

Granite REIT - Portfolio Overview

Values as at Q2 2025

		Investment Properties - Fair Value ⁽¹⁾ (CAD, millions)	%	Square Feet ⁽¹⁾ (millions)	%	Annualized Revenue ⁽¹⁾⁽²⁾ (CAD, millions)	%	Property Count ⁽¹⁾
COUNTRY								
	Canada	2,029.6	22.5	7.0	11.6	83.0	17.3	35
	USA	4,525.2	50.2	36.3	59.8	231.8	48.3	62
	North America	6,554.8		43.3		314.8		97
	Austria	887.4	9.8	7.4	12.3	77.4	16.1	9
	Germany	660.2	7.3	4.7	7.7	40.9	8.5	14
	Netherlands	815.3	9.0	5.2	8.6	46.7	9.8	15
	Europe	2,362.9		17.3		165.0		38
		8,917.7		60.6		479.8		135
	Development Properties	105.1	1.2	-	-	-	-	6
		9,022.8	100.0	60.6	100.0	479.8	100.0	141
PROPERTY CATEGORIES								
	Distribution/E-commerce	6,410.5	71.0	46.3	76.4	320.8	66.9	94
	Special Purpose	1,254.2	13.9	8.9	14.7	94.6	19.7	7
	Industrial/Warehouse	1,100.1	12.2	4.8	7.9	54.8	11.4	31
	Flex/Office	152.9	1.7	0.6	1.0	9.6	2.0	3
		8,917.7		60.6		479.8		135
	Development Properties	105.1	1.2	-	-	-	-	6
		9,022.8	100.0	60.6	100.0	479.8	100.0	141
PROPERTY PROFILE (000's of square feet)								
	Less than 100	285.8	3.2	0.9	1.5	11.0	2.3	16
	100-200	795.2	8.8	3.4	5.6	41.4	8.6	22
	200-300	1,220.9	13.5	5.7	9.4	60.9	12.7	23
	300-500	1,686.7	18.7	12.2	20.1	93.2	19.4	31
	Greater than 500	4,929.1	54.6	38.4	63.4	273.3	57.0	43
		8,917.7		60.6		479.8		135
	Development Properties	105.1	1.2	-	-	-	-	6
		9,022.8	100.0	60.6	100.0	479.8	100.0	141
		Investment Properties - Fair Value ⁽¹⁾ (CAD, millions)	%	Square Feet ⁽¹⁾ (millions)	%	Annualized Revenue ⁽¹⁾⁽²⁾ (CAD, millions)	%	Lease Count ⁽¹⁾
UTILIZATION								
	Magna	2,137.1	23.7	12.1	20.0	135.7	28.3	27
	Non-Magna	6,580.0	72.9	45.9	75.8	344.1	71.7	127
	Vacant	200.6	2.2	2.6	4.2	-	-	-
		8,917.7		60.6		479.8		154
	Development Properties	105.1	1.2	-	-	-	-	-
		9,022.8	100.0	60.6	100.0	479.8	100.0	154
EXPIRY								
	Vacant	200.6	2.2	2.6	4.2	-	-	-
	2025	154.3	1.7	0.4	0.7	2.5	0.5	3
	2026	1,051.4	11.6	5.0	8.3	39.2	8.2	20
	2027	872.8	9.7	5.7	9.3	48.9	10.2	20
	2028	1,330.1	14.7	10.3	16.9	74.8	15.6	26
	2029	845.9	9.4	5.9	9.7	56.9	11.9	19
	2030	1,072.1	11.9	7.0	11.6	51.4	10.7	21
	2031	90.9	1.0	1.0	1.7	7.7	1.6	6
	2032	1,065.7	11.8	5.7	9.4	52.2	10.9	14
	2033	619.8	6.9	4.6	7.6	37.7	7.9	10
	2034	694.5	7.7	6.2	10.2	53.2	11.1	4
	2035	179.1	2.0	1.4	2.3	14.3	3.0	5
	2036	62.4	0.7	0.4	0.7	3.6	0.7	1
	2037	18.0	0.2	0.1	0.2	1.0	0.2	1
	2038	-	-	-	-	-	-	-
	2039	385.4	4.3	2.5	4.2	20.9	4.3	2
	2040	-	-	-	-	-	-	-
	2041	172.6	1.9	1.4	2.3	9.6	2.0	1
	2042	-	-	-	-	-	-	-
	2043	102.1	1.1	0.4	0.7	5.9	1.2	1
		8,917.7		60.6		479.8		154
	Development Properties	105.1	1.2	-	-	-	-	-
		9,022.8	100.0	60.6	100.0	479.8	100.0	154

⁽¹⁾ Assets held for sale are excluded from investment properties and related property metrics. Accordingly, five such assets that were held for sale as at June 30, 2025 were excluded from investment properties and related property metrics as at June 30, 2025.

⁽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.