

Notice of Availability of Proxy Materials for Granite Real Estate Investment Trust Annual General Meeting

Meeting Date and Time: June 4, 2026, at 10:00 a.m. (Toronto time)

Location: <https://meetings.lumiconnect.com/400-283-114-610>

Please be advised that the proxy materials for the above noted securityholders' meeting are available for viewing and downloading online. This document provides an overview of these materials, but you are reminded to access and review the information circular and other proxy materials available online prior to voting. These materials are available at:

<https://granitereit.com/annual-meetings>

OR

www.sedarplus.ca

Obtaining Paper Copies of the Proxy Materials

Securityholders may request to receive paper copies of the proxy materials related to the above referenced meeting by mail at no cost. Requests for paper copies may be made using your Control Number as it appears on your enclosed Voting Instruction Form or Proxy. Requests for paper copies must be received by 10:00 a.m. (Toronto time) on May 25, 2026, in order to receive the paper copy in advance of the voting deadline and meeting date. If you do request the meeting materials, please note that another Voting Instruction Form or Proxy, as applicable, will not be sent; please retain your current one for voting purposes. Securityholders may request to receive a paper copy of the meeting materials for up to one year from the meeting.

For more information regarding notice-and-access or to obtain a paper copy of the meeting materials, you may contact our transfer agent, Odyssey Trust Company, via <https://odysseytrust.com/ca-en/help/> or by phone at 1-888-290-1175 (toll-free within North America) or 1-587-885-0960 (direct from outside North America).

Printed copies of the information circular will also be available for inspection by securityholders at the principal office of Granite Real Estate Investment Trust located at 77 King Street West, Suite 4010, Toronto-Dominion Centre, Toronto, Ontario during statutory business hours on any business day between the date hereof and the date of the meeting.

Notice of Meeting

The resolutions to be voted on at the meeting, described in detail in the Management Information Circular dated April 9, 2026 (the "Management Information Circular"), are as follows:

1. Election of Trustees of Granite Real Estate Investment Trust
2. Re-appointment of Auditor of Granite Real Estate Investment Trust
3. Non-binding Advisory Resolution on Executive Compensation

For disclosure related to each of these matters please refer to "Matters to be Acted Upon at the Meeting" in the Management Information Circular.

Voting

PLEASE NOTE – YOU CANNOT VOTE BY RETURNING THIS NOTICE. To vote your securities, please refer to the instructions on the enclosed Proxy or Voting Instruction Form. Your Proxy or Voting Instruction Form must be received by 10:00 a.m. (Toronto time), on June 2, 2026.

PLEASE VIEW THE MANAGEMENT INFORMATION CIRCULAR PRIOR TO VOTING

Annual Report and Annual Financial Statements delivery

- **No Annual Report (or Annual Financial Statements) is (are) included in this mailing.**