

Granite REIT - Portfolio Overview

Values as at Q3 2024

	Investment Properties - Fair Value (CAD, millions)	%	Square Feet (millions)	%	Annualized Revenue ⁽¹⁾ (CAD, millions)	%	Property Count
COUNTRY							
Canada	2,027.5	22.3	6.9	11.1	81.6	17.3	35
USA	4,703.6	51.7	38.8	61.3	236.5	50.1	64
North America	6,731.1		45.7		318.1		99
Austria	843.6	9.3	7.5	11.8	72.5	15.4	9
Germany	631.2	6.9	4.7	7.3	38.0	8.0	14
Netherlands	790.2	8.7	5.4	8.5	43.4	9.2	16
Europe	2,265.0		17.6		153.9		39
	8,996.1		63.3		472.0		138
Development Properties	98.4	1.1	-	-	-	-	5
	9,094.5	100.0	63.3	100.0	472.0	100.0	143
PROPERTY CATEGORIES							
Distribution/E-commerce	6,492.0	71.4	48.8	77.1	319.6	67.7	96
Special Purpose	1,217.0	13.4	8.9	14.0	89.3	18.9	7
Industrial/Warehouse	1,133.6	12.4	5.0	7.9	53.7	11.4	32
Flex/Office	153.5	1.7	0.6	1.0	9.4	2.0	3
	8,996.1		63.3		472.0		138
Development Properties	98.4	1.1	-	-	-	-	5
	9,094.5	100.0	63.3	100.0	472.0	100.0	143
PROPERTY PROFILE (000's of square feet)							
Less than 100	236.2	2.6	0.8	1.2	8.3	1.7	14
100-200	815.1	9.0	3.5	5.6	40.0	8.5	23
200-300	1,201.0	13.2	5.7	9.1	58.3	12.4	23
300-500	1,636.3	18.0	12.2	19.2	87.5	18.5	31
Greater than 500	5,107.5	56.1	41.1	64.9	277.9	58.9	47
	8,996.1		63.3		472.0		138
Development Properties	98.4	1.1	-	-	-	-	5
	9,094.5	100.0	63.3	100.0	472.0	100.0	143
	Investment Properties - Fair Value (CAD, millions)	%	Square Feet (millions)	%	Annualized Revenue ⁽¹⁾ (CAD, millions)	%	Lease Count
UTILIZATION							
Magna	2,101.1	23.1	12.1	19.2	129.5	27.4	27
Non-Magna	6,630.1	72.9	47.6	75.1	342.5	72.6	128
Vacant	264.9	2.9	3.6	5.7	-	-	-
	8,996.1		63.3		472.0		155
Development Properties	98.4	1.1	-	-	-	-	-
	9,094.5	100.0	63.3	100.0	472.0	100.0	155
EXPIRY							
Vacant	264.9	2.9	3.6	5.7	-	-	-
2024	87.1	1.0	0.6	0.9	3.3	0.7	4
2025	450.2	5.0	2.3	3.6	17.8	3.8	11
2026	1,076.0	11.7	5.4	8.5	41.4	8.8	22
2027	929.1	10.1	5.4	8.5	45.0	9.5	19
2028	1,080.4	11.9	9.6	15.2	68.1	14.4	24
2029	1,026.1	11.3	7.2	11.5	60.9	12.9	20
2030	889.9	9.8	6.0	9.5	43.9	9.3	17
2031	-	-	0.5	0.8	2.8	0.6	2
2032	1,018.3	11.2	5.6	8.9	48.6	10.3	12
2033	610.6	6.7	4.6	7.3	36.2	7.6	10
2034	661.4	7.3	6.2	9.8	50.0	10.6	4
2035	175.9	1.9	1.5	2.3	13.2	2.8	4
2036	61.1	0.7	0.4	0.6	3.5	0.8	1
2037	17.6	0.2	0.1	0.1	0.9	0.2	1
2038	-	-	-	-	-	-	-
2039	379.3	4.2	2.5	4.0	20.8	4.4	2
2040	-	-	-	-	-	-	-
2041	168.5	1.9	1.4	2.2	9.8	2.1	1
2042	-	-	-	-	-	-	-
2043	99.7	1.1	0.4	0.6	5.8	1.2	1
Total	8,996.1		63.3		472.0		155
Development Properties	98.4	1.1	-	-	-	-	-
	9,094.5	100.0	63.3	100.0	472.0	100.0	155

⁽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.