

Granite REIT - Portfolio Overview

Values as at Q2 2026

		Investment Properties - Fair Value ⁽¹⁾ (CAD, millions)	%	Square Feet ⁽¹⁾ (millions)	%	Annualized Revenue ⁽²⁾ (CAD, millions)	%	Property Count ⁽¹⁾
COUNTRY	Canada	2,023.9	21.1	6.9	11.3	94.2	17.5	34
	USA	5,023.6	52.3	37.0	60.2	271.2	50.4	66
	North America	7,047.5		43.9		365.4		100
	Austria	888.3	9.2	7.5	12.1	79.7	14.8	9
	Germany	654.9	6.8	4.7	7.6	41.4	7.7	14
	Netherlands	825.7	8.6	5.2	8.5	48.4	9.0	15
	United Kingdom	36.8	0.4	0.2	0.3	3.0	0.6	1
	Europe	2,405.7		17.6		172.5		39
		9,453.2		61.5		537.9		139
	Development Properties	149.9	1.6	-	-	-	-	6
	9,603.1	100.0	61.5	100.0	537.9	100.0	145	
PROPERTY CATEGORIES								
Distribution/E-commerce		6,963.5	72.5	47.3	76.9	374.6	69.6	99
Special Purpose		1,258.2	13.1	8.9	14.5	96.8	18.0	7
Industrial/Warehouse		1,078.7	11.2	4.7	7.6	56.4	10.5	30
Flex/Office		152.8	1.6	0.6	1.0	10.1	1.9	3
		9,453.2		61.5		537.9		139
Development Properties		149.9	1.6	-	-	-	-	6
		9,603.1	100.0	61.5	100.0	537.9	100.0	145
PROPERTY PROFILE (000's of square feet)								
Less than 100		272.0	2.8	0.8	1.4	11.8	2.2	15
100-200		945.6	9.8	4.0	6.4	50.7	9.4	26
200-300		1,331.9	13.9	6.0	9.7	66.6	12.4	24
300-500		1,703.3	17.7	11.8	19.2	97.8	18.2	30
Greater than 500		5,200.4	54.2	38.9	63.3	311.0	57.8	44
		9,453.2		61.5		537.9		139
Development Properties		149.9	1.6	-	-	-	-	6
		9,603.1	100.0	61.5	100.0	537.9	100.0	145
		Investment Properties - Fair Value ⁽¹⁾ (CAD, millions)	%	Square Feet ⁽¹⁾ (millions)	%	Annualized Revenue ⁽²⁾ (CAD, millions)	%	Lease Count ⁽¹⁾
UTILIZATION								
Magna		2,081.6	21.7	11.9	19.4	139.2	25.9	26
Non-Magna		7,261.5	75.6	48.4	78.6	398.7	74.1	143
Vacant		110.1	1.1	1.2	2.0	-	-	-
		9,453.2		61.5		537.9		169
Development Properties		149.9	1.6	-	-	-	-	-
		9,603.1	100.0	61.5	100.0	537.9	100.0	169
EXPIRY								
	Vacant	110.1	1.1	1.2	2.0	-	-	-
	2026	430.5	4.5	1.6	2.6	14.2	2.6	7
	2027	967.1	10.1	4.9	7.9	45.0	8.4	17
	2028	1,530.2	15.9	10.6	17.2	83.4	15.5	29
	2029	1,288.2	13.4	8.1	13.2	76.0	14.1	27
	2030	1,313.5	13.7	7.5	12.2	75.1	14.0	27
	2031	264.5	2.7	2.6	4.3	21.5	4.0	13
	2032	1,195.8	12.5	6.8	11.0	63.2	11.7	18
	2033	674.9	7.0	5.2	8.5	44.3	8.2	12
	2034	602.3	6.3	5.3	8.6	48.7	9.1	3
	2035	175.2	1.8	1.7	2.8	17.8	3.3	6
	2036	102.4	1.1	0.7	1.1	5.3	1.0	3
	2037	18.5	0.2	0.3	0.5	2.4	0.5	2
	2038	-	-	-	-	-	-	-
	2039	404.5	4.2	2.5	4.1	22.0	4.1	2
	2040	-	-	-	-	-	-	-
	2041	270.1	2.8	2.1	3.4	12.9	2.4	2
	2042	-	-	-	-	-	-	-
	2043	105.4	1.1	0.4	0.6	6.1	1.1	1
		9,453.2		61.5		537.9		169
Development Properties		149.9	1.6	-	-	-	-	-
		9,603.1	100.0	61.5	100.0	537.9	100.0	169

(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 June 30, 2026 were excluded from investment properties and related property metrics as at June 30, 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.