Granite REIT - Portfolio Overview
Values as at Q3 2026

	Investment Properties - Fair Value[1] (CAD, millions)	%	Square Feet[1] (millions)	%	Annualized Revenue[2] (CAD, millions)	%	Property Count[1]
COUNTRY							
Canada	2,026.0	20.8	6.9	11.1	98.9	18.1	34
USA	5,160.5	53.0	37.7	60.9	275.9	50.7	68
North America	7,186.5		44.6		374.8		102
Austria	883.0	9.1	7.5	12.2	79.3	14.5	9
Germany	646.5	6.6	4.7	7.6	41.2	7.6	14
Netherlands	787.4	8.1	4.9	7.9	46.2	8.5	14
United Kingdom	36.9	0.4	0.2	0.3	3.1	0.6	1
Europe	2,353.8		17.3		169.8		38
	9,540.3		61.9		544.6		140
Development Properties	193.5	2.0	-	-	-	-	7
	9,733.8	100.0	61.9	100.0	544.6	100.0	147
PROPERTY CATEGORIES							
Distribution/E-commerce	7,056.3	72.5	47.6	76.9	377.7	69.3	100
Special Purpose	1,255.6	12.9	8.9	14.4	96.3	17.7	7
Industrial/Warehouse	1,074.8	11.0	4.8	7.8	60.5	11.1	30
Flex/Office	153.6	1.6	0.6	0.9	10.1	1.9	3
	9,540.3		61.9		544.6		140
Development Properties	193.5	2.0	-	-	-	-	7
	9,733.8	100.0	61.9	100.0	544.6	100.0	147
PROPERTY PROFILE (000's of square feet)							
Less than 100	273.3	2.8	0.8	1.3	13.0	2.4	15
100-200	979.5	10.1	4.1	6.6	54.3	10.0	27
200-300	1,332.6	13.7	6.0	9.7	70.4	12.9	24
300-500	1,665.0	17.1	11.5	18.6	96.6	17.7	29
Greater than 500	5,289.9	54.3	39.5	63.8	310.3	57.0	45
	9,540.3		61.9		544.6		140
Development Properties	193.5	2.0	-	-	-	-	7
	9,733.8	100.0	61.9	100.0	544.6	100.0	147

	Investment Properties - Fair Value[1] (CAD, millions)	%	Square Feet[1] (millions)	%	Annualized Revenue[2] (CAD, millions)	%	Lease Count[1]
UTILIZATION							
Magna	2,074.3	21.3	11.9	19.3	141.7	26.0	26
Non-Magna	7,221.1	74.2	47.9	77.4	402.9	74.0	144
Vacant	244.9	2.5	2.1	3.3	-	-	-
	9,540.3		61.9		544.6		170
Development Properties	193.5	2.0	-	-	-	-	-
	9,733.8	100.0	61.9	100.0	544.6	100.0	170
EXPIRY							
Vacant	244.9	2.5	2.1	3.3	-	-	-
2026	91.1	0.9	0.2	0.4	3.2	0.6	1
2027	974.9	10.0	4.3	7.0	41.3	7.6	16
2028	1,554.3	16.0	10.6	17.2	84.5	15.5	30
2029	1,304.1	13.4	8.2	13.2	77.5	14.2	28
2030	1,314.0	13.5	7.6	12.3	78.7	14.5	28
2031	306.8	3.2	2.8	4.5	25.3	4.6	15
2032	1,392.7	14.3	7.9	12.7	73.0	13.4	21
2033	676.7	6.9	5.2	8.4	44.8	8.2	12
2034	599.5	6.1	5.3	8.6	48.3	8.9	3
2035	174.4	1.8	1.7	2.8	17.6	3.2	6
2036	104.3	1.1	0.7	1.1	6.8	1.3	3
2037	18.5	0.2	0.3	0.5	2.4	0.4	2
2038	-	-	-	-	-	-	-
2039	406.3	4.2	2.5	4.0	22.2	4.1	2
2040	-	-	-	-	-	-	-
2041	271.7	2.8	2.1	3.4	12.9	2.4	2
2042	-	-	-	-	-	-	-
2043	106.1	1.1	0.4	0.6	6.1	1.1	1
	9,540.3		61.9		544.6		170
Development Properties	193.5	2.0	-	-	-	-	-
	9,733.8	100.0	61.9	100.0	544.6	100.0	170

[1] Assets held for sale are excluded from investment properties and related property metrics. Accordingly, one such asset that was held for sale as at September 30, 2026 was excluded from investment properties and related property metrics as at September 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, for properties occupied as at the end of the quarterly reporting period, in millions.

The statistics posted herein are believed to be accurate at the time of posting, however, Granite will not, and disclaims any duty to, update the information.