

# Granite REIT - Portfolio Overview

		Investment Properties - Fair Value (CAD millions)		Square Feet (millions)		Annualized Revenue <sup>(1)</sup> (CAD, millions)		Property Count	
			%		%		%	Values as at Q3 2020	
<b>COUNTRY</b>									
Canada		1,072.4	20.1	5.9	13.0	52.2	16.7	30	
USA		2,475.8	46.4	24.5	54.0	141.2	45.2	39	
	<b>North America</b>	<u>3,548.2</u>		<u>30.4</u>		<u>193.4</u>		<u>69</u>	
Austria		836.5	15.7	8.1	17.8	64.9	20.7	11	
Czech Republic		29.4	0.6	0.3	0.7	2.9	0.9	1	
England		9.7	0.2	0.1	0.2	0.8	0.3	1	
Germany		403.6	7.5	3.5	7.7	25.7	8.2	10	
Netherlands		413.2	7.7	2.6	5.7	22.8	7.3	8	
Poland		22.7	0.4	0.3	0.7	1.6	0.5	1	
Spain		7.0	0.1	0.1	0.2	0.6	0.2	1	
	<b>Europe</b>	<u>1,722.1</u>		<u>15.0</u>		<u>119.3</u>		<u>33</u>	
		<u>5,270.3</u>		<u>45.4</u>		<u>312.7</u>		<u>102</u>	
Properties Under Development		29.5	0.6	-	-	-	-	3	
Land Held For Development		39.1	0.7	-	-	-	-	4	
		<u>5,338.9</u>	<u>100.0</u>	<u>45.4</u>	<u>100.0</u>	<u>312.7</u>	<u>100.0</u>	<u>109</u>	
<b>PROPERTY CATEGORIES</b>									
Modern Warehouse		3,316.3	62.1	30.0	66.1	182.4	58.3	60	
Special Purpose		1,078.6	20.2	8.9	19.6	77.2	24.7	7	
Multi-Purpose		875.4	16.4	6.5	14.3	53.1	17.0	35	
		<u>5,270.3</u>		<u>45.4</u>		<u>312.7</u>		<u>102</u>	
Properties Under Development		29.5	0.6	-	-	-	-	3	
Land Held For Development		39.1	0.7	-	-	-	-	4	
		<u>5,338.9</u>	<u>100.0</u>	<u>45.4</u>	<u>100.0</u>	<u>312.7</u>	<u>100.0</u>	<u>109</u>	
<b>PROPERTY PROFILE (000's of square feet)</b>									
Less than 100		147.0	2.8	0.8	1.7	8.1	2.6	14	
100-200		466.0	8.7	2.3	5.1	27.8	8.9	15	
200-300		674.9	12.6	4.8	10.6	38.3	12.2	20	
300-500		814.1	15.3	7.7	17.0	47.6	15.2	20	
Greater than 500		3,168.3	59.3	29.8	65.6	190.9	61.1	33	
		<u>5,270.3</u>		<u>45.4</u>		<u>312.7</u>		<u>102</u>	
Properties Under Development		29.5	0.6	-	-	-	-	3	
Land Held For Development		39.1	0.7	-	-	-	-	4	
		<u>5,338.9</u>	<u>100.0</u>	<u>45.4</u>	<u>100.0</u>	<u>312.7</u>	<u>100.0</u>	<u>109</u>	
<b>UTILIZATION</b>									
		Investment Properties - Fair Value (CAD millions)	%	Square Feet (millions)	%	Annualized Revenue <sup>(1)</sup> (CAD, millions)	%	Lease Count	
Magna		1,742.2	32.6	13.7	30.2	116.7	37.3	33	
Non-Magna		3,528.1	66.1	31.2	68.7	196.0	62.7	89	
Vacant		-	-	0.5	1.1	-	-	-	
		<u>5,270.3</u>		<u>45.4</u>		<u>312.7</u>		<u>122</u>	
Properties Under Development		29.5	0.6	-	-	-	-	-	
Land Held For Development		39.1	0.7	-	-	-	-	-	
		<u>5,338.9</u>	<u>100.0</u>	<u>45.4</u>	<u>100.0</u>	<u>312.7</u>	<u>100.0</u>	<u>122</u>	
<b>EXPIRY</b>									
	Vacant	-	-	0.5	1.1	-	-	-	
	2020	63.3	1.2	0.3	0.6	1.3	0.4	3	
	2021	141.9	2.7	0.7	1.5	5.4	1.7	4	
	2022	722.0	13.5	5.4	11.8	35.2	11.3	15	
	2023	701.9	13.1	6.9	15.2	40.9	13.1	19	
	2024	903.5	16.9	9.1	20.1	62.3	19.9	15	
	2025	478.2	9.0	3.7	8.1	24.8	7.9	13	
	2026	338.6	6.3	2.9	6.4	18.1	5.8	14	
	2027	124.0	2.3	1.5	3.3	8.2	2.6	4	
	2028	334.5	6.3	4.5	9.8	27.1	8.7	10	
	2029	300.9	5.6	2.6	5.7	22.8	7.3	7	
	2030	249.5	4.7	2.0	4.5	14.9	4.8	8	
	2031	-	-	0.2	0.5	1.1	0.3	1	
	2032	382.1	7.2	2.1	4.7	20.1	6.4	4	
	2033	102.8	1.9	0.4	1.0	6.5	2.1	2	
	2034	-	-	-	-	-	-	-	
	2035	22.3	0.4	0.1	0.3	3.1	1.0	1	
	2036	-	-	-	-	-	-	-	
	2037	-	-	-	-	-	-	-	
	2038	-	-	-	-	-	-	-	
	2039	404.8	7.6	2.5	5.4	20.9	6.7	2	
	<b>Total</b>	<u>5,270.3</u>		<u>45.4</u>		<u>312.7</u>		<u>122</u>	
Properties Under Development		29.5	0.6	-	-	-	-	-	
Land Held For Development		39.1	0.7	-	-	-	-	-	
		<u>5,338.9</u>	<u>100.0</u>	<u>45.4</u>	<u>100.0</u>	<u>312.7</u>	<u>100.0</u>	<u>122</u>	

(1) Annualized revenue is calculated as rental revenue excluding tenant recoveries, recognized in accordance with IFRS, in September 2020 multiplied by 12 months, 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.