

# Granite REIT - Portfolio Overview

## Values as at Q3 2021

		Investment Properties - Fair Value <sup>(1)</sup> (CAD, millions)	%	Square Feet (millions)	%	Annualized Revenue <sup>(2)</sup> (CAD, millions)	%	Property Count
<b>COUNTRY</b>								
Canada		1,430.0	19.6	5.9	11.0	53.9	15.4	30
USA		3,803.7	52.2	32.1	60.2	179.1	51.2	51
<b>North America</b>		5,233.7		38.0		233.0		81
Austria		768.8	10.6	7.5	14.1	61.7	17.6	9
Czech Republic		32.3	0.4	0.3	0.6	2.8	0.8	1
Germany		420.5	5.8	3.5	6.6	24.4	7.0	10
Netherlands		642.6	8.8	4.0	7.5	27.8	8.0	13
<b>Europe</b>		1,864.2		15.3		116.7		33
		7,097.9		53.3		349.7		114
Properties Under Development		109.5	1.5	-	-	-	-	9
Land Held For Development		78.9	1.1	-	-	-	-	3
		7,286.3	100.0	53.3	100.0	349.7	100.0	126
<b>PROPERTY CATEGORIES</b>								
Distribution/E-commerce		4,931.9	67.7	38.5	72.2	221.9	63.5	71
Special Purpose		1,091.5	15.0	8.8	16.5	75.3	21.5	7
Industrial/Warehouse		923.0	12.6	5.3	10.0	43.7	12.5	32
Flex/Office		151.5	2.1	0.7	1.3	8.8	2.5	4
		7,097.9		53.3		349.7		114
Properties Under Development		109.5	1.5	-	-	-	-	9
Land Held For Development		78.9	1.1	-	-	-	-	3
		7,286.3	100.0	53.3	100.0	349.7	100.0	126
<b>PROPERTY PROFILE (000's of square feet)</b>								
Less than 100		174.8	2.4	0.6	1.1	6.9	2.0	12
100-200		664.5	9.1	3.0	5.6	30.9	8.8	19
200-300		785.9	10.8	4.4	8.3	36.5	10.4	18
300-500		1,228.5	16.9	10.0	18.8	60.1	17.2	26
Greater than 500		4,244.2	58.2	35.3	66.2	215.3	61.6	39
		7,097.9		53.3		349.7		114
Properties Under Development		109.5	1.5	-	-	-	-	9
Land Held For Development		78.9	1.1	-	-	-	-	3
		7,286.3	100.0	53.3	100.0	349.7	100.0	126
<b>UTILIZATION</b>								
		Investment Properties - Fair Value (CAD, millions)	%	Square Feet (millions)	%	Annualized Revenue <sup>(1)</sup> (CAD, millions)	%	Lease Count
Magna		1,843.1	25.3	12.7	23.8	109.0	31.2	30
Non-Magna		5,254.8	72.1	40.2	75.4	240.7	68.8	131
Vacant		-	-	0.4	0.8	-	-	-
		7,097.9		53.3		349.7		161
Properties Under Development		109.5	1.5	-	-	-	-	-
Land Held For Development		78.9	1.1	-	-	-	-	-
		7,286.3	100.0	53.3	100.0	349.7	100.0	161
<b>EXPIRY</b>								
	Vacant	-	-	0.4	0.8	-	-	-
	2021	41.4	0.6	-	-	0.1	-	8
	2022	520.2	7.1	3.0	5.6	22.8	6.5	13
	2023	1,212.6	16.6	9.3	17.4	51.0	14.6	32
	2024	953.5	13.1	9.8	18.4	64.3	18.4	22
	2025	612.5	8.4	3.6	6.8	24.9	7.1	13
	2026	682.0	9.3	5.1	9.5	32.1	9.2	22
	2027	397.6	5.5	2.8	5.3	15.5	4.4	10
	2028	458.9	6.3	4.8	9.0	29.0	8.3	10
	2029	464.1	6.4	3.9	7.3	27.2	7.8	8
	2030	354.0	4.9	2.5	4.7	16.9	4.8	10
	2031	-	-	0.2	0.4	1.1	0.3	1
	2032	459.8	6.3	2.1	3.9	20.0	5.7	4
	2033	98.0	1.3	0.5	0.9	6.3	1.8	2
	2034	114.7	1.6	1.0	1.9	5.0	1.4	1
	2035	72.7	1.0	0.4	0.8	3.3	1.0	2
	2036	-	-	-	-	-	-	-
	2037	-	-	-	-	-	-	-
	2038	-	-	-	-	-	-	-
	2039	471.3	6.5	2.5	4.7	20.1	5.8	2
	2040	-	-	-	-	-	-	-
	2041	184.6	2.5	1.4	2.6	10.1	2.9	1
<b>Total</b>		7,097.9		53.3		349.7		161
Properties Under Development		109.5	1.5	-	-	-	-	-
Land Held For Development		78.9	1.1	-	-	-	-	-
		7,286.3	100.0	53.3	100.0	349.7	100.0	161

(1) Assets held for sale are excluded from investment properties and related property metrics. Accordingly, three such assets that were held for sale as at September 30, 2021 were excluded from investment properties and related property metrics as at September 30, 2021.

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