

Granite REIT - Portfolio Overview

Values as at Q1 2024

		Investment Properties - Fair Value (CAD, millions)	%	Square Feet (millions)	%	Annualized Revenue ⁽¹⁾ (CAD, millions)	%	Property Count
COUNTRY								
	Canada	1,977.6	22.1	6.9	10.9	72.7	16.0	35
	USA	4,680.4	52.3	38.8	61.3	232.3	51.2	64
	North America	6,658.0		45.7		305.0		99
	Austria	817.9	9.1	7.5	11.9	69.8	15.4	9
	Germany	612.2	6.8	4.7	7.4	36.7	8.1	14
	Netherlands	767.4	8.6	5.4	8.5	42.3	9.3	16
	Europe	2,197.5		17.6		148.8		39
		8,855.5		63.3		453.8		138
	Development Properties	96.9	1.1	-	-	-	-	5
		8,952.4	100.0	63.3	100.0	453.8	100.0	143
PROPERTY CATEGORIES								
	Distribution/E-commerce	6,396.1	71.4	48.8	77.1	307.7	67.8	96
	Special Purpose	1,189.1	13.3	8.9	14.1	86.8	19.1	7
	Industrial/Warehouse	1,118.5	12.5	5.0	7.9	49.9	11.0	32
	Flex/Office	151.8	1.7	0.6	0.9	9.4	2.1	3
		8,855.5		63.3		453.8		138
	Development Properties	96.9	1.1	-	-	-	-	5
		8,952.4	100.0	63.3	100.0	453.8	100.0	143
PROPERTY PROFILE (000's of square feet)								
	Less than 100	274.9	3.1	0.9	1.4	9.8	2.2	15
	100-200	761.5	8.5	3.4	5.4	37.9	8.3	22
	200-300	1,173.9	13.1	5.7	9.0	50.8	11.2	23
	300-500	1,613.8	18.0	12.2	19.3	83.3	18.4	31
	Greater than 500	5,031.4	56.2	41.1	64.9	272.0	59.9	47
		8,855.5		63.3		453.8		138
	Development Properties	96.9	1.1	-	-	-	-	5
		8,952.4	100.0	63.3	100.0	453.8	100.0	143
		Investment Properties - Fair Value (CAD, millions)	%	Square Feet (millions)	%	Annualized Revenue ⁽¹⁾ (CAD, millions)	%	Lease Count
UTILIZATION								
	Magna	2,062.0	23.0	12.1	19.2	122.0	26.9	27
	Non-Magna	6,532.8	73.0	48.0	75.8	331.8	73.1	132
	Vacant	260.7	2.9	3.2	5.0	-	-	-
		8,855.5		63.3		453.8		159
	Development Properties	96.9	1.1	-	-	-	-	-
		8,952.4	100.0	63.3	100.0	453.8	100.0	159
EXPIRY								
	Vacant	260.7	2.9	3.2	5.0	-	-	-
	2024	344.3	3.8	2.1	3.3	14.4	3.2	13
	2025	858.4	9.6	4.6	7.3	30.4	6.7	17
	2026	1,041.4	11.6	5.6	8.9	41.4	9.1	22
	2027	839.2	9.4	5.2	8.3	38.8	8.6	18
	2028	885.7	9.9	8.8	13.9	62.8	13.8	22
	2029	935.3	10.5	6.6	10.5	52.6	11.6	17
	2030	585.2	6.5	4.5	7.1	32.6	7.2	14
	2031	-	-	0.2	0.3	1.2	0.3	1
	2032	1,009.8	11.3	5.6	8.8	48.4	10.7	12
	2033	603.1	6.7	4.6	7.2	35.9	7.9	10
	2034	600.1	6.7	5.9	9.3	46.5	10.2	3
	2035	172.2	1.9	1.5	2.4	12.8	2.8	4
	2036	60.5	0.7	0.4	0.6	3.5	0.8	1
	2037	17.3	0.2	0.1	0.2	0.9	0.2	1
	2038	-	-	-	-	-	-	-
	2039	376.9	4.2	2.6	4.1	20.6	4.5	2
	2040	-	-	-	-	-	-	-
	2041	170.3	1.9	1.4	2.2	9.8	2.1	1
	2042	-	-	-	-	-	-	-
	2043	95.1	1.1	0.4	0.6	1.2	0.3	1
	Total	8,855.5		63.3		453.8		159
	Development Properties	96.9	1.1	-	-	-	-	-
		8,952.4	100.0	63.3	100.0	453.8	100.0	159

⁽¹⁾ Annualized revenue is calculated as the contractual base rent for the month subsequent to the quarterly reporting period multiplied by 12 months, in millions.