

# Granite REIT - Portfolio Overview

Values as at Q2 2020

COUNTRY	Investment Properties - Fair Value (CAD millions)	%	Square Feet (millions)	%	Annualized Revenue <sup>(1)</sup> (CAD, millions)	%	Property Count
	Canada	1,009.1	19.8	5.9	13.3	51.2	17.6
USA	2,448.9	48.0	24.1	54.4	131.2	45.1	38
<b>North America</b>	<b>3,458.0</b>		<b>30.0</b>		<b>182.4</b>		<b>64</b>
Austria	827.3	16.2	8.1	18.3	64.4	22.2	11
Czech Republic	29.0	0.6	0.3	0.7	2.8	1.0	1
England	9.8	0.2	0.1	0.2	0.8	0.3	1
Germany	387.7	7.6	3.5	7.9	25.1	8.6	10
Netherlands	240.9	4.7	1.9	4.3	13.1	4.5	5
Poland	22.5	0.5	0.3	0.7	1.5	0.5	1
Spain	6.9	0.1	0.1	0.2	0.6	0.2	1
<b>Europe</b>	<b>1,524.1</b>		<b>14.3</b>		<b>108.3</b>		<b>30</b>
	<b>4,982.1</b>		<b>44.3</b>		<b>290.7</b>		<b>94</b>
Properties Under Development	75.7	1.5	-	-	-	-	3
Land Held For Development	39.5	0.8	-	-	-	-	4
	<b>5,097.3</b>	<b>100.0</b>	<b>44.3</b>	<b>100.0</b>	<b>290.7</b>	<b>100.0</b>	<b>101</b>

## PROPERTY CATEGORIES

Modern Warehouse	3,056.5	60.0	28.6	64.6	160.1	55.1	51
Special Purpose	1,054.1	20.6	8.9	20.1	76.4	26.3	7
Multi-Purpose	871.5	17.1	6.8	15.3	54.2	18.6	36
	<b>4,982.1</b>		<b>44.3</b>		<b>290.7</b>		<b>94</b>
Properties Under Development	75.7	1.5	-	-	-	-	3
Land Held For Development	39.5	0.8	-	-	-	-	4
	<b>5,097.3</b>	<b>100.0</b>	<b>44.3</b>	<b>100.0</b>	<b>290.7</b>	<b>100.0</b>	<b>101</b>

## PROPERTY PROFILE (000's of square feet)

Less than 100	115.7	2.3	0.7	1.6	6.8	2.3	10
100-200	414.4	8.1	2.0	4.5	23.7	8.2	13
200-300	614.6	12.1	4.9	11.1	37.0	12.7	20
300-500	686.0	13.4	6.9	15.5	35.8	12.3	18
Greater than 500	3,151.4	61.8	29.8	67.3	187.4	64.5	33
	<b>4,982.1</b>		<b>44.3</b>		<b>290.7</b>		<b>94</b>
Properties Under Development	75.7	1.5	-	-	-	-	3
Land Held For Development	39.5	0.8	-	-	-	-	4
	<b>5,097.3</b>	<b>100.0</b>	<b>44.3</b>	<b>100.0</b>	<b>290.7</b>	<b>100.0</b>	<b>101</b>

UTILIZATION	Investment Properties - Fair Value (CAD millions)	%	Square Feet (millions)	%	Annualized Revenue <sup>(1)</sup> (CAD, millions)	%	Lease Count
	Magna	1,728.1	33.9	14.1	31.8	117.2	40.3
Non-Magna	3,254.0	63.8	29.8	67.3	173.5	59.7	80
Vacant	-	-	0.4	0.9	-	-	-
	<b>4,982.1</b>		<b>44.3</b>		<b>290.7</b>		<b>115</b>
Properties Under Development	75.7	1.5	-	-	-	-	-
Land Held For Development	39.5	0.8	-	-	-	-	-
	<b>5,097.3</b>	<b>100.0</b>	<b>44.3</b>	<b>100.0</b>	<b>290.7</b>	<b>100.0</b>	<b>115</b>

## EXPIRY

Vacant	-	-	0.4	0.9	-	-	-
2020	127.0	2.5	0.5	1.0	2.5	0.9	5
2021	217.1	4.3	1.2	2.7	8.7	3.0	7
2022	685.2	13.4	5.4	12.2	33.4	11.5	15
2023	643.7	12.6	7.0	15.9	38.9	13.4	19
2024	912.1	17.9	9.4	21.3	63.6	21.9	16
2025	438.9	8.6	3.6	8.1	22.0	7.5	11
2026	288.2	5.6	2.6	5.9	13.7	4.7	11
2027	122.8	2.4	1.3	2.9	5.5	1.9	3
2028	333.9	6.5	4.4	9.9	27.1	9.3	9
2029	258.5	5.1	2.1	4.8	20.3	7.0	6
2030	89.6	1.8	1.4	3.2	6.3	2.2	5
2031	-	-	-	-	-	-	-
2032	365.4	7.2	2.1	4.7	20.7	7.1	4
2033	103.6	2.0	0.4	0.9	6.6	2.2	2
2034	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-
2039	396.1	7.8	2.5	5.6	21.4	7.4	2
<b>Total</b>	<b>4,982.1</b>		<b>44.3</b>		<b>290.7</b>		<b>115</b>
Properties Under Development	75.7	1.5	-	-	-	-	-
Land Held For Development	39.5	0.8	-	-	-	-	-
	<b>5,097.3</b>	<b>100.0</b>	<b>44.3</b>	<b>100.0</b>	<b>290.7</b>	<b>100.0</b>	<b>115</b>

<sup>(1)</sup> Annualized revenue is calculated as rental revenue excluding tenant recoveries, recognized in accordance with IFRS, in June 2020 multiplied by 12 months, in millions.