

Granite REIT - Portfolio Overview

Values as at Q1 2026

		Investment Properties - Fair Value ⁽¹⁾ (CAD, millions)	%	Square Feet ⁽¹⁾ (millions)	%	Annualized Revenue ⁽²⁾ (CAD, millions)	%	Property Count ⁽¹⁾
COUNTRY								
	Canada	2,027.3	21.4	6.9	11.2	99.9	19.0	34
	USA	4,919.2	51.9	37.0	60.2	257.5	48.9	66
	North America	6,946.5		43.9		357.4		100
	Austria	885.9	9.4	7.5	12.2	78.1	14.8	9
	Germany	655.6	6.9	4.7	7.6	40.6	7.7	14
	Netherlands	817.3	8.6	5.2	8.5	47.5	9.0	15
	United Kingdom	36.0	0.4	0.2	0.3	3.0	0.6	1
	Europe	2,394.8		17.6		169.2		39
		9,341.3		61.5		526.6		139
	Development Properties	133.5	1.4	-	-	-	-	6
		9,474.8	100.0	61.5	100.0	526.6	100.0	145
PROPERTY CATEGORIES								
	Distribution/E-commerce	6,848.7	72.3	47.3	76.9	359.5	68.3	99
	Special Purpose	1,256.1	13.3	8.9	14.5	95.4	18.1	7
	Industrial/Warehouse	1,081.2	11.4	4.7	7.6	61.8	11.7	30
	Flex/Office	155.3	1.6	0.6	1.0	9.9	1.9	3
		9,341.3		61.5		526.6		139
	Development Properties	133.5	1.4	-	-	-	-	6
		9,474.8	100.0	61.5	100.0	526.6	100.0	145
PROPERTY PROFILE (000's of square feet)								
	Less than 100	273.3	2.9	0.9	1.5	14.7	2.8	15
	100-200	937.8	9.9	3.9	6.3	49.9	9.5	26
	200-300	1,324.8	14.0	6.0	9.8	68.4	13.0	24
	300-500	1,673.3	17.6	11.8	19.2	91.2	17.3	30
	Greater than 500	5,132.1	54.2	38.9	63.2	302.4	57.4	44
		9,341.3		61.5		526.6		139
	Development Properties	133.5	1.4	-	-	-	-	6
		9,474.8	100.0	61.5	100.0	526.6	100.0	145
		Investment Properties - Fair Value ⁽¹⁾ (CAD, millions)	%	Square Feet ⁽¹⁾ (millions)	%	Annualized Revenue ⁽²⁾ (CAD, millions)	%	Lease Count ⁽¹⁾
UTILIZATION								
	Magna	2,136.7	22.6	12.1	19.7	140.0	26.6	27
	Non-Magna	7,099.9	74.9	47.9	77.8	386.6	73.4	140
	Vacant	104.7	1.1	1.5	2.5	-	-	-
		9,341.3		61.5		526.6		167
	Development Properties	133.5	1.4	-	-	-	-	-
		9,474.8	100.0	61.5	100.0	526.6	100.0	167
EXPIRY								
	Vacant	104.7	1.1	1.5	2.5	-	-	-
	2026	518.4	5.5	1.9	3.1	21.0	4.0	9
	2027	1,054.0	11.1	5.5	9.0	50.7	9.6	20
	2028	1,504.9	15.9	10.6	17.2	81.0	15.4	29
	2029	1,224.6	12.9	7.9	12.8	72.6	13.8	26
	2030	1,301.8	13.7	7.5	12.2	74.0	14.1	27
	2031	188.9	2.0	2.3	3.7	16.8	3.2	10
	2032	1,083.7	11.4	6.1	9.9	56.2	10.7	15
	2033	698.9	7.4	5.2	8.4	43.5	8.2	12
	2034	599.5	6.3	5.3	8.6	48.1	9.1	3
	2035	176.7	1.9	1.7	2.8	17.5	3.3	6
	2036	102.9	1.1	0.7	1.1	5.3	1.0	3
	2037	18.4	0.2	0.3	0.5	2.3	0.4	2
	2038	-	-	-	-	-	-	-
	2039	397.1	4.2	2.5	4.1	21.6	4.1	2
	2040	-	-	-	-	-	-	-
	2041	262.0	2.8	2.1	3.4	9.9	1.9	2
	2042	-	-	-	-	-	-	-
	2043	104.8	1.1	0.4	0.7	6.1	1.2	1
		9,341.3		61.5		526.6		167
	Development Properties	133.5	1.4	-	-	-	-	-
		9,474.8	100.0	61.5	100.0	526.6	100.0	167

⁽¹⁾ Assets held for sale are excluded from investment properties and related property metrics. Accordingly, two such assets that were held for sale as at March 31, 2026 were excluded from investment properties and related property metrics as at March 31, 2026.

⁽²⁾ Annualized revenue is calculated as the contractual base rent for the month subsequent to the quarterly reporting period multiplied by 12 months, in millions.