

Granite REIT - Portfolio Overview

Values as at Q1 2022

	Investment Properties - Fair Value ⁽¹⁾ (CAD, millions)	%	Square Feet (millions)	%	Annualized Revenue ⁽¹⁾⁽²⁾ (CAD, millions)	%	Property Count
COUNTRY							
Canada	1,825.8	21.4	6.4	11.5	58.6	16.5	33
USA	4,322.6	50.7	32.8	58.7	177.1	49.9	52
North America	6,148.4		39.2		235.7		85
Austria	743.7	8.7	7.5	13.4	57.7	16.3	9
Germany	548.8	6.4	4.3	7.7	29.0	8.2	13
Netherlands	779.9	9.2	4.9	8.7	32.4	9.1	15
Europe	2,072.4		16.7		119.1		37
	8,220.8		55.9		354.8		122
Properties Under Development	217.7	2.6	-	-	-	-	9
Land Held For Development	88.3	1.0	-	-	-	-	3
	8,526.8	100.0	55.9	100.0	354.8	100.0	134
PROPERTY CATEGORIES							
Distribution/E-commerce	5,866.6	68.8	41.2	73.7	232.2	65.4	78
Special Purpose	1,104.1	12.9	8.9	15.9	72.8	20.5	7
Industrial/Warehouse	1,081.2	12.7	5.1	9.2	41.3	11.7	33
Flex/Office	168.9	2.0	0.7	1.2	8.5	2.4	4
	8,220.8		55.9		354.8		122
Properties Under Development	217.7	2.6	-	-	-	-	9
Land Held For Development	88.3	1.0	-	-	-	-	3
	8,526.8	100.0	55.9	100.0	354.8	100.0	134
PROPERTY PROFILE (000's of square feet)							
Less than 100	253.5	3.0	0.8	1.4	7.7	2.2	14
100-200	754.2	8.8	3.1	5.6	30.9	8.7	20
200-300	968.3	11.4	4.6	8.2	37.2	10.5	19
300-500	1,374.8	16.1	10.4	18.6	61.4	17.3	27
Greater than 500	4,870.0	57.1	37.0	66.2	217.6	61.3	42
	8,220.8		55.9		354.8		122
Properties Under Development	217.7	2.6	-	-	-	-	9
Land Held For Development	88.3	1.0	-	-	-	-	3
	8,526.8	100.0	55.9	100.0	354.8	100.0	134
	Investment Properties - Fair Value ⁽¹⁾ (CAD, millions)	%	Square Feet (millions)	%	Annualized Revenue ⁽¹⁾⁽²⁾ (CAD, millions)	%	Lease Count
UTILIZATION							
Magna	1,970.7	23.1	12.4	22.1	102.7	28.9	29
Non-Magna	6,250.1	73.3	43.4	77.6	252.1	71.1	140
Vacant	-	-	0.1	0.3	-	-	-
	8,220.8		55.9		354.8		169
Properties Under Development	217.7	2.6	-	-	-	-	-
Land Held For Development	88.3	1.0	-	-	-	-	-
	8,526.8	100.0	55.9	100.0	354.8	100.0	169
EXPIRY							
Vacant	-	-	0.1	0.3	-	-	-
2022	428.9	5.0	1.7	3.1	11.1	3.1	19
2023	1,313.2	15.4	9.2	16.5	50.4	14.2	33
2024	1,007.9	11.8	9.8	17.6	62.0	17.5	22
2025	853.8	10.0	3.9	6.8	25.2	7.1	14
2026	727.1	8.5	4.7	8.4	27.5	7.8	20
2027	724.8	8.5	4.4	8.0	30.9	8.7	14
2028	398.1	4.7	5.0	8.9	29.1	8.2	11
2029	511.5	6.0	3.9	7.0	26.1	7.4	8
2030	487.5	5.7	3.3	5.8	20.2	5.6	12
2031	85.6	1.0	0.9	1.5	4.3	1.2	2
2032	603.5	7.1	2.8	5.1	24.5	6.9	5
2033	96.9	1.1	0.5	0.8	6.0	1.7	2
2034	126.4	1.5	1.0	1.8	4.5	1.3	1
2035	73.1	0.9	0.4	0.8	2.9	0.8	2
2036	66.0	0.8	0.4	0.7	3.4	1.0	1
2037	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-
2039	509.3	6.0	2.5	4.4	17.9	5.0	2
2040	-	-	-	-	-	-	-
2041	207.2	2.4	1.4	2.5	8.8	2.5	1
Total	8,220.8		55.9		354.8		169
Properties Under Development	217.7	2.6	-	-	-	-	-
Land Held For Development	88.3	1.0	-	-	-	-	-
	8,526.8	100.0	55.9	100.0	354.8	100.0	169

⁽¹⁾ Assets held for sale are excluded from investment properties and related property metrics. Accordingly, one such asset was held for sale as at March 31, 2022 and was excluded from investment properties and related property metrics as at March 31, 2022.

⁽²⁾ Annualized revenue is calculated as the contractual base rent for the month subsequent to the quarterly reporting period multiplied by 12 months, in millions.