

Granite REIT - Portfolio Overview

		Investment Properties - Fair Value (CAD millions)		Square Feet (millions)		Annualized Revenue ⁽¹⁾ (CAD, millions)		Values as at Q4 2020	
			%		%		%	Property Count	
COUNTRY									
Canada		1,106.8	18.9	5.9	11.9	52.2	15.8	30	
USA		2,833.0	48.4	27.5	55.5	153.5	46.5	42	
North America		3,939.8		33.4		205.7		72	
Austria		821.3	14.0	8.1	16.4	66.0	20.0	11	
Czech Republic		29.2	0.5	0.3	0.6	2.9	0.9	1	
England		10.2	0.2	0.1	0.2	0.8	0.2	1	
Germany		412.6	7.0	3.5	7.1	25.8	7.8	10	
Netherlands		550.9	9.5	3.8	7.7	27.2	8.3	12	
Poland		22.3	0.4	0.3	0.6	1.6	0.5	1	
Europe		1,846.5		16.1		124.3		36	
		5,786.3		49.5		330.0		108	
Properties Under Development		31.5	0.5	-	-	-	-	3	
Land Held For Development		37.8	0.6	-	-	-	-	4	
		5,855.6	100.0	49.5	100.0	330.0	100.0	115	
PROPERTY CATEGORIES									
Modern Warehouse		3,827.1	65.4	34.1	68.9	199.2	60.4	67	
Special Purpose		1,069.7	18.3	8.9	18.0	78.0	23.6	7	
Multi-Purpose		889.5	15.2	6.5	13.1	52.8	16.0	34	
		5,786.3		49.5		330.0		108	
Properties Under Development		31.5	0.5	-	-	-	-	3	
Land Held For Development		37.8	0.6	-	-	-	-	4	
		5,855.6	100.0	49.5	100.0	330.0	100.0	115	
PROPERTY PROFILE (000's of square feet)									
Less than 100		143.5	2.5	0.7	1.4	7.6	2.3	13	
100-200		513.0	8.8	2.6	5.3	28.2	8.5	17	
200-300		695.8	11.9	4.9	9.9	38.2	11.6	20	
300-500		913.4	15.6	8.5	17.2	50.7	15.4	22	
Greater than 500		3,520.6	60.1	32.8	66.2	205.3	62.2	36	
		5,786.3		49.5		330.0		108	
Properties Under Development		31.5	0.5	-	-	-	-	3	
Land Held For Development		37.8	0.6	-	-	-	-	4	
		5,855.6	100.0	49.5	100.0	330.0	100.0	115	
UTILIZATION									
		Investment Properties - Fair Value (CAD millions)	%	Square Feet (millions)	%	Annualized Revenue ⁽¹⁾ (CAD, millions)	%	Lease Count	
Magna		1,750.1	29.9	13.6	27.4	117.2	35.5	32	
Non-Magna		4,036.2	69.0	35.7	72.2	212.8	64.5	97	
Vacant		-	-	0.2	0.4	-	-	-	
		5,786.3		49.5		330.0		129	
Properties Under Development		31.5	0.5	-	-	-	-	-	
Land Held For Development		37.8	0.6	-	-	-	-	-	
		5,855.6	100.0	49.5	100.0	330.0	100.0	129	
EXPIRY									
Vacant		-	-	0.2	0.4	-	-	-	
2021		293.0	5.0	0.4	0.9	3.7	1.1	1	
2022		745.4	12.7	5.4	10.9	35.6	10.8	15	
2023		773.8	13.2	7.5	15.1	43.3	13.1	23	
2024		858.4	14.7	9.1	18.4	61.9	18.8	15	
2025		479.0	8.2	3.7	7.5	24.5	7.4	13	
2026		507.7	8.7	4.0	8.1	24.3	7.4	17	
2027		130.9	2.2	1.5	3.0	8.2	2.5	4	
2028		329.9	5.6	4.5	9.1	26.8	8.1	10	
2029		297.5	5.1	2.6	5.3	21.9	6.6	7	
2030		311.1	5.3	2.5	5.1	17.2	5.2	10	
2031		-	-	0.2	0.4	1.1	0.3	1	
2032		391.5	6.7	2.1	4.2	20.0	6.1	4	
2033		98.9	1.7	0.5	1.0	6.4	1.9	2	
2034		102.4	1.8	1.0	2.0	5.1	1.6	1	
2035		68.6	1.2	0.4	0.8	3.4	1.0	2	
2036		-	-	-	-	-	-	-	
2037		-	-	-	-	-	-	-	
2038		-	-	-	-	-	-	-	
2039		398.2	6.8	2.5	5.0	20.3	6.2	2	
2040		-	-	-	-	-	-	-	
2041		-	-	1.4	2.8	6.3	1.9	2	
Total		5,786.3		49.5		330.0		129	
Properties Under Development		31.5	0.5	-	-	-	-	-	
Land Held For Development		37.8	0.6	-	-	-	-	-	
		5,855.6	100.0	49.5	100.0	330.0	100.0	129	

(1) Annualized revenue is calculated as rental revenue excluding tenant recoveries, recognized in accordance with IFRS, in December 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.