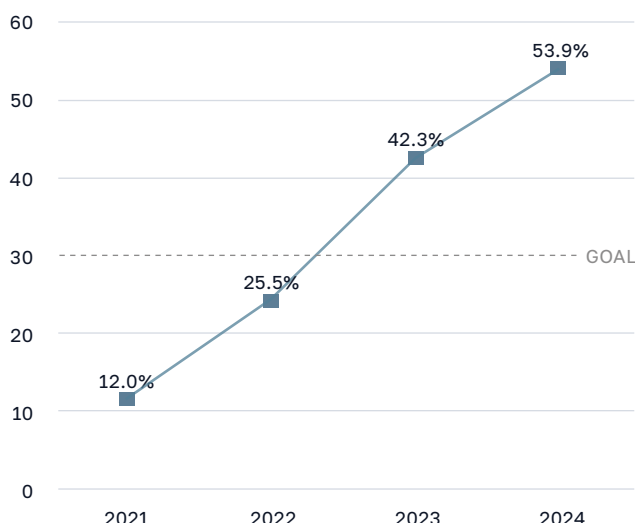
TACTICS & TARGETS

Strategically evaluate and pursue applicable green building certifications and achieve 30% third-party green building certifications by floor area by the beginning of 2030.

Certify 100% of Granite REIT-controlled new developments to a third-party green building certification standard, such as LEED®, BREEAM®, Green Globes®, or DGNB®.

Progress

Percentage of Certifications by Floor Area



Progress

100%

Since 2022, 100% of development projects controlled by Granite have achieved or are expected to achieve green building certifications.

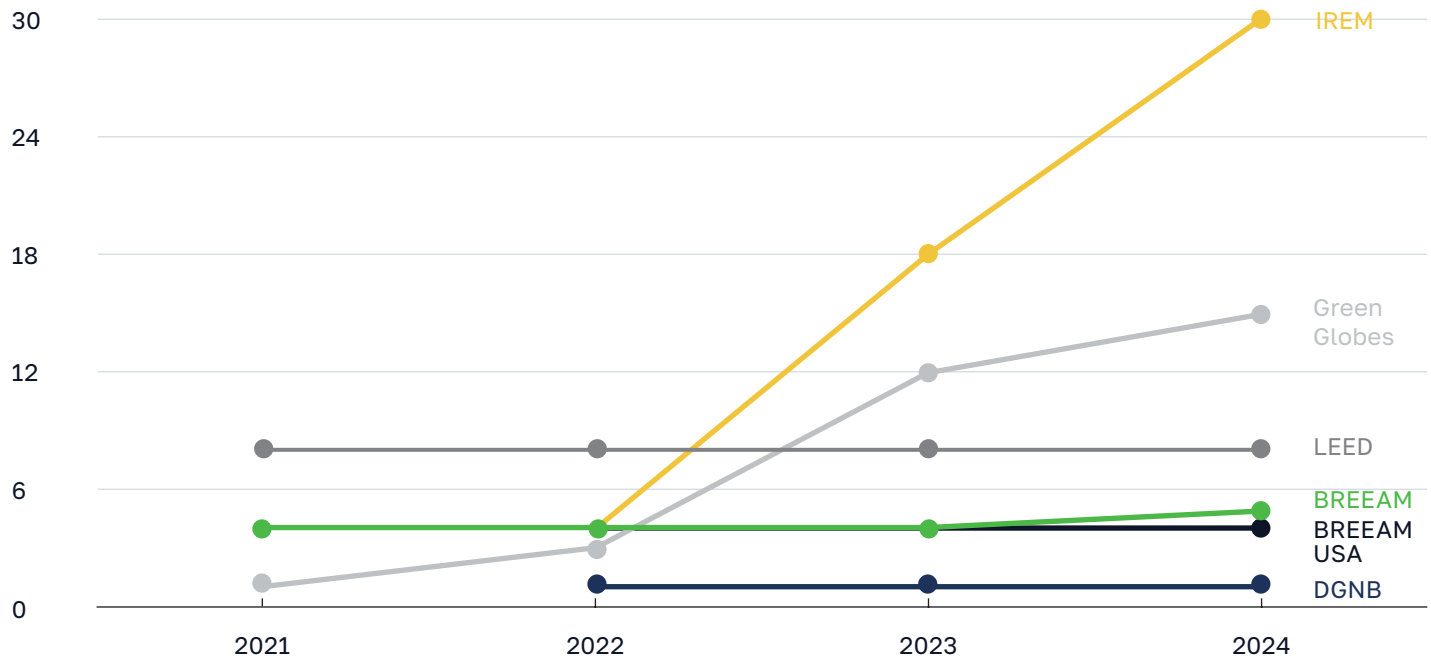
The long-term financial benefits of green building certifications include reduced utility bills, along with higher tenant occupancy and retention rates.

53.9%

Of Granite REIT's portfolio is green building certified, ahead of the 2030 target.



Total Green Building Certifications by Type



● BREEAM®

● DGNB

● IREM®
INSTITUTE OF REAL ESTATE MANAGEMENT

● BREEAM® | USA

● GREEN
GLOBES
BUILDING CERTIFICATION

● LEED

IREM CERTIFICATION

The IREM certification recognizes ethical leadership and well-managed properties. Granite has been steadily increasing our IREM certifications in recent years, and our pursuit of IREM certifications highlights our commitment to excellent property management and leadership across our portfolio. **Granite nearly doubled IREM certifications in 2024.**

IREM®
INSTITUTE OF REAL ESTATE MANAGEMENT

Case Study:

Swaardvenstraat 75 Tilburg, Netherlands

In January 2024, the 496,399 square foot property, used for distribution and warehousing, obtained a BREEAM Excellent certification. Relevant sustainability features include:



100% LED lighting;



Use of native plants in landscaping that are beneficial for local insects;



On-site water retainment;



No use of fossil fuels for building heating;



Water-efficient toilets;



Over 10,900 solar panels installed on the building's rooftop;

- Solar panels generate above 100% of the base building energy requirements, and surplus energy is diverted back to the grid.



6 dual-port EV charging stations; and



White roof covering to enhance solar reflectance;



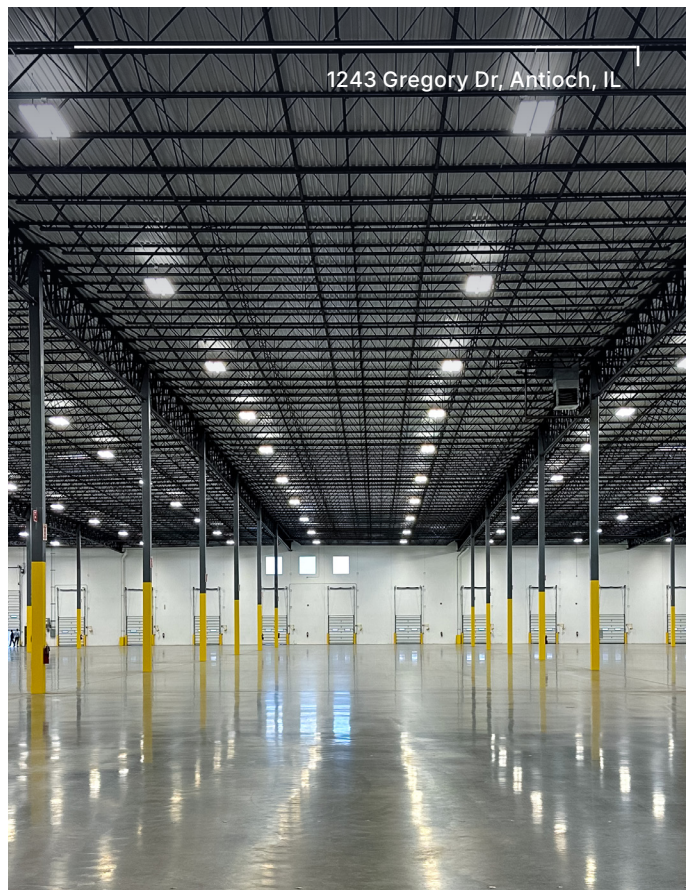
Covered bicycle parking facility.



Swaardvenstraat 75, Tilburg, Netherlands

Overcoming Barriers at Triple-Net Lease Properties

Due to a triple-net lease structure, Granite has minimal landlord control at our properties. However, Granite remains committed to pursuing green building certifications such as IREM at industrial properties.



1243 Gregory Dr, Antioch, IL



100, 120 and 150 Business Park Drive, Lebanon, TN

THE CHALLENGE:

Triple-net lease properties often face challenges in obtaining green building certifications because tenants typically control the space and are responsible for operational costs, making them less likely to invest in sustainable upgrades. Landlords may therefore hesitate to make green improvements because tenants bear the costs, and long-term lease commitments can deter tenants from committing to costly changes. Additionally, shared spaces and divided responsibilities in these properties complicate the implementation of cohesive sustainability initiatives.

THE SOLUTION:

Granite collaborates with tenants and properties to show the value and benefits associated with green building certification. Granite focuses on green building certifications and associated green improvements that increase efficiency and support occupant well-being, ensuring that upgrades are beneficial to both Granite and the tenant.



Environment

Granite aims to reduce the environmental impact of its portfolio by tracking greenhouse gas (GHG) emissions, energy, water, and waste at the property level. Through insights from data collection and tenant engagement, Granite helps properties within its operational control reduce emissions and improve building performance. In the long term, conserving resources and optimizing building performance can help lower operating costs.

Progress Toward Targets¹

ENERGY	WATER	GHG EMISSIONS
42.8 kBtu/sq.ft.	3.2 gal/sq.ft.	2.1 kgCO ₂ /sq.ft.
75.3% reduction vs. 2019	81.9% reduction vs. 2019	90.1% reduction vs. 2019

(1) Data represents landlord-controlled energy, operational emissions, and water. Intensities are calculated based on the landlord-controlled energy, emissions, or water consumption for properties with whole-building data that were owned and operational for the entirety of 2024.

INTENSITY CONSUMPTION²

ENERGY

2023	464,672 MWh
2024	442,016 MWh

WATER

2023	648,213 M ³
2024	639,273 M ³

GHG EMISSIONS

2023	112,256 MTCO ₂ e
2024	108,610 MTCO ₂ e

WASTE

2023	18,917 Tonnes
2024	19,602 Tonnes

(2) Year-over-year change

Disclaimer: In the interest of transparency and for informational purposes only, Granite reports on all of the properties in our portfolio where we have like-for-like data coverage for the entirety of 2023 and 2024, the vast majority of which is tenant-controlled and therefore outside of our influence and managerial scope.

Data Coverage



Capturing portfolio-wide data on utility consumption is the foundation for understanding Granite's environmental impact. Granite works directly with tenants and property teams to ensure both tenant and landlord-paid utility consumption is tracked and monitored through ENERGY STAR® Portfolio Manager®. Through this timely reporting, Granite can set and track progress towards strategic targets to reduce or optimize consumption.

TACTICS & TARGETS



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

Progress:

- 75.7% of portfolio utility data is tracked

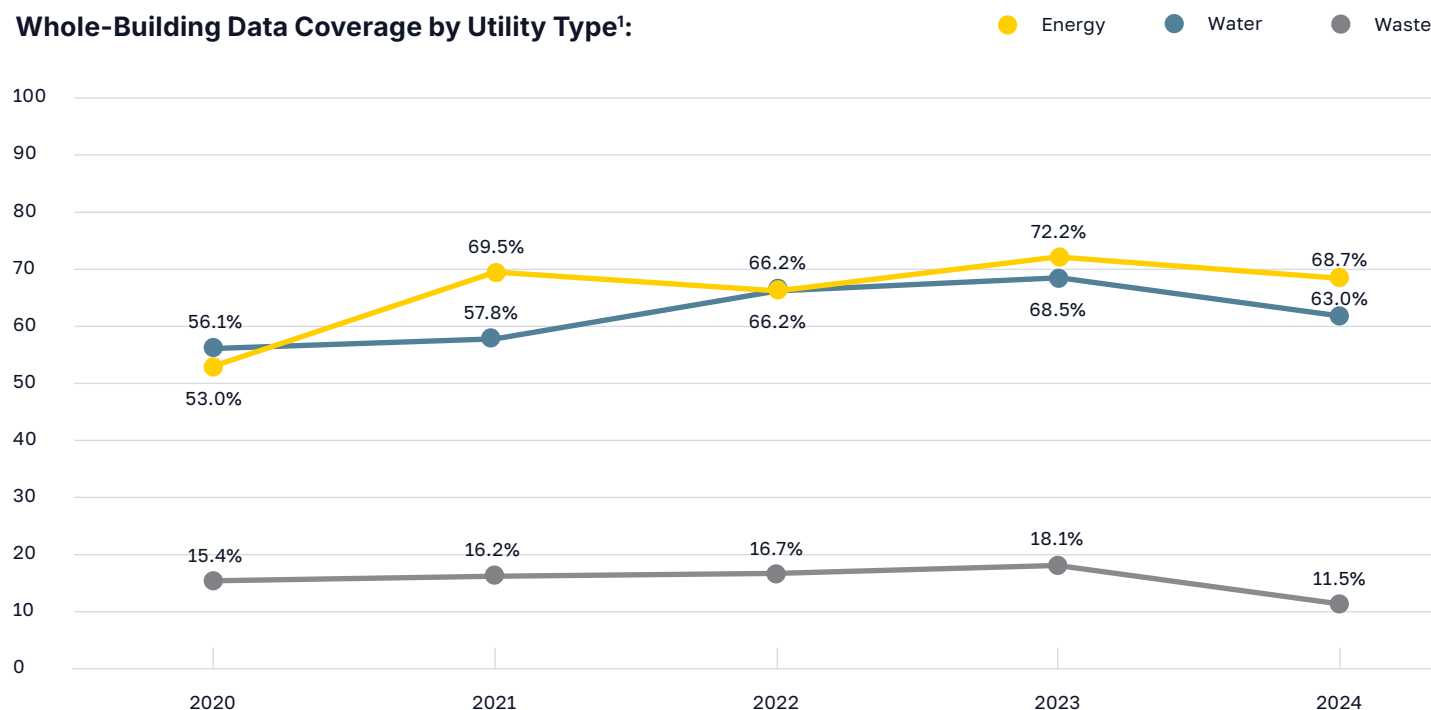


Track and monitor landlord-paid utility consumption and tenant utility consumption where available.

Progress:

- 100% of landlord-paid utility consumption tracked
- 73.6% of tenant utility consumption tracked

Whole-Building Data Coverage by Utility Type¹:



(1) Our environmental data is dynamic and may change yearly as we acquire additional data for the current year and historical performance. Coverage represents properties with whole-building data as a percentage of gross floor area. Graph contains updated data for 2024 and historical data that was disclosed in previous Granite ESG+R Reports.



Francis Baconstraat 4, Ede, Netherlands

INITIATIVES AT PLAY

Green Lease Language

Granite includes green lease language in all standard leasing agreements. This sets expectations between tenants and property management teams for both parties to work together to provide valuable data coverage and uncover building efficiency opportunities.




100% of standard leases include green lease language to facilitate ESG+R management and reporting

GHG Emissions

Granite tracks whole-building GHG emissions across its portfolio. This includes on-site fuel sources (direct) and emissions from electricity usage (indirect). Most of Granite's properties have 100% tenant-paid utilities, which fall under scope 3 emissions, making tenant data collection essential.

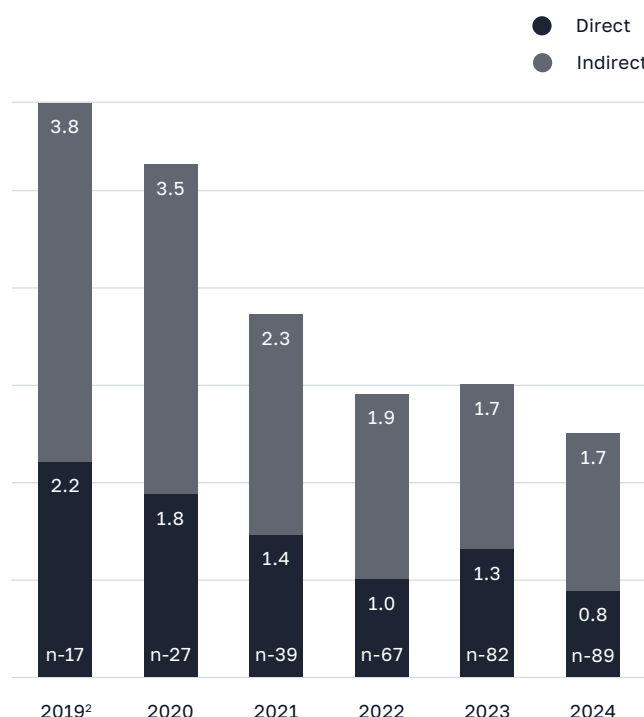
TACTICS & TARGETS

 **Work to reduce the amount of landlord-controlled operational emissions (scope 1 & 2) by 25% on an intensity basis, per square foot, by the beginning of 2030 (or 2.5% annual reduction) at Granite REIT properties.**

Progress:

- 90.1% reduction in scope 1 and 2 emissions over a 2019 baseline

Industrial Annual Whole-Building GHG Emissions Intensity (kgCO₂e/ft²)¹



INITIATIVES AT PLAY

Renewable Energy Procurement

Granite is deploying on-site solar photovoltaic (PV) arrays and off-site renewable energy to source cleaner energy and reduce emissions. Since achieving its 2025 goal of 24 MW peak solar capacity ahead of schedule, Granite extended its target goal to 50 MW by the end of 2025.



- 49.35 MW peak solar capacity in 2024

Granite REIT Properties Emissions by Scope (MTCO₂e)³

- Scope 1: 2,401 MTCO₂e
- Scope 2: 7,977 MTCO₂e
- Scope 3: 133,811 MTCO₂e

(1) 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. Emissions data includes changes in the composition of the portfolio and does not represent like-for-like data. Graph contains updated data for 2024 and historical data that was disclosed in previous Granite ESG+R Reports.

(2) Baseline year.

(3) Granite follows GHG protocol for classification of emission scopes. Scope 1 (natural gas burned onsite) and Scope 2 (purchased electricity or district steam) emissions represent areas where Granite has operational control, including energy meters maintained during temporary vacancy. Areas where Granite does not have operational control are considered downstream leased assets and are classified as Scope 3 emissions and are only accounted for when tenant-controlled data is available. Any exported solar energy was not included in emissions calculations unless RECs were maintained.

Energy

Through energy data tracking, Granite identifies property-level issues and can assist in remediation. Granite aims to lower energy consumption and reduce utility expenses by devising energy efficiency strategies and implementing them across the portfolio. Some of Granite's energy efficiency strategies include:

- Energy audits
- Green lease language
- Sustainability Resource Guides
- Efficiency upgrades

TACTICS & TARGETS



Upgrade lighting in 80% of modern logistics/distribution facilities to LED by 2030.

Progress:

- 78.6% of modern logistics/distribution facilities are equipped with interior LED lighting
- 37,738,955 sq. ft. of modern logistics/distribution facilities are equipped with interior LED lighting

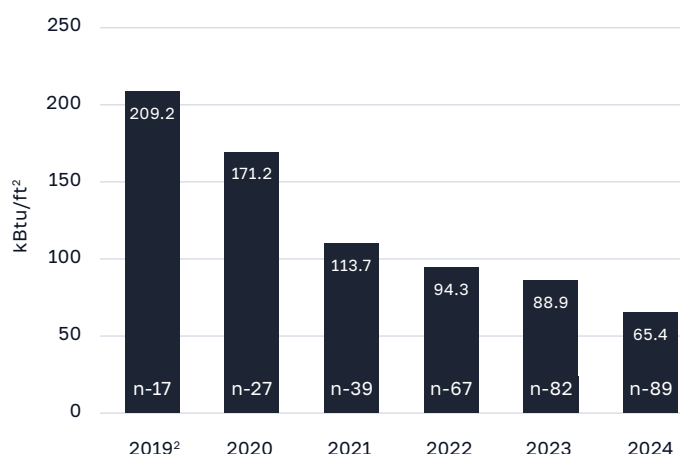


Reduce the amount of landlord-controlled energy by 25% on an intensity basis, per square foot, by 2030 (or 2.5% annual reduction) at Granite REIT properties.

Progress:

- 75.3% reduction in landlord-controlled energy

Industrial Annual Whole-Building Energy Intensity¹



Allocate 10% of the annual maintenance capital budget to sustainability enhancements at properties.

Progress:

- 11.8% of maintenance capital expenditure (CapEx) was spent on sustainability enhancements in 2024
- 6 lighting upgrade projects completed through capital expenditure (CapEx) budgeting



Efficiency Upgrades

Granite uses proceeds from Green Bonds to execute resource efficiency and management projects, including insulation, HVAC, lighting, and window upgrades, to enhance energy efficiency and minimize waste. Building efficiency upgrades involve enhancing a property's systems, which can result in lower operating costs, increased property value, and assist Granite in achieving ESG+R targets. Efficiency upgrades can attract environmentally conscious tenants, improve building performance, and ensure long-term profitability. Read more about where Green Bond funds were allocated in 2024 on page 34.

INITIATIVES AT PLAY

(1) The energy use intensity (EUI) is calculated by summing the total twelve-month source energy use (kBtu) across industrial properties where we can 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. Graph contains updated data for 2024 and historical data that was disclosed in previous Granite ESG+R Reports.

(2) Baseline year.

Water

Granite tracks water consumption and uses the information to identify where to implement water-saving projects across the portfolio. Water efficiency best practices and property-level strategies are communicated to tenants and property teams.

TACTICS & TARGETS

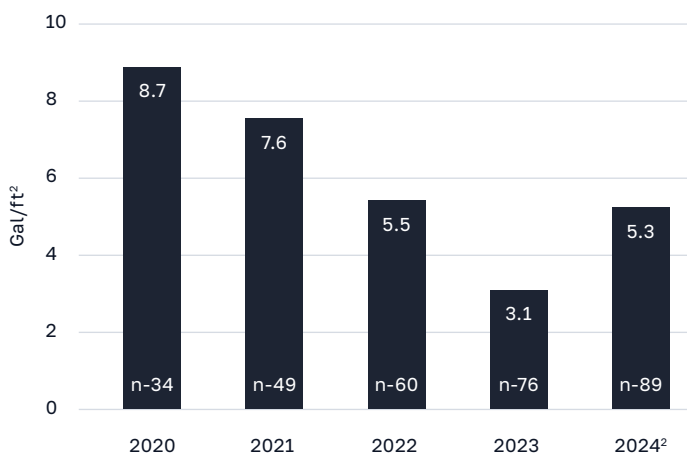


Work to reduce the amount of landlord-controlled water by 25% on an intensity basis, per square foot, by the beginning of 2030 (or 2.5% annual reduction) at Granite REIT properties.

Progress:

- 81.9% reduction in landlord-controlled water over a 2019 baseline

Industrial Annual Whole-Building Water Use Intensity¹



(1) 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. Graph contains updated data for 2024 and historical data that was disclosed in previous Granite ESG+R Reports.

(2) 5400 E. 500 S. was included in 2020, 2021, 2022, and 2023 but has not been included in 2024 water intensity values.

INITIATIVES AT PLAY



Technology and Fixtures

By implementing water-saving measures, such as low-flow fixtures and efficient irrigation systems, Granite can significantly reduce water consumption and utility bills. Granite also utilizes real-time data monitoring technology to quickly identify water leaks and notify property teams promptly. These efforts not only result in immediate cost savings but also contribute to Granite's ESG+R targets and reduce unnecessary water usage.

- **40.0%** of properties with native or drought-resistant landscaping
- **8.8%** of properties with timers and off-peak schedules in place
- **31.9%** of properties with low-flow fixtures installed
- **17.8%** of properties with real-time data monitoring technology

Waste

Granite tracks waste data, including total waste generation and annual diversion rate, through ENERGY STAR® Portfolio Manager®. We provide our tenants and property managers with Sustainability Resource Guides which include information on recycling, waste diversion, and consumption habits.

TACTICS & TARGETS

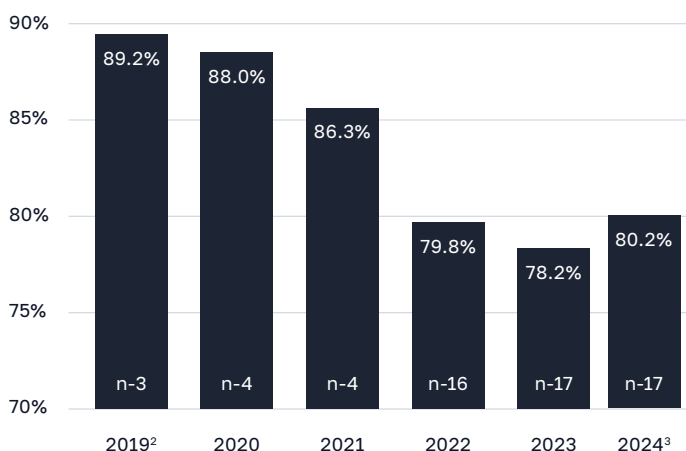


Continue to reduce the use of resources and increase waste diversion at Granite REIT corporate offices through enhanced technology solutions.

Progress:

- Over 131,000 Tonnes have been diverted since 2019
- 3.6% increase in diversion of waste since 2023
- 70.7% reduction in pages printed annually since 2019
 - 31.6% year-over-year reduction in pages printed on internal printers

Industrial Annual Whole-Building Waste and Diversion Rate¹



INITIATIVES AT PLAY



In-Office Waste Reduction Measures

Granite tracks the number of pages printed in its offices to measure paper usage each year. Additionally, offices are equipped with containers to separate waste and recycling. Both measures help to promote conscious consumption and support waste diversion.

(1) Diversion Rate is calculated by waste generated on-site and recycled at the property level.

(2) Baseline year.

(3) Our environmental data is dynamic and may change yearly as we acquire additional data for the current year and historical performance. Coverage represents properties with whole-building data as a percentage of gross floor area. Graph contains updated data for 2024 and historical data that was disclosed in previous Granite ESG+R Reports.

Sustainable Sites

To steward the environment beyond tracking and managing utility consumption, Granite explores sustainable development initiatives, including electric vehicle (EV) charging and biodiversity support.

TACTICS & TARGETS



Support alternative transportation, including developing a strategic EV charging plan for the portfolio and infrastructure for all new developments.

Progress:

- 30 properties with EV charging stations
- Granite has been incorporating EV charging stations into new developments since 2021.



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. This will be achieved 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 such as the Arbor Day Foundation.

Progress:

50,000 trees planted on Granite's behalf since 2021



INITIATIVES AT PLAY



Alternative Transportation

To increase the use of alternative transportation, Granite evaluates the walk, bike, and transit scores for all their properties. Additionally, employees are offered a monthly transit allowance of 110 (CAD/USD/EUR) per month to encourage the use of public transportation. Netherlands employees are also offered participation in a Job Bicycle program.

- 69% of workforce is using the monthly transit allowance



Biodiversity education

As keystone species, bees and pollinators play an essential role in fostering biodiversity. Through a partnership with Alvéole, Granite is able to assist in bee preservation and protection. Granite hosts beehives across three properties, providing a habitat for approximately 32,000 bees. Granite uses the hives as an educational tool that offers meaningful stakeholder engagement opportunities.

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



Social

Granite uses a variety of methods to communicate with stakeholders, promote strong working relationships, and build connections beyond the walls of its properties. By providing ESG+R resources for tenants, promoting volunteerism, and encouraging employee health and well-being, Granite seeks to support all those who work, visit, or engage with its operations.

STAKEHOLDER	MODE OF ENGAGEMENT
ONGOING	
Employees	Volunteer Opportunities
Tenants	On-Site Beehives at select locations
Supply Chain	Supply Chain Terms and Conditions
ANNUALLY	
Employees	In-Person Regional Staff Retreats Professional Development Evaluations
Tenants	Sustainability Resource Guide The ESG+R survey
Communities	Charitable Giving
Investors	Annual ESG+R Report
EVERY TWO YEARS	
Employees	In-Person Global Staff Retreat
EVERY THREE YEARS at a minimum	
Employees	Employee Engagement Survey
Tenants	Tenant Satisfaction Survey

Employees

Granite provides its employees with dynamic work environments that promote candid engagement, inclusivity, well-being, career growth, and a positive company culture.

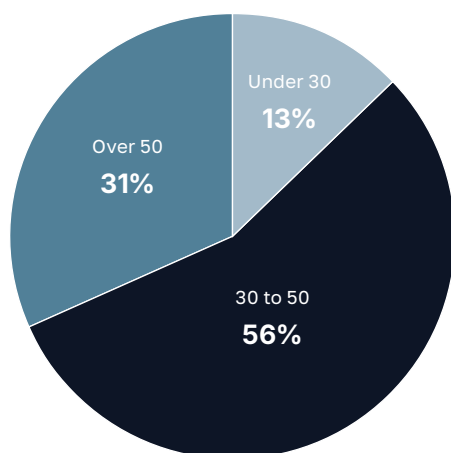
DEMOGRAPHICS:



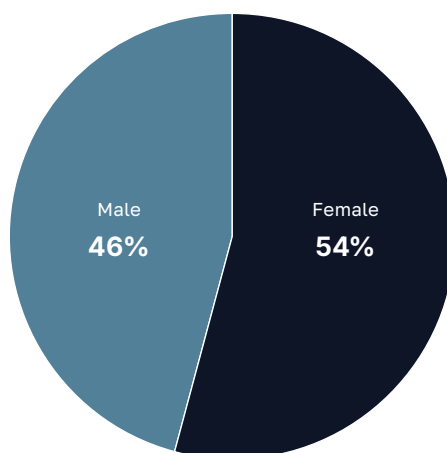
70

Total employees

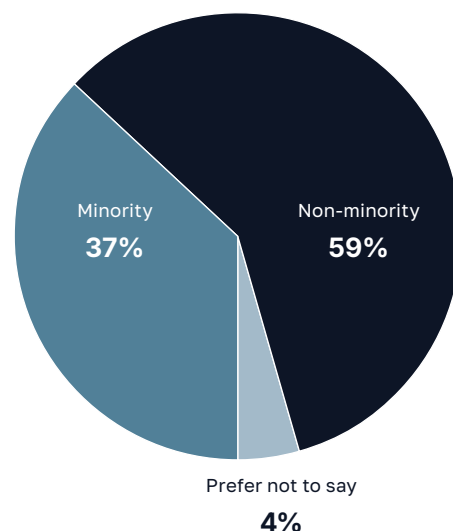
Age



Gender



Race

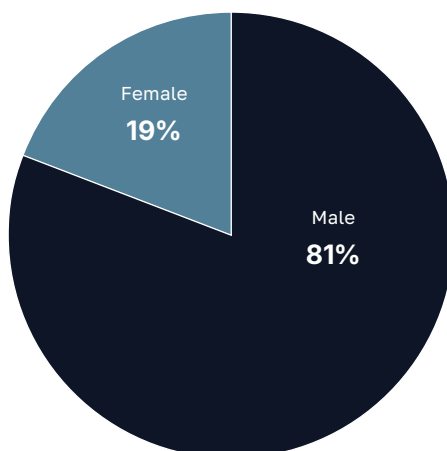


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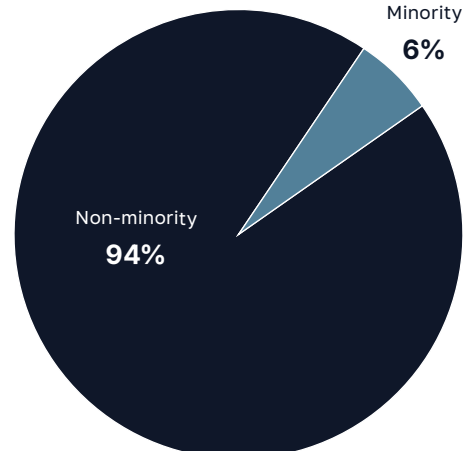
Leadership
employees

*Leadership is defined as the Executive Leadership Team and Senior Leadership Team

Gender



Race



EMPLOYEE ENGAGEMENT

Granite aims to promote employee engagement initiatives around topics including health and wellness, career development, and training. Through employee surveys, Granite works to listen to and implement feedback from within our team to create a better, more inclusive workplace.

TACTICS & TARGETS:



Engage with employees to promote health and well-being, diversity, career development, and training.

Progress:

- Employees completed 23,176,037 steps in our annual step challenge



Provide ongoing resources to support and foster collaboration and open feedback through employee surveys and performance assessments.

Progress:

- Conducted an employee survey in 2023



Distribute materiality-focused engagement surveys to 100% of our employees at least every three years.

Progress:

- The next Materiality Assessment survey is set to be completed in 2025

INITIATIVES AT PLAY



Diversity and Inclusion

Granite values diversity and inclusion in the workplace. These values are upheld and supported by these policies found in our Employee Handbook:

- Diversity;
- Anti-Discrimination;
- Accessibility; and
- Anti-Violence and Harassment.

HEALTH AND WELLNESS

Granite provides a wide range of employee benefits to encourage healthy lifestyles and promote well-being. Granite shared quarterly 'Wellness Update' emails with all employees to inform them about the Employee Assistance Program/ Employee and Family Assistance Program (EAP/EFAP) available to them and their dependents. In addition, Granite hosted a Virtual Wellness Seminar that informed employees about wellness strategies and guided meditation techniques.



Top Small and Medium Employers Award (2024)

Granite was recognized as one of Canada's Top Small & Medium Employers in 2024 by Mediacorp Canada Inc., publisher of Canada's Top 100 Employers award recognition. Granite has been recognized with this award for its progressive HR policies and programs which includes comprehensive benefits plan for employees, strong support for charitable organizations, paid time off for employees to volunteer, and excellent maternity and paternity leave policies. Find more information on the award [here](#).



Employee Benefits: 2024 Additions and Improvements

Medical

- Optimized health benefits, which include a healthcare flexible spending account (FSA) for Granite's United States team
- Increased the monthly healthcare allowance for Granite's European team
- Introduced a new healthcare spending account for Granite's Canadian team

Healthcare Medical Services and Supplies

- Increased hearing aids coverage
- Increased coverage for wigs for cancer patients
- Increased paramedical practitioners coverage, which includes chiropractors, physiotherapists/athletic therapists, naturopaths, and massage therapists
- Increased mental health practitioners coverage by doubling the amount per calendar year.

Prescription drugs

- Increased the dispensing fee cap

Vision Care

- Increased maximum coverage for glasses, contact lenses, and laser eye surgery

Dental Care

- Increased the maximum for basic & major dental coverage
- Increased the maximum for child orthodontic coverage

Well-Being:

- Increased annual fitness allowance to 600 (local currency: CAD/USD/EUR)
- Increased monthly public transit allowance to 110 CAD/USD/EUR (local currency)

Review a complete list of available employee benefits on Granite's [website](#) under the careers tab and in the 2023 ESG+R Report.

PROFESSIONAL DEVELOPMENT AND TRAINING

Granite values the growth of our employees and offers strong internal professional development and training programs. This includes covering costs for education courses or professional development seminars. The opportunity for career growth helps contribute to good employee retention and satisfaction.

- 1,385 total hours dedicated to learning, or an average of 22 hours per employee
- 90% of the Board completed ESG+R training*
- CAD \$1,232 spent on average on training per employee
- 8.6% employee turnover
- 1.4% of positions filled internally

INITIATIVES AT PLAY



In-person staff retreats

Granite hosted regional in-person staff retreats in Canada, Dallas, and Amsterdam (including the Vienna team) in 2024. These retreats, attended by all regional staff, encouraged team bonding through educational presentations, panel discussions, property tours, and volunteering opportunities.

Employee Training Topics

Granite offers training for all new hires, as well as optional and mandatory training for current employees throughout the year.

Newly Hired Employees

- New Hire Orientation (Global)
- Cyber Security and Artificial Intelligence Awareness (Global)
- SAP Concur Expenses (Global)
- Workplace Violence and Harassment (Ontario only)
- Worker Health and Safety Awareness (Ontario only)
- Accessibility for Ontarians with Disabilities (AODA) (Ontario only)
- Workplace Hazardous Materials Information System (WHMIS) 2015 (Ontario only)

Current Employees:

- Mindfulness and Guided Meditation (Global)
- Artificial Intelligence (AI) Tools Training (Global)
- Canada Life – Benefits Overview and Enhancements (Ontario only)
- Granite's Leadership Development Workshop - "The Craft & Science of Skillful Feedback" (Global)
- Periodic Lunch and Learn Presentations (Global)
 - Financial Wellness lunch and learn – "Investing in Your Life Stages" (Ontario only)
 - Financial Wellness lunch and learn – "Making the Most of Your Group Advantage Plan" (Ontario only)
 - Microsoft Copilot for Microsoft 365 Training for Finance lunch and learn (Global)
 - Commercial Insurance and Claims Process (Ontario, Texas)

* In connection with Granite's ESG initiatives, Granite has adopted a guideline whereby within three (3) years from appointment as a Trustee, each Trustee is required to complete an ESG education program.

Tenants

Tenants play a key role in helping Granite achieve its ESG+R goals while also reducing future risks at Granite properties. Tenant engagement is centered around the distribution of Granite's Tenant Sustainability Guides.

TACTICS & TARGETS



Collaborate with tenants and third-party property managers through the distribution of ESG+R resource guides and surveys, which provide sustainability strategies and encourage engagement in Granite's ESG+R initiatives.

Progress:

- 100% of tenants have access to Granite's Sustainability Resource Guide



Distribute engagement surveys to 100% of our tenants at least every three years.

Progress:

- Property managers conduct ESG+R surveys to provide feedback needed to help execute sustainability measures at the property level

INITIATIVES AT PLAY



Tenant Outreach

Granite sends Tenant Sustainability Resource Guides to all tenants on a yearly basis via an ESG+R-focused email that highlights information from the guide and promotes its use. The guides are used to inform tenants of key sustainability best practices. The guides are also posted inside the properties throughout the year.



ESG+R Survey

The ESG+R survey is distributed annually to all tenants to gather insights on key sustainability-focused building-level initiatives. The survey data provides Granite with valuable property-level insights that inform decisions and support the identification of ESG+R improvement opportunities. In 2024, Granite conducted its second ESG+R tenant survey, which went to 100% of tenants.

Communities

In addition to creating a positive workplace, Granite also strives to leave a positive impact on the communities that surround our properties. Granite employees volunteer and give back to a variety of organizations and causes throughout the year.

TACTICS & TARGETS



Contribute at least 500 local currency (CAD/ USD/EUR) per income-producing property and properties under development in our portfolio toward charitable donations in the communities in which we operate.

Progress:

- \$74,500 (CAD) was contributed to local charities and organizations and a total of \$182,000 (CAD) was donated by Granite in 2024

GRANITE GIVES

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

Progress:

- Granite participated in 27 charitable events in 2024

INITIATIVES AT PLAY

GRANITE GIVES

Granite works with a range of charitable

organizations to give back to different causes throughout our communities. Driven by Granite Gives employee volunteering initiatives, Granite’s employees have given back in more ways than one.

2024 EFFORTS

- 613 Hours dedicated to giving back
- 27 Events and donation opportunities
- \$182,000 (CAD) Donated across Granite
 - \$46,990 (USD) Donated in the United States
 - \$61,400 (CAD) Donated in Canada
 - €37,800 (EUR) Donated in Europe
- 88 Organizations supported
 - Including Second Harvest, Commission on Missing and Exploited Children, and KWF.
- 23,176,037 Steps taken as part of Granite’s Fourth Annual Walk for Charity Challenge
- \$16,500 (CAD) Distributed through Granite’s corporate donation matching program*

* This represents total funds, including employee and corporate contributions dispersed to 10 organizations in 2024.

Granite Gives in Action

Cordaan Gasperdam

Granite's European team organized a flower festival to make flower arrangements, lunch, and candy bags for individuals with special needs. Learn more about Cordaan Gasperdam [here](#).



Variety the Children's Charity of Ontario

Granite's Toronto office spent a day at the Variety Village facility helping with tasks, including tree planting, brush clearing, and painting. The team also assembled decorations and booths for a Halloween food truck festival. Learn more about Variety the Children's Charity of Ontario [here](#).

Restorative Farms

Granite's Dallas office volunteered at Restorative Farms, a community-based urban farm in South Dallas, TX. The Farm's mission is to "Grow a Better Dallas" by creating a self-sustaining farm system, providing fresh and local produce to the community, and creating meaningful jobs. Learn more [here](#).



Second Harvest Truck Pull Challenge

Granite REIT sponsored the 2024 Second Harvest Truck Pull Challenge, where teams compete to pull a 20,000-pound delivery truck across Nathan Phillips Square in Toronto, Canada. This event is put on by Second Harvest, an organization that works to avoid food waste and redistribute that food to community members in need. Learn more [here](#).



Elementary and High School Donations

Granite's U.S. team donated snacks, drinks, and school supplies to Argyle South Elementary and Life High School in Waxahachie, TX. The donations helped students and teachers as they returned to school.

The Ride to Conquer Cancer

A group of Granite employees participated in The Ride to Conquer Cancer, a bike ride supporting cancer research and care. The Granite REIT team biked 235km and raised \$18,563 in support of The Princess Margaret Cancer Foundation. Learn more [here](#).





Governance

Granite relies on robust policies, sustainable financing mechanisms, and layered assurance to guide its operations. This strategy ensures long-term asset value, reduces risk, and keeps Granite ahead of compliance requirements.

Corporate Governance & Transparency

Granite ensures that leadership is kept informed of ESG+R initiatives and discloses these efforts quarterly. Additionally, Granite takes into consideration ESG+R factors prior to the acquisition of any new properties.

TACTICS & TARGETS



Provide leadership over our ESG+R program through the Granite REIT ESG+R Committee.

Progress:

- Granite's ESG+R Committee meets quarterly to discuss and focus on specific ESG+R topics and reports on these topics to senior leadership



Provide transparency to our investors by incorporating ESG+R into our quarterly and annual investor presentations and financial reports to unitholders and stakeholders.

Progress:

- Granite has produced an annual report disclosing relevant ESG+R information since 2020, made publicly available on the Granite website
- Granite reports on ESG+R actions and performance in their quarterly investor reports



Assess 100% of potential acquisitions for ESG+R attributes and identify areas for improvement.

Progress:

88
100%

of Granite's portfolio has been assessed for ESG+R attributes



INITIATIVES AT PLAY



Policies

Granite's policies are essential for a safe workplace and an ethical business environment.

Granite's Policies include:

- Whistleblower Mechanisms;
- Environmental Stewardship;
- Diversity;
- Policy Against Workplace Violence and Harassment;
- Policy Against Discrimination;
- Anti-bribery;
- Artificial Intelligence Policy;
- IT Acceptable Use; and
- Accessibility.

All public-facing policies can be found [here](#).



External Assurance

Granite REIT's 2024 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. External data assurance is important to Granite because it builds confidence among stakeholders and ensures trustworthy data practices.



Due Diligence

As part of the acquisition, disposition, and lease renewal processes Granite established the following procedures:

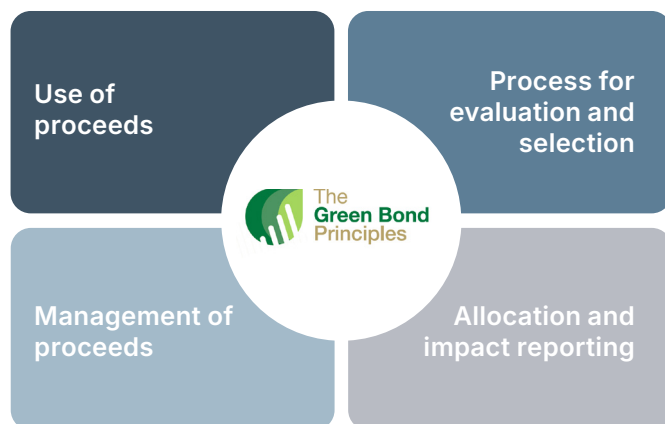
- Environmental due diligence procedures for property acquisitions and dispositions;
- Monitoring tenants' environmental performance during lease tenure and on lease termination;
- Spills/discharges management and response procedure; and
- External environmental complaints management and response procedure.

INITIATIVES AT PLAY

Green Bond Framework

Granite's Green Bond Framework complies with the Green Bond Principles (GBP) developed by the International Capital Markets Association.

4 Core Components of the GBP



Capital allocated through Green Bonds

As of December 31, 2024, Granite has allocated a total of \$1,185.5 million of net Green Bond proceeds to eligible green projects. Funds were distributed to:

- LEED, Green Globes, BREEAM, and DGNB certifications
- LED lighting retrofits
- HVAC replacements

Debenture	Net Proceeds Allocation
2027	100%
2028	100%
2029	48.1%

For a full review of Granite's Green Bond Framework and Annual Green Bond Use of Proceeds Report, visit our [website](#).

Supply Chain

Granite is mindful of how ESG+R efforts align with its supply chain habits. Granite includes standard terms and conditions in purchase orders and recommends that tenants and property teams purchase materials and partner with vendors that meet the following standards.

- Materials are:
 - Made from recycled or renewable materials;
 - Biodegradable or recyclable after use;
 - Using recyclable or reusable packaging;
 - Energy efficient; and
 - Backed by trustworthy labeling programs such as Fair Trade, the Forest Stewardship Council (FSC), ENERGY STAR, and others.
- Materials used and vendor implementation comply with all laws and ordinances
- Vendors prohibit modern slavery and child labor

Industry Participation

Granite collaborates with the following organizations to gain insights and share best practices with industry leaders. Granite is a member of or actively engages with:





Resilience

Granite focuses on creating a resilient portfolio to mitigate property risks and realize long-term sustainability.

TACTICS & TARGETS



Align Granite's Resilience Program with the TCFD framework.

Progress:

- Granite has aligned with TCFD since 2021.



Review portfolio against applicable building performance standards and targets.

Progress:

- 100% of the portfolio is benchmarked against building ordinances and standards for compliance.



Assess physical and transitional climate-related risks during the new acquisition due diligence process and evaluate measures to increase resiliency in our underwriting process.

Progress:

- 100% of new acquisitions are assessed for climate risks and resilience opportunities, and ESG+R parameters are included in underwriting.

INITIATIVES AT PLAY

Managing Risks

Granite has a trusted team of leaders who work to identify, mitigate, and report on risks.



Utilizing tools

Our Sustainability Plan and Green Bond Framework are two tools that Granite makes available to property and investment teams to evaluate and minimize risks during the due diligence and management phases of a project.

RESILIENCE PROGRAM

Granite's Resilience Program outlines our governance strategy for risk management, aligning with the Taskforce of Climate-Related Financial Disclosures (TCFD) framework recommendations.

GOVERNANCE

- Granite REIT is engaged in the acquisition, development, and management of an investment property portfolio that respects 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 they pertain to overall risk management oversight. Management provides regular updates on ESG+R matters and progress against objectives or targets to the wider Board of Trustees; 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. During quarterly meetings, regular updates on progress and metrics are provided against goals and targets for climate-related issues.
- 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.
- Risks are categorized into physical risk and transition risk. Physical risks assessed include perils such as flooding, wildfires, hurricanes/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-term.
- 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;
- Granite utilizes Moody's ESG Solutions' Climate on Demand 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 futureproofing 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.

STRATEGY

- 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

RISK MANAGEMENT

- 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. 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 benchmarking, audit, and performance target ordinances, as they have the potential to place increased costs on real asset portfolios.
- 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 that mitigation strategies stay aligned with threshold commitments. As a part of Granite's Resilience Program, risk thresholds were developed for each physical risk peril at the portfolio level. 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.
- 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

- 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.
 - 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.
- Target: Reduce landlord-controlled operational emissions (scope 1 & 2) by 25% on an intensity basis, per square foot, by the beginning of 2030 (or 2.5% annual reduction) at Granite REIT properties.
- 2024 Emissions by MTCO₂e
 - Scope 1: **2,401 MTCO₂e**
 - Scope 2: **7,977 MTCO₂e**
 - Scope 3: **133,811 MTCO₂e**

Looking Ahead

Moving forward, Granite is committed to continuously improving and pursuing ESG+R initiatives.



ENVIRONMENTAL

Expanding data coverage will remain a key driver in Granite's environmental progress. By accurately tracking utility and emissions data, Granite will gain new insights and identify solutions and strategies to reduce energy, water, and waste over time. Tenant Sustainability Resource Guides will continue to be utilized to improve communication between landlords and tenants and better align tenants with Granite's ESG+R targets.



SOCIAL

Granite remains committed to prioritizing the health and well-being of its employees through a comprehensive benefits plan, with ongoing opportunities for personal and professional advancement. Additionally, Granite intends to maintain active involvement in local communities through the Granite Gives initiative and by offering employee donation matching and paid volunteer time off.



GOVERNANCE

Granite's policies remain essential to the safety and transparency of our business operations. The ESG+R Committee will continue to meet quarterly to develop strategies that integrate ESG+R initiatives into Granite's core business operations. Granite will remain focused on promoting transparency through alignment and reporting to industry-recognized frameworks, including GRESB, GRI, and SASB, and collaborating with leading organizations such as the Green Building Institute, NAIOP, REALPAC, and EPRA.



RESILIENCE

Granite aligns our resilience program with the framework laid out by TCFD. Granite will prioritize resilience by assessing all new acquisitions for climate risk and resilience opportunities. Additionally, the existing portfolio will continue to be evaluated for any benchmarking ordinances or standards for compliance.

SASB Disclosures

The 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 2024 as of December 31, 2024.

SASB Code	Accounting Metric	Unit of Measure	Granite REIT Response
IF-RE-000.A	Number of Assets, by property subsector	Number	Industrial: 132 Technology/Science Other: 1 Office: 2 Total Assets: 135
IF-RE-000.B	Leasable floor area, by property subsector	Square feet (sq. ft.)	Industrial: 62,535,080 Technology/Science Other: 41,163 Office: 356,076 Gross Floor Total: 62,932,319
IF-RE-000.C	Percentage of indirectly managed Assets, by property subsector	Percentage (%) by floor area (LFA)	Industrial: 91% Technology/Science Other: 100% Office: 50%
IF-RE-000.D	Average occupancy rate, by property sector	Percentage (%)	Industrial: 92.9% Technology/Science Other: 100% Office: 92.5%

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: 73.8% Technology/Science Other: 100% Office: 100%
IF-RE-130a.2	Total energy consumed by portfolio area with data coverage, by property data type	Gigajoules	Industrial: 2,015,801 Technology/Science Other: 77,995 Office: 57,363
	Percentage grid electricity, by property type	Percentage (%)	Industrial: 50.6% Technology/Science Other: 98.9% Office: 70.8%
	Percentage renewable, by property type	Percentage (%)	Industrial: 0.1% 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: -4.7% Technology/Science Other: N/A Office: 0.6%

SASB Disclosures

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: 62.2% Technology/Science Other: 100% Office: 100%
	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% Granite is actively trying to acquire 100% data consumption and has pursued operational green building certifications when possible. 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	<p>Granite REIT strategically implements energy management strategies to reduce its environmental impact, through monitoring data, and establishing energy-efficient constructed buildings.</p> <p>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 reduce energy consumption.</p> <p>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.</p> <p>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 11.8% of maintenance capital expenditures on sustainability enhancements at their properties in 2024.</p>

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: 65.2% Technology/Science Other: 100% Office: 100%
	<p>Relevant factors that influence whole-building energy and water coverage include the following:</p> <p>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.</p> <p>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.</p>		
	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: 57.8% Technology/Science Other: 100% Office: 100%
IF-RE-140a.2	Total water withdrawn by portfolio area with data coverage by property sector	Volume (kgal)	Industrial: 792,051 Technology/Science Other: 7,995 Office: 3,866
	Percentage of regions with High or Extremely High Baseline Water Stress by property subsector	Percentage (%)	Industrial: 10.2% Technology/Science Other: 100% Office: 2.7%
IF-RE-140a.3	Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property subsector	Percentage (%) by floor area (LFA)	Industrial: 0.1% Technology/Science Other: N/A Office: -2.0%

SASB Disclosures

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 80% 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)	<p>Industrial: 28.8% Technology/Science Other: 0.0% Office: 0.0%</p> <p>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.</p> <p>Value categorized as those assets not tracking whole building consumption.</p>
	Percentage of tenants separately metered or submetered for water withdrawals, by property subsector	Percentage (%) by floor area (LFA)	<p>Industrial: 30.3% Technology/Science Other: 0.0% Office: 0.0%</p> <p>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 usage 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.</p> <p>Value categorized as those assets not tracking whole building consumption.</p>
IF-RE-410a.3	Discussion of approach to measuring, incentivizing, and improving sustainability impacts of tenants	Discussion and Analysis	<p>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.</p> <p>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.</p>

SASB Disclosures

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.)	Including all building types: 7,557,007
IF-RE-450a.2	Description of climate change risk exposure analysis, degree of systematic portfolio exposure and strategies for mitigating risks	Discussion and Analysis	<p>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.</p> <p>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.</p>

GRI Content Index

The Global Reporting Index is an internationally recognized framework that enables organizations to track and report on various ESG indicators, including economic, social, and environmental impacts. Granite's ESG+R report and the following index are completed with reference to the GRI.

GRI Standard	Disclosure	Location
GRI 2: General Disclosures 2021	2-1 Organizational details	pg. 4
	2-2 Entities included in the organization's sustainability reporting	pg. 4
	2-3 Reporting period, frequency and contact point	pg. 2
	2-4 Restatements of information	Not Applicable, no restatements
	2-5 External assurance	pg. 33
	2-6 Activities, value chain and other business relationships	pg. 4
	2-7 Employees	pg. 25
	2-8 Workers who are not employees	pgs. 25-26
	2-9 Governance structure and composition	pgs. 10, 32, 35
	2-10 Nomination and selection of the highest governance body	pgs. 10, 32, 35
	2-11 Chair of the highest governance body	pgs. 10, 32, 35
	2-12 Role of the highest governance body in overseeing the management of impacts	pgs. 10, 32, 35
	2-13 Delegation of responsibility for managing impacts	pgs. 10, 32, 35
	2-14 Role of the highest governance body in sustainability reporting	pgs. 10, 32, 35
	2-15 Conflicts of interest	pg. 33
	2-16 Communication of critical concerns	pgs. 10, 32, 35

GRI Content Index

GRI Standard	Disclosure	Location
GRI 2: General Disclosures 2021	2-17 Collective knowledge of the highest governance body	pgs. 10, 35
	2-18 Evaluation of the performance of the highest governance body	pg. 33
	2-19 Remuneration policies	pg. 33
	2-20 Process to determine remuneration	pg. 33
	2-21 Annual total compensation ratio	Not reported
	2-22 Statement on sustainable development strategy	pgs. 3, 5, 23
	2-23 Policy commitments	pg. 33
	2-24 Embedding policy commitments	pgs. 26, 33
	2-25 Processes to remediate negative impacts	pgs. 33, 35
	2-26 Mechanisms for seeking advice and raising concerns	pg. 33
	2-27 Compliance with laws and regulations	pgs. 32-33
	2-28 Membership associations	pg. 34
	2-29 Approach to stakeholder engagement	pg. 24
	2-30 Collective bargaining agreements	Not applicable

GRI Content Index

GRI Standard	Disclosure	Location
GRI 3: Material Topics 2021	3-1 Process to determine material topics	pg. 8
	3-2 List of material topics	pg. 8
	3-3 Management of material topics	pg. 8
GRI 201: Economic Performance 2016	201-1 Direct economic value generated and distributed	Financial Reports and Filings: Granite REIT Form 40-F
	201-2 Financial implications and other risks and opportunities due to climate change	pgs. 35-37
GRI 202: Market Presence 2016	202-1 Ratios of standard entry level wage by gender compared to local minimum wage	Financial Reports and Filings: Granite REIT Form 40-F
GRI 203: Indirect Economic Impacts 2016	203-1 Infrastructure investments and services supported	Financial Reports and Filings: Granite REIT Form 40-F
GRI 206: Anti-competitive Behavior 2016	206-1 Legal actions for anti-competitive behavior, anti-trust, and monopoly practices	pg. 33
GRI 302: Energy 2016	302-1 Energy consumption within the organization	pg. 20
	302-3 Energy intensity	pg. 20
	302-4 Reduction of energy consumption	pg. 20
	303-3 Water withdrawal	pg. 21
	303-5 Water consumption	pg. 21
GRI 305: Emissions 2016	305-1 Direct (Scope 1) GHG emissions	pg. 19
GRI 305: Emissions 2016	305-2 Energy indirect (Scope 2) GHG emissions	pg. 19
	305-3 Other indirect (Scope 3) GHG emissions	pg. 19
	305-4 GHG emissions intensity	pg. 19
	305-5 Reduction of GHG emissions	pg. 19
GRI 306: Waste 2020	306-3 Waste generated	pg. 22
	306-4 Waste diverted from disposal	pg. 22

GRI Content Index

GRI Standard	Disclosure	Location
GRI 401: Employment 2016	401-1 New employee hires and employee turnover	pg. 28
	401-2 Benefits provided to full-time employees that are not provided to temporary or part-time employees	pg. 27
	401-3 Parental leave	pg. 27
GRI 402: Labor/Management Relations 2016	402-1 Minimum notice periods regarding operational changes	pg. 28
GRI 403: Occupational Health and Safety 2018	403-1 Occupational health and safety management system	pg. 27
	403-5 Worker training on occupational health and safety	pg. 28
	403-6 Promotion of worker health	pg. 27
GRI 404: Training and Education 2016	404-2 Programs for upgrading employee skills and transition assistance programs	pg. 28
	404-3 Percentage of employees receiving regular performance and career development reviews	pg. 28
GRI 405: Diversity and Equal Opportunity 2016	405-1 Diversity of governance bodies and employees	pg. 25
GRI 413: Local Communities 2016	413-1 Operations with local community engagement, impact assessments, and development programs	pg. 30
GRI 416: Customer Health and Safety 2016	416-1 Assessment of the health and safety impacts of product and service categories	pg. 29
GRI 417: Marketing and Labeling 2016	417-1 Requirements for product and service information and labeling	pg. 12
GRI 418: Customer Privacy 2016	418-1 Substantiated complaints concerning breaches of customer privacy and losses of customer data	pg. 33

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 2024 dated February 26, 2025, filed on SEDAR+ at www.sedarplus.ca and attached as Exhibit 1 to the Trust’s Annual Report on Form 40-F for the year ended December 31, 2024 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.



GRANITE REIT

2024 ESG+R REPORT