

Granite REIT - Portfolio Overview

Values as at Q1 2025

		Investment Properties - Fair Value (CAD, millions)	%	Square Feet (millions)	%	Annualized Revenue ⁽¹⁾ (CAD, millions)	%	Property Count
COUNTRY								
	Canada	2,018.2	21.4	7.0	11.1	82.8	16.5	35
	USA	4,998.8	52.9	38.8	61.3	258.5	51.6	64
	North America	7,017.0		45.8		341.3		99
	Austria	858.3	9.1	7.4	11.7	74.8	14.9	9
	Germany	643.0	6.8	4.7	7.4	39.4	7.9	14
	Netherlands	817.4	8.7	5.4	8.5	45.4	9.1	16
	Europe	2,318.7		17.5		159.6		39
		9,335.7		63.3		500.9		138
	Development Properties	105.5	1.1	-	-	-	-	6
		9,441.2	100.0	63.3	100.0	500.9	100.0	144
PROPERTY CATEGORIES								
	Distribution/E-commerce	6,827.6	72.3	48.8	77.1	344.0	68.7	96
	Special Purpose	1,226.6	13.0	8.9	14.1	92.1	18.4	7
	Industrial/Warehouse	1,125.4	11.9	5.0	7.9	54.9	10.9	32
	Flex/Office	156.1	1.7	0.6	0.9	9.9	2.0	3
		9,335.7		63.3		500.9		138
	Development Properties	105.5	1.1	-	-	-	-	6
		9,441.2	100.0	63.3	100.0	500.9	100.0	144
PROPERTY PROFILE (000's of square feet)								
	Less than 100	234.4	2.5	0.8	1.3	8.6	1.7	14
	100-200	828.9	8.8	3.5	5.5	41.8	8.3	23
	200-300	1,215.9	12.9	5.7	9.0	59.9	12.0	23
	300-500	1,720.0	18.2	12.2	19.3	92.9	18.6	31
	Greater than 500	5,336.5	56.5	41.1	64.9	297.7	59.4	47
		9,335.7		63.3		500.9		138
	Development Properties	105.5	1.1	-	-	-	-	6
		9,441.2	100.0	63.3	100.0	500.9	100.0	144
		Investment Properties - Fair Value (CAD, millions)	%	Square Feet (millions)	%	Annualized Revenue ⁽¹⁾ (CAD, millions)	%	Lease Count
UTILIZATION								
	Magna	2,104.1	22.3	12.1	19.2	132.6	26.5	27
	Non-Magna	6,955.7	73.7	47.9	75.6	368.3	73.5	134
	Vacant	275.9	2.9	3.3	5.2	-	-	-
		9,335.7		63.3		500.9		161
	Development Properties	105.5	1.1	-	-	-	-	-
		9,441.2	100.0	63.3	100.0	500.9	100.0	161
EXPIRY								
	Vacant	275.9	2.9	3.3	5.2	-	-	-
	2025	286.4	3.0	1.3	2.1	11.8	2.4	13
	2026	1,093.4	11.6	5.1	8.1	41.2	8.2	22
	2027	882.4	9.3	5.4	8.5	47.1	9.4	19
	2028	1,382.7	14.6	10.7	16.9	79.0	15.8	26
	2029	1,055.8	11.2	7.5	11.9	68.2	13.6	21
	2030	986.8	10.5	6.4	10.1	48.5	9.7	20
	2031	58.0	0.6	0.9	1.4	6.1	1.2	4
	2032	1,046.5	11.1	5.6	8.8	51.1	10.2	12
	2033	646.0	6.8	4.6	7.3	39.1	7.8	10
	2034	679.2	7.2	6.2	9.8	51.9	10.3	4
	2035	178.6	1.9	1.5	2.4	13.9	2.8	4
	2036	62.0	0.7	0.4	0.6	3.6	0.7	1
	2037	17.9	0.2	0.1	0.2	1.0	0.2	1
	2038	-	-	-	-	-	-	-
	2039	402.3	4.3	2.5	3.9	21.9	4.4	2
	2040	-	-	-	-	-	-	-
	2041	180.3	1.9	1.4	2.2	10.6	2.1	1
	2042	-	-	-	-	-	-	-
	2043	101.5	1.1	0.4	0.6	5.9	1.2	1
		9,335.7		63.3		500.9		161
	Development Properties	105.5	1.1	-	-	-	-	-
		9,441.2	100.0	63.3	100.0	500.9	100.0	161

⁽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.