

Granite REIT - Portfolio Overview

Values as at Q2 2021

		Investment Properties - Fair Value (CAD millions)	%	Square Feet (millions)	%	Annualized Revenue ⁽¹⁾ (CAD, millions)	%	Property Count
COUNTRY								
	Canada	1,284.6	20.1	5.9	11.5	53.3	16.1	30
	USA	3,233.7	50.6	29.6	57.8	160.1	48.6	46
	North America	4,518.3		35.5		213.4		76
	Austria	761.6	11.9	7.9	15.4	61.9	18.8	10
	Czech Republic	32.2	0.5	0.3	0.6	2.8	0.8	1
	Germany	405.4	6.3	3.5	6.8	24.2	7.4	10
	Netherlands	568.9	8.9	3.8	7.4	26.0	7.9	12
	Poland	21.3	0.3	0.3	0.5	1.4	0.4	1
	Europe	1,789.4		15.8		116.3		34
		6,307.7		51.3		329.7		110
	Properties Under Development	61.0	1.0	-	-	-	-	5
	Land Held For Development	27.9	0.4	-	-	-	-	3
		6,396.6	100.0	51.3	100.0	329.7	100.0	118
PROPERTY CATEGORIES								
	Distribution/E-commerce	4,297.7	67.2	36.2	70.6	204.1	62.0	67
	Special Purpose	1,054.2	16.5	8.9	17.3	74.6	22.6	7
	Industrial/Warehouse	813.3	12.7	5.5	10.8	42.4	12.8	32
	Flex/Office	142.5	2.2	0.7	1.3	8.6	2.6	4
		6,307.7		51.3		329.7		110
	Properties Under Development	61.0	1.0	-	-	-	-	5
	Land Held For Development	27.9	0.4	-	-	-	-	3
		6,396.6	100.0	51.3	100.0	329.7	100.0	118
PROPERTY PROFILE (000's of square feet)								
	Less than 100	152.1	2.4	0.7	1.3	6.9	2.1	12
	100-200	548.9	8.6	2.6	5.1	27.6	8.4	17
	200-300	749.2	11.7	4.6	9.1	36.9	11.2	19
	300-500	1,067.1	16.7	9.6	18.7	55.1	16.6	25
	Greater than 500	3,790.4	59.2	33.8	65.8	203.2	61.7	37
		6,307.7		51.3		329.7		110
	Properties Under Development	61.0	1.0	-	-	-	-	5
	Land Held For Development	27.9	0.4	-	-	-	-	3
		6,396.6	100.0	51.3	100.0	329.7	100.0	118
UTILIZATION								
	Magna	1,796.0	28.1	13.5	26.3	113.2	34.4	31
	Non-Magna	4,511.7	70.5	37.4	73.0	216.5	65.6	101
	Vacant	-	-	0.4	0.7	-	-	-
		6,307.7		51.3		329.7		132
	Properties Under Development	61.0	1.0	-	-	-	-	-
	Land Held For Development	27.9	0.4	-	-	-	-	-
		6,396.6	100.0	51.3	100.0	329.7	100.0	132
EXPIRY								
	Vacant	-	-	0.4	0.7	-	-	-
	2021	91.8	1.4	0.1	0.3	0.7	0.2	-
	2022	658.5	10.3	4.6	9.0	29.6	9.0	12
	2023	845.8	13.2	7.7	15.0	42.2	12.8	24
	2024	896.7	14.0	9.5	18.5	60.6	18.4	16
	2025	534.5	8.4	3.6	7.0	24.3	7.4	12
	2026	580.0	9.1	4.6	8.9	28.0	8.5	19
	2027	311.3	4.9	2.4	4.6	12.8	3.9	8
	2028	434.3	6.8	5.2	10.2	29.3	8.9	11
	2029	318.8	5.0	2.6	5.1	21.0	6.4	7
	2030	329.7	5.2	2.5	5.0	16.6	5.0	10
	2031	-	-	0.2	0.4	1.1	0.3	1
	2032	430.9	6.7	2.1	4.2	20.0	6.1	4
	2033	97.3	1.5	0.4	0.9	6.1	1.9	2
	2034	107.4	1.7	1.0	1.9	4.9	1.5	1
	2035	66.2	1.0	0.4	0.8	3.2	1.0	2
	2036	-	-	-	-	-	-	-
	2037	-	-	-	-	-	-	-
	2038	-	-	-	-	-	-	-
	2039	430.1	6.7	2.6	4.8	19.5	5.8	2
	2040	-	-	-	-	-	-	-
	2041	174.4	2.7	1.4	2.7	9.8	2.9	1
	Total	6,307.7		51.3		329.7		132
	Properties Under Development	61.0	1.0	-	-	-	-	-
	Land Held For Development	27.9	0.4	-	-	-	-	-
		6,396.6	100.0	51.3	100.0	329.7	100.0	132

(1) Annualized revenue is calculated as rental revenue excluding tenant recoveries, recognized in accordance with IFRS, in June 2021 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.