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Toll Free – 1-866-964-0492



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

Date and Location of Meetings:

When: June 5, 2025
10:00 a.m. (Toronto time)

Where: Online at <https://meetnow.global/MWDGPMW>

You are receiving this notice to advise you that the proxy materials for the above noted securityholders' meeting are available on the Internet. This communication presents only an overview of the more complete proxy materials that are available to you on the Internet. We remind you to access and review all of the important information contained in the information circular and other proxy materials before voting.

The information circular and other proxy materials are available at:

<https://granitereit.com/investors/unitholder-meeting/>

OR

www.sedarplus.ca

How to Obtain Paper Copies of the Proxy Materials

Securityholders may request to receive paper copies of the current meeting materials 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. To ensure you receive the meeting materials in advance of the voting deadline and meeting date, all requests must be received no later than May 22, 2025 at 10:00 a.m. (Toronto time). 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.

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 meetings.

For Holders with a 15 digit Control Number:

Request materials by calling Toll Free, within North America - 1-866-962-0498 or direct, from Outside of North America - 514 982-8716 and entering your control number as indicated on your Voting Instruction Form or Proxy.

To obtain paper copies of the materials after the meeting date, please contact 647-925-7500.

For Holders with a 16 digit Control Number:

Request materials by calling Toll Free, within North America - 1-877-907-7643 or direct, from Outside of North America - 303-562-9305 and entering your control number as indicated on your Voting Instruction Form.

To obtain paper copies of the materials after the meeting date, please contact 647-925-7500.

Securityholder Meeting Notice

The resolutions to be voted on at the meetings are listed below:

1. Election of Trustees of Granite Real Estate Investment Trust,
2. Re-appointment of Auditor of Granite Real Estate Investment Trust, and
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 information circular.

Voting

PLEASE NOTE – YOU CANNOT VOTE BY RETURNING THIS NOTICE. To vote your securities you must vote using the methods reflected on your enclosed Voting Instruction Form or Proxy.

PLEASE VIEW THE 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.