## **Granite REIT - Portfolio Overview Values as at Q2 2025**

| COLINTRY   | Investment Properties - Fair Value <sup>(1)</sup> (CAD, millions)   | %   | Square<br>Feet <sup>(1)</sup><br>(millions)  | %   | Annualized Revenue <sup>(1)(2)</sup> (CAD, millions)   | %  | Property<br>Count <sup>(1)</sup>   |
|--|---|---|--|---|--|--|--|
| Conada   | 2.020.0   | 22.5  | 7.0  | 11.0  | 93.0   | 17.2   | 25   |
| Canada<br>USA  | 2,029.6   | 22.5  | 7.0  | 11.6  | 83.0   | 17.3   | 35   |
| North America  | 4,525.2<br>6,554.8  | 50.2  | <u>36.3</u><br>43.3  | 59.8  | 231.8<br>314.8   | 48.3   | <u>62</u><br>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   | 3.0   | 17.3   | 0.0   | 165.0  | 3.0  | 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  |
|  |   |   |  |   |  |  |  |
| LITILIZATION   | Investment Properties - Fair Value <sup>(1)</sup> (CAD, millions)   | %   | Square<br>Feet <sup>(1)</sup><br>(millions)  | %   | Annualized Revenue <sup>(1)(2)</sup> (CAD, millions)   | %  | Lease Count <sup>(1)</sup>   |
| UTILIZATION<br>Magna   | Fair Value <sup>(1)</sup><br>(CAD, millions)  |   | Feet <sup>(1)</sup><br>(millions)  |   | (CAD, millions)  |  |  |
| Magna  | Fair Value <sup>(1)</sup> (CAD, millions)  2,137.1  | 23.7  | Feet <sup>(1)</sup> (millions)   | 20.0  | (CAD, millions)  | 28.3   | 27   |
| Magna<br>Non-Magna   | Fair Value <sup>(1)</sup><br>(CAD, millions)  | 23.7<br>72.9  | Feet <sup>(1)</sup><br>(millions)  | 20.0<br>75.8  | (CAD, millions)  |  |  |
| Magna  | Fair Value <sup>(1)</sup> (CAD, millions)  2,137.1 6,580.0  | 23.7  | Feet <sup>(1)</sup> (millions)  12.1 45.9  | 20.0  | (CAD, millions)  | 28.3   | 27   |
| Magna<br>Non-Magna<br>Vacant   | Fair Value <sup>(1)</sup> (CAD, millions)  2,137.1 6,580.0 200.6 8,917.7  | 23.7<br>72.9<br>2.2   | Feet <sup>(1)</sup> (millions)  12.1 45.9 2.6  | 20.0<br>75.8  | (CAD, millions)  135.7 344.1   | 28.3   | 27<br>127<br>-   |
| Magna<br>Non-Magna   | Fair Value <sup>(1)</sup> (CAD, millions)  2,137.1 6,580.0 200.6 8,917.7  | 23.7<br>72.9<br>2.2   | Feet <sup>(1)</sup> (millions)  12.1 45.9 2.6 60.6   | 20.0<br>75.8<br>4.2   | (CAD, millions)  135.7 344.1   | 28.3<br>71.7<br>-  | 27<br>127<br>-<br>154  |
| Magna<br>Non-Magna<br>Vacant   | Fair Value <sup>(1)</sup> (CAD, millions)  2,137.1 6,580.0 200.6 8,917.7  | 23.7<br>72.9<br>2.2   | Feet <sup>(1)</sup> (millions)  12.1 45.9 2.6  | 20.0<br>75.8  | (CAD, millions)  135.7 344.1   | 28.3<br>71.7<br>-  | 27<br>127<br>-   |
| Magna<br>Non-Magna<br>Vacant<br>Development Properties   | Fair Value <sup>(1)</sup> (CAD, millions)  2,137.1 6,580.0 200.6 8,917.7  | 23.7<br>72.9<br>2.2   | Feet <sup>(1)</sup> (millions)  12.1 45.9 2.6 60.6   | 20.0<br>75.8<br>4.2   | (CAD, millions)  135.7 344.1   | 28.3<br>71.7<br>-  | 27<br>127<br>-<br>154  |
| Magna Non-Magna Vacant  Development Properties  EXPIRY   | Fair Value <sup>(1)</sup> (CAD, millions)  2,137.1 6,580.0 200.6 8,917.7  105.1 9,022.8   | 23.7<br>72.9<br>2.2<br>1.2<br>100.0   | Feet <sup>(1)</sup> (millions)  12.1 45.9 2.6 60.6   | 20.0<br>75.8<br>4.2<br>-<br>100.0   | (CAD, millions)  135.7 344.1   | 28.3<br>71.7<br>-  | 27<br>127<br>-<br>154  |
| Magna Non-Magna Vacant  Development Properties  EXPIRY  Vacant   | Fair Value <sup>(1)</sup> (CAD, millions)  2,137.1 6,580.0 200.6 8,917.7  105.1 9,022.8   | 23.7<br>72.9<br>2.2<br>1.2<br>100.0   | Feet <sup>(1)</sup> (millions)  12.1 45.9 2.6 60.6   | 20.0<br>75.8<br>4.2<br>-<br>100.0   | (CAD, millions)  135.7 344.1 479.8   | 28.3<br>71.7<br>-<br>100.0   | 27<br>127<br>-<br>154<br>-<br>154  |
| Magna Non-Magna Vacant  Development Properties  EXPIRY  Vacant 2025  | Fair Value <sup>(1)</sup> (CAD, millions)  2,137.1 6,580.0 200.6 8,917.7  105.1 9,022.8   | 23.7<br>72.9<br>2.2<br>1.2<br>100.0   | Feet <sup>(1)</sup> (millions)  12.1 45.9 2.6 60.6   | 20.0<br>75.8<br>4.2<br>-<br>100.0<br>4.2<br>0.7   | (CAD, millions)  135.7 344.1   | 28.3<br>71.7<br>-<br>100.0   | 27<br>127<br>-<br>154<br>-<br>154  |
| Magna Non-Magna Vacant  Development Properties  EXPIRY  Vacant 2025 2026   | Fair Value <sup>(1)</sup> (CAD, millions)  2,137.1 6,580.0 200.6 8,917.7  105.1 9,022.8  200.6 154.3 1,051.4  | 23.7<br>72.9<br>2.2<br>1.2<br>100.0   | Feet <sup>(1)</sup> (millions)  12.1 45.9 2.6 60.6  60.6   | 20.0<br>75.8<br>4.2<br>100.0<br>4.2<br>0.7<br>8.3   | (CAD, millions)  135.7 344.1 479.8 479.8   | 28.3<br>71.7<br>-<br>100.0   | 27<br>127<br>-<br>154<br>-<br>154  |
| Magna Non-Magna Vacant  Development Properties  EXPIRY  Vacant 2025 2026 2027  | Fair Value <sup>(1)</sup> (CAD, millions)  2,137.1 6,580.0 200.6 8,917.7  105.1 9,022.8  200.6 154.3 1,051.4 872.8  | 23.7<br>72.9<br>2.2<br>1.2<br>100.0   | Feet <sup>(1)</sup> (millions)  12.1 45.9 2.6 60.6  60.6  2.6 0.4 5.0 5.7  | 20.0<br>75.8<br>4.2<br>100.0<br>4.2<br>0.7<br>8.3<br>9.3  | (CAD, millions)  135.7 344.1   | 28.3<br>71.7<br>-<br>100.0   | 27<br>127<br>-<br>154<br>-<br>154  |
| Magna Non-Magna Vacant  Development Properties  EXPIRY  Vacant 2025 2026   | Fair Value <sup>(1)</sup> (CAD, millions)  2,137.1 6,580.0 200.6 8,917.7  105.1 9,022.8  200.6 154.3 1,051.4  | 23.7<br>72.9<br>2.2<br>1.2<br>100.0<br>2.2<br>1.7<br>11.6<br>9.7  | Feet <sup>(1)</sup> (millions)  12.1 45.9 2.6 60.6  60.6   | 20.0<br>75.8<br>4.2<br>100.0<br>4.2<br>0.7<br>8.3   | (CAD, millions)  135.7 344.1   | 28.3<br>71.7<br>-<br>100.0   | 27<br>127<br>-<br>154<br>-<br>154  |
| Magna Non-Magna Vacant  Development Properties  EXPIRY  Vacant 2025 2026 2027 2028   | Fair Value <sup>(1)</sup> (CAD, millions)  2,137.1 6,580.0 200.6 8,917.7  105.1 9,022.8  200.6 154.3 1,051.4 872.8 1,330.1  | 23.7<br>72.9<br>2.2<br>1.2<br>100.0<br>2.2<br>1.7<br>11.6<br>9.7<br>14.7  | Feet <sup>(1)</sup> (millions)  12.1 45.9 2.6 60.6  60.6  2.6 0.4 5.0 5.7 10.3   | 20.0<br>75.8<br>4.2<br>100.0<br>4.2<br>0.7<br>8.3<br>9.3<br>16.9  | (CAD, millions)  135.7 344.1 479.8 479.8 2.5 39.2 48.9 74.8  | 28.3<br>71.7<br>-<br>100.0   | 27<br>127<br>-<br>154<br>-<br>154<br>-<br>3<br>20<br>20<br>20<br>26  |
| Magna Non-Magna Vacant  Development Properties  EXPIRY  Vacant 2025 2026 2027 2028 2029  | Fair Value <sup>(1)</sup> (CAD, millions)  2,137.1 6,580.0 200.6 8,917.7  105.1 9,022.8  200.6 154.3 1,051.4 872.8 1,330.1 845.9  | 23.7<br>72.9<br>2.2<br>1.2<br>100.0<br>2.2<br>1.7<br>11.6<br>9.7<br>14.7<br>9.4   | Feet <sup>(1)</sup> (millions)  12.1 45.9 2.6 60.6  60.6  2.6 0.4 5.0 5.7 10.3 5.9   | 20.0<br>75.8<br>4.2<br>100.0<br>4.2<br>0.7<br>8.3<br>9.3<br>16.9<br>9.7   | (CAD, millions)  135.7 344.1   | 28.3<br>71.7<br>-<br>100.0<br>-<br>0.5<br>8.2<br>10.2<br>15.6<br>11.9  | 27<br>127<br>-<br>154<br>-<br>154<br>-<br>3<br>20<br>20<br>20<br>26<br>19  |
| Magna Non-Magna Vacant  Development Properties  EXPIRY  Vacant 2025 2026 2027 2028 2029 2030   | Fair Value <sup>(1)</sup> (CAD, millions)  2,137.1 6,580.0 200.6 8,917.7  105.1 9,022.8  200.6 154.3 1,051.4 872.8 1,330.1 845.9 1,072.1  | 23.7<br>72.9<br>2.2<br>1.2<br>100.0<br>2.2<br>1.7<br>11.6<br>9.7<br>14.7<br>9.4<br>11.9   | Feet <sup>(1)</sup> (millions)  12.1 45.9 2.6 60.6  60.6  2.6 0.4 5.0 5.7 10.3 5.9 7.0   | 20.0<br>75.8<br>4.2<br>100.0<br>4.2<br>0.7<br>8.3<br>9.3<br>16.9<br>9.7<br>11.6   | (CAD, millions)  135.7 344.1  479.8  479.8  - 2.5 39.2 48.9 74.8 56.9 51.4                           | 28.3<br>71.7<br>-<br>100.0<br>-<br>0.5<br>8.2<br>10.2<br>15.6<br>11.9<br>10.7  | 27<br>127<br>-<br>154<br>-<br>154<br>-<br>3<br>20<br>20<br>20<br>26<br>19<br>21  |
| Magna Non-Magna Vacant  Development Properties  EXPIRY  Vacant 2025 2026 2027 2028 2029 2030 2031 2032 2033  | Fair Value <sup>(1)</sup> (CAD, millions)  2,137.1 6,580.0 200.6 8,917.7  105.1 9,022.8  200.6 154.3 1,051.4 872.8 1,330.1 845.9 1,072.1 90.9   | 23.7<br>72.9<br>2.2<br>1.2<br>100.0<br>2.2<br>1.7<br>11.6<br>9.7<br>14.7<br>9.4<br>11.9<br>1.0  | Feet <sup>(1)</sup> (millions)  12.1 45.9 2.6 60.6  60.6  2.6 0.4 5.0 5.7 10.3 5.9 7.0 1.0   | 20.0<br>75.8<br>4.2<br>100.0<br>4.2<br>0.7<br>8.3<br>9.3<br>16.9<br>9.7<br>11.6<br>1.7  | (CAD, millions)  135.7 344.1   | 28.3<br>71.7<br>-<br>100.0<br>-<br>0.5<br>8.2<br>10.2<br>15.6<br>11.9<br>10.7<br>1.6   | 27<br>127<br>-<br>154<br>-<br>154<br>-<br>3<br>20<br>20<br>20<br>26<br>19<br>21<br>6   |
| Magna Non-Magna Vacant  Development Properties  EXPIRY  Vacant 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034   | Fair Value <sup>(1)</sup> (CAD, millions)  2,137.1 6,580.0 200.6 8,917.7  105.1 9,022.8  200.6 154.3 1,051.4 872.8 1,330.1 845.9 1,072.1 90.9 1,065.7 619.8 694.5   | 23.7<br>72.9<br>2.2<br>1.2<br>100.0<br>2.2<br>1.7<br>11.6<br>9.7<br>14.7<br>9.4<br>11.9<br>1.0<br>11.8<br>6.9<br>7.7                      | Feet <sup>(1)</sup> (millions)  12.1 45.9 2.6 60.6  60.6  2.6 0.4 5.0 5.7 10.3 5.9 7.0 1.0 5.7 4.6 6.2                               | 20.0<br>75.8<br>4.2<br>100.0<br>4.2<br>0.7<br>8.3<br>9.3<br>16.9<br>9.7<br>11.6<br>1.7<br>9.4<br>7.6<br>10.2                                  | 135.7 344.1 479.8 2.5 39.2 48.9 74.8 56.9 51.4 7.7 52.2 37.7 53.2                                    | 28.3<br>71.7<br>-<br>100.0<br>-<br>0.5<br>8.2<br>10.2<br>15.6<br>11.9<br>10.7<br>1.6<br>10.9<br>7.9<br>11.1  | 27<br>127<br>-<br>154<br>-<br>154<br>-<br>3<br>20<br>20<br>20<br>26<br>19<br>21<br>6<br>14<br>10<br>4  |
| Magna Non-Magna Vacant  Development Properties  EXPIRY  Vacant 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035  | Fair Value <sup>(1)</sup> (CAD, millions)  2,137.1 6,580.0 200.6 8,917.7  105.1 9,022.8  200.6 154.3 1,051.4 872.8 1,330.1 845.9 1,072.1 90.9 1,065.7 619.8 694.5 179.1   | 23.7<br>72.9<br>2.2<br>1.2<br>100.0<br>2.2<br>1.7<br>11.6<br>9.7<br>14.7<br>9.4<br>11.9<br>1.0<br>11.8<br>6.9<br>7.7<br>2.0               | Feet <sup>(1)</sup> (millions)  12.1 45.9 2.6 60.6  60.6  2.6 0.4 5.0 5.7 10.3 5.9 7.0 1.0 5.7 4.6 6.2 1.4                           | 20.0<br>75.8<br>4.2<br>100.0<br>4.2<br>0.7<br>8.3<br>9.3<br>16.9<br>9.7<br>11.6<br>1.7<br>9.4<br>7.6<br>10.2<br>2.3                           | 135.7 344.1 479.8 479.8 2.5 39.2 48.9 74.8 56.9 51.4 7.7 52.2 37.7 53.2 14.3                         | 28.3<br>71.7<br>-<br>100.0<br>-<br>0.5<br>8.2<br>10.2<br>15.6<br>11.9<br>10.7<br>1.6<br>10.9<br>7.9<br>11.1<br>3.0                                       | 27 127 - 154 - 154 - 154 - 3 20 20 20 26 19 21 6 14 10   |
| Magna Non-Magna Vacant  Development Properties  EXPIRY  Vacant 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036   | Fair Value <sup>(1)</sup> (CAD, millions)  2,137.1 6,580.0 200.6 8,917.7  105.1 9,022.8  200.6 154.3 1,051.4 872.8 1,330.1 845.9 1,072.1 90.9 1,065.7 619.8 694.5 179.1 62.4                                      | 23.7<br>72.9<br>2.2<br>1.2<br>100.0<br>2.2<br>1.7<br>11.6<br>9.7<br>14.7<br>9.4<br>11.9<br>1.0<br>11.8<br>6.9<br>7.7<br>2.0<br>0.7        | Feet <sup>(1)</sup> (millions)  12.1 45.9 2.6 60.6  60.6  2.6 0.4 5.0 5.7 10.3 5.9 7.0 1.0 5.7 4.6 6.2 1.4 0.4                       | 20.0<br>75.8<br>4.2<br>100.0<br>4.2<br>0.7<br>8.3<br>9.3<br>16.9<br>9.7<br>11.6<br>1.7<br>9.4<br>7.6<br>10.2<br>2.3<br>0.7                    | 135.7 344.1 479.8 479.8 2.5 39.2 48.9 74.8 56.9 51.4 7.7 52.2 37.7 53.2 14.3 3.6                     | 28.3<br>71.7<br>-<br>100.0<br>-<br>0.5<br>8.2<br>10.2<br>15.6<br>11.9<br>10.7<br>1.6<br>10.9<br>7.9<br>11.1<br>3.0<br>0.7                                | 27<br>127<br>-<br>154<br>-<br>154<br>-<br>3<br>20<br>20<br>20<br>26<br>19<br>21<br>6<br>14<br>10<br>4  |
| Magna Non-Magna Vacant  Development Properties  EXPIRY  Vacant 2025 2026 2027 2028 2029 2030 2031 2032 2031 2032 2033 2034 2035 2036 2037                          | Fair Value <sup>(1)</sup> (CAD, millions)  2,137.1 6,580.0 200.6 8,917.7  105.1 9,022.8  200.6 154.3 1,051.4 872.8 1,330.1 845.9 1,072.1 90.9 1,065.7 619.8 694.5 179.1   | 23.7<br>72.9<br>2.2<br>1.2<br>100.0<br>2.2<br>1.7<br>11.6<br>9.7<br>14.7<br>9.4<br>11.9<br>1.0<br>11.8<br>6.9<br>7.7<br>2.0               | Feet <sup>(1)</sup> (millions)  12.1 45.9 2.6 60.6  60.6  2.6 0.4 5.0 5.7 10.3 5.9 7.0 1.0 5.7 4.6 6.2 1.4                           | 20.0<br>75.8<br>4.2<br>100.0<br>4.2<br>0.7<br>8.3<br>9.3<br>16.9<br>9.7<br>11.6<br>1.7<br>9.4<br>7.6<br>10.2<br>2.3                           | 135.7 344.1 479.8 479.8 2.5 39.2 48.9 74.8 56.9 51.4 7.7 52.2 37.7 53.2 14.3                         | 28.3<br>71.7<br>-<br>100.0<br>-<br>0.5<br>8.2<br>10.2<br>15.6<br>11.9<br>10.7<br>1.6<br>10.9<br>7.9<br>11.1<br>3.0                                       | 27<br>127<br>-<br>154<br>-<br>154<br>-<br>3<br>20<br>20<br>20<br>26<br>19<br>21<br>6<br>14<br>10<br>4  |
| Magna Non-Magna Vacant  Development Properties  EXPIRY  Vacant 2025 2026 2027 2028 2029 2030 2031 2032 2031 2032 2033 2034 2035 2036 2037 2038                     | Fair Value <sup>(1)</sup> (CAD, millions)  2,137.1 6,580.0 200.6 8,917.7  105.1 9,022.8  200.6 154.3 1,051.4 872.8 1,330.1 845.9 1,072.1 90.9 1,065.7 619.8 694.5 179.1 62.4 18.0                                 | 23.7<br>72.9<br>2.2<br>1.2<br>100.0<br>2.2<br>1.7<br>11.6<br>9.7<br>14.7<br>9.4<br>11.9<br>1.0<br>11.8<br>6.9<br>7.7<br>2.0<br>0.7<br>0.2 | Feet <sup>(1)</sup> (millions)  12.1 45.9 2.6 60.6  60.6  2.6 0.4 5.0 5.7 10.3 5.9 7.0 1.0 5.7 4.6 6.2 1.4 0.4 0.1                   | 20.0<br>75.8<br>4.2<br>100.0<br>4.2<br>0.7<br>8.3<br>9.3<br>16.9<br>9.7<br>11.6<br>1.7<br>9.4<br>7.6<br>10.2<br>2.3<br>0.7<br>0.2             | 135.7 344.1 479.8 2.5 39.2 48.9 74.8 56.9 51.4 7.7 52.2 37.7 53.2 14.3 3.6 1.0                       | 28.3<br>71.7<br>-<br>100.0<br>-<br>0.5<br>8.2<br>10.2<br>15.6<br>11.9<br>10.7<br>1.6<br>10.9<br>7.9<br>11.1<br>3.0<br>0.7<br>0.2                         | 27<br>127<br>-<br>154<br>-<br>154<br>-<br>3<br>20<br>20<br>20<br>26<br>19<br>21<br>6<br>14<br>10<br>4  |
| Magna Non-Magna Vacant  Development Properties  EXPIRY  Vacant 2025 2026 2027 2028 2029 2030 2031 2032 2031 2032 2033 2034 2035 2036 2037                          | Fair Value <sup>(1)</sup> (CAD, millions)  2,137.1 6,580.0 200.6 8,917.7  105.1 9,022.8  200.6 154.3 1,051.4 872.8 1,330.1 845.9 1,072.1 90.9 1,065.7 619.8 694.5 179.1 62.4                                      | 23.7<br>72.9<br>2.2<br>1.2<br>100.0<br>2.2<br>1.7<br>11.6<br>9.7<br>14.7<br>9.4<br>11.9<br>1.0<br>11.8<br>6.9<br>7.7<br>2.0<br>0.7<br>0.2 | Feet <sup>(1)</sup> (millions)  12.1 45.9 2.6 60.6  60.6  2.6 0.4 5.0 5.7 10.3 5.9 7.0 1.0 5.7 4.6 6.2 1.4 0.4 0.1                   | 20.0<br>75.8<br>4.2<br>100.0<br>4.2<br>0.7<br>8.3<br>9.3<br>16.9<br>9.7<br>11.6<br>1.7<br>9.4<br>7.6<br>10.2<br>2.3<br>0.7<br>0.2             | 135.7 344.1 479.8 479.8 2.5 39.2 48.9 74.8 56.9 51.4 7.7 52.2 37.7 53.2 14.3 3.6                     | 28.3<br>71.7<br>-<br>100.0<br>-<br>0.5<br>8.2<br>10.2<br>15.6<br>11.9<br>10.7<br>1.6<br>10.9<br>7.9<br>11.1<br>3.0<br>0.7<br>0.2                         | 27 127 - 154 - 155 - 165 - 175 |
| Magna Non-Magna Vacant  Development Properties  EXPIRY  Vacant 2025 2026 2027 2028 2029 2030 2031 2032 2031 2032 2033 2034 2035 2036 2037 2038 2039                | Fair Value <sup>(1)</sup> (CAD, millions)  2,137.1 6,580.0 200.6 8,917.7  105.1 9,022.8  200.6 154.3 1,051.4 872.8 1,330.1 845.9 1,072.1 90.9 1,065.7 619.8 694.5 179.1 62.4 18.0 - 385.4                         | 23.7 72.9 2.2 1.2 100.0  2.2 1.7 11.6 9.7 14.7 9.4 11.9 1.0 11.8 6.9 7.7 2.0 0.7 0.2 4.3  | Feet <sup>(1)</sup> (millions)  12.1 45.9 2.6 60.6  60.6  2.6 0.4 5.0 5.7 10.3 5.9 7.0 1.0 5.7 4.6 6.2 1.4 0.4 0.1                   | 20.0<br>75.8<br>4.2<br>100.0<br>4.2<br>0.7<br>8.3<br>9.3<br>16.9<br>9.7<br>11.6<br>1.7<br>9.4<br>7.6<br>10.2<br>2.3<br>0.7<br>0.2             | 135.7 344.1  | 28.3<br>71.7<br>-<br>100.0<br>-<br>0.5<br>8.2<br>10.2<br>15.6<br>11.9<br>10.7<br>1.6<br>10.9<br>7.9<br>11.1<br>3.0<br>0.7<br>0.2<br>-<br>4.3             | 27 127 - 154 - 155 - 165 - 175 |
| Magna Non-Magna Vacant  Development Properties  EXPIRY  Vacant 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040                     | Fair Value <sup>(1)</sup> (CAD, millions)  2,137.1 6,580.0 200.6 8,917.7  105.1 9,022.8  200.6 154.3 1,051.4 872.8 1,330.1 845.9 1,072.1 90.9 1,065.7 619.8 694.5 179.1 62.4 18.0 - 385.4                         | 23.7 72.9 2.2 1.2 100.0  2.2 1.7 11.6 9.7 14.7 9.4 11.9 1.0 11.8 6.9 7.7 2.0 0.7 0.2 - 4.3  | Feet <sup>(1)</sup> (millions)  12.1 45.9 2.6 60.6  60.6  2.6 0.4 5.0 5.7 10.3 5.9 7.0 1.0 5.7 4.6 6.2 1.4 0.4 0.1                   | 20.0<br>75.8<br>4.2<br>100.0<br>4.2<br>0.7<br>8.3<br>9.3<br>16.9<br>9.7<br>11.6<br>1.7<br>9.4<br>7.6<br>10.2<br>2.3<br>0.7<br>0.2             | 135.7 344.1  479.8  479.8  2.5 39.2 48.9 74.8 56.9 51.4 7.7 52.2 37.7 53.2 14.3 3.6 1.0              | 28.3<br>71.7<br>-<br>100.0<br>-<br>0.5<br>8.2<br>10.2<br>15.6<br>11.9<br>10.7<br>1.6<br>10.9<br>7.9<br>11.1<br>3.0<br>0.7<br>0.2<br>-<br>4.3             | 27<br>127<br>-<br>154<br>-<br>154<br>-<br>154<br>-<br>3<br>20<br>20<br>20<br>26<br>19<br>21<br>6<br>14<br>10<br>4<br>5<br>1  |
| Magna Non-Magna Vacant  Development Properties  EXPIRY  Vacant 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041                | Fair Value <sup>(1)</sup> (CAD, millions)  2,137.1 6,580.0 200.6 8,917.7  105.1 9,022.8  200.6 154.3 1,051.4 872.8 1,330.1 845.9 1,072.1 90.9 1,065.7 619.8 694.5 179.1 62.4 18.0 - 385.4 - 172.6 - 102.1         | 23.7 72.9 2.2 1.2 100.0  2.2 1.7 11.6 9.7 14.7 9.4 11.9 1.0 11.8 6.9 7.7 2.0 0.7 0.2 - 4.3 - 1.9  | Feet <sup>(1)</sup> (millions)  12.1 45.9 2.6 60.6  60.6  2.6 0.4 5.0 5.7 10.3 5.9 7.0 1.0 5.7 4.6 6.2 1.4 0.4 0.1 - 2.5 - 1.4 - 0.4 | 20.0<br>75.8<br>4.2<br>100.0<br>4.2<br>0.7<br>8.3<br>9.3<br>16.9<br>9.7<br>11.6<br>1.7<br>9.4<br>7.6<br>10.2<br>2.3<br>0.7<br>0.2<br>-<br>4.2 | 135.7 344.1  | 28.3<br>71.7<br>-<br>100.0<br>-<br>0.5<br>8.2<br>10.2<br>15.6<br>11.9<br>10.7<br>1.6<br>10.9<br>7.9<br>11.1<br>3.0<br>0.7<br>0.2<br>-<br>4.3<br>-<br>2.0 | 27 127 - 154 - 165 - 166 - 176 |
| Magna Non-Magna Vacant  Development Properties  EXPIRY  Vacant 2025 2026 2027 2028 2029 2030 2031 2032 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 | Fair Value <sup>(1)</sup> (CAD, millions)  2,137.1 6,580.0 200.6 8,917.7  105.1 9,022.8  200.6 154.3 1,051.4 872.8 1,330.1 845.9 1,072.1 90.9 1,065.7 619.8 694.5 179.1 62.4 18.0 - 385.4 - 172.6                 | 23.7 72.9 2.2 1.2 100.0  2.2 1.7 11.6 9.7 14.7 9.4 11.9 1.0 11.8 6.9 7.7 2.0 0.7 0.2 - 4.3 - 1.9 -  | Feet <sup>(1)</sup> (millions)  12.1 45.9 2.6 60.6  60.6  2.6 0.4 5.0 5.7 10.3 5.9 7.0 1.0 5.7 4.6 6.2 1.4 0.4 0.1 2.5 1.4           | 20.0<br>75.8<br>4.2<br>100.0<br>4.2<br>0.7<br>8.3<br>9.3<br>16.9<br>9.7<br>11.6<br>1.7<br>9.4<br>7.6<br>10.2<br>2.3<br>0.7<br>0.2<br>-<br>4.2 | 135.7 344.1  479.8  479.8  2.5 39.2 48.9 74.8 56.9 51.4 7.7 52.2 37.7 53.2 14.3 3.6 1.0 - 20.9 - 9.6 | 28.3<br>71.7<br>-<br>100.0<br>-<br>0.5<br>8.2<br>10.2<br>15.6<br>11.9<br>10.7<br>1.6<br>10.9<br>7.9<br>11.1<br>3.0<br>0.7<br>0.2<br>-<br>4.3<br>-<br>2.0 | 27<br>127<br>-<br>154<br>-<br>154<br>-<br>154<br>-<br>3<br>20<br>20<br>20<br>26<br>19<br>21<br>6<br>14<br>10<br>4<br>5<br>1  |
| Magna Non-Magna Vacant  Development Properties  EXPIRY  Vacant 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2042 2043 | Fair Value <sup>(1)</sup> (CAD, millions)  2,137.1 6,580.0 200.6 8,917.7  105.1 9,022.8  200.6 154.3 1,051.4 872.8 1,330.1 845.9 1,072.1 90.9 1,065.7 619.8 694.5 179.1 62.4 18.0 - 385.4 - 172.6 - 102.1 8,917.7 | 23.7 72.9 2.2 1.2 100.0  2.2 1.7 11.6 9.7 14.7 9.4 11.9 1.0 11.8 6.9 7.7 2.0 0.7 0.2 - 4.3 - 1.9 - 1.1                                    | Feet <sup>(1)</sup> (millions)  12.1 45.9 2.6 60.6  60.6  2.6 0.4 5.0 5.7 10.3 5.9 7.0 1.0 5.7 4.6 6.2 1.4 0.4 0.1 - 2.5 - 1.4 - 0.4 | 20.0<br>75.8<br>4.2<br>100.0<br>4.2<br>0.7<br>8.3<br>9.3<br>16.9<br>9.7<br>11.6<br>1.7<br>9.4<br>7.6<br>10.2<br>2.3<br>0.7<br>0.2<br>-<br>4.2 | 135.7 344.1  | 28.3<br>71.7<br>-<br>100.0<br>-<br>0.5<br>8.2<br>10.2<br>15.6<br>11.9<br>10.7<br>1.6<br>10.9<br>7.9<br>11.1<br>3.0<br>0.7<br>0.2<br>-<br>4.3<br>-<br>2.0 | 27 127 - 154 - 165 - 166 - 176 |
| Magna Non-Magna Vacant  Development Properties  EXPIRY  Vacant 2025 2026 2027 2028 2029 2030 2031 2032 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 | Fair Value <sup>(1)</sup> (CAD, millions)  2,137.1 6,580.0 200.6 8,917.7  105.1 9,022.8  200.6 154.3 1,051.4 872.8 1,330.1 845.9 1,072.1 90.9 1,065.7 619.8 694.5 179.1 62.4 18.0 - 385.4 - 172.6 - 102.1         | 23.7 72.9 2.2 1.2 100.0  2.2 1.7 11.6 9.7 14.7 9.4 11.9 1.0 11.8 6.9 7.7 2.0 0.7 0.2 - 4.3 - 1.9 -  | Feet <sup>(1)</sup> (millions)  12.1 45.9 2.6 60.6  60.6  2.6 0.4 5.0 5.7 10.3 5.9 7.0 1.0 5.7 4.6 6.2 1.4 0.4 0.1 - 2.5 - 1.4 - 0.4 | 20.0<br>75.8<br>4.2<br>100.0<br>4.2<br>0.7<br>8.3<br>9.3<br>16.9<br>9.7<br>11.6<br>1.7<br>9.4<br>7.6<br>10.2<br>2.3<br>0.7<br>0.2<br>-<br>4.2 | 135.7 344.1  | 28.3<br>71.7<br>-<br>100.0<br>-<br>0.5<br>8.2<br>10.2<br>15.6<br>11.9<br>10.7<br>1.6<br>10.9<br>7.9<br>11.1<br>3.0<br>0.7<br>0.2<br>-<br>4.3<br>-<br>2.0 | 27 127 - 154 - 165 - 166 - 176 |

<sup>&</sup>lt;sup>(1)</sup> 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.

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