

Granite REIT - Portfolio Overview

Values as at Q3 2022

	Investment Properties - Fair Value ⁽¹⁾ (CAD, millions)	%	Square Feet (millions)	%	Annualized Revenue ⁽¹⁾⁽²⁾ (CAD, millions)	%	Property Count
COUNTRY							
Canada	1,848.1	20.7	6.5	11.1	62.3	15.8	34
USA	4,598.9	51.4	34.8	59.2	209.6	53.1	55
North America	6,447.0		41.3		271.9		89
Austria	718.2	8.0	7.5	12.7	56.4	14.3	9
Germany	570.3	6.4	4.6	7.8	30.0	7.6	14
Netherlands	809.0	9.1	5.4	9.2	36.1	9.2	16
Europe	2,097.5		17.5		122.5		39
	8,544.5		58.8		394.4		128
Properties Under Development	313.2	3.5	-	-	-	-	9
Land Held For Development	81.2	0.9	-	-	-	-	4
	8,938.9	100.0	58.8	100.0	394.4	100.0	141
PROPERTY CATEGORIES							
Distribution/E-commerce	6,245.4	69.9	44.2	75.2	271.4	68.8	85
Special Purpose	1,058.8	11.8	8.9	15.1	71.3	18.1	7
Industrial/Warehouse	1,091.5	12.2	5.1	8.7	43.4	11.0	33
Flex/Office	148.8	1.7	0.6	1.0	8.2	2.1	3
	8,544.5		58.8		394.3		128
Properties Under Development	313.2	3.5	-	-	-	-	9
Land Held For Development	81.2	0.9	-	-	-	-	4
	8,938.9	100.0	58.8	100.0	394.3	100.0	141
PROPERTY PROFILE (000's of square feet)							
Less than 100	273.1	3.0	0.9	1.5	8.5	2.2	15
100-200	688.9	7.7	2.9	4.9	29.7	7.5	19
200-300	1,077.9	12.1	5.1	8.7	44.2	11.2	21
300-500	1,554.0	17.4	11.4	19.4	70.8	18.0	29
Greater than 500	4,950.6	55.4	38.5	65.5	241.1	61.1	44
	8,544.5		58.8		394.3		128
Properties Under Development	313.2	3.5	-	-	-	-	9
Land Held For Development	81.2	0.9	-	-	-	-	4
	8,938.9	100.0	58.8	100.0	394.3	100.0	141
	Investment Properties - Fair Value ⁽¹⁾ (CAD, millions)	%	Square Feet (millions)	%	Annualized Revenue ⁽¹⁾⁽²⁾ (CAD, millions)	%	Lease Count
UTILIZATION							
Magna	1,927.3	21.6	12.3	20.9	102.6	26.0	28
Non-Magna	6,617.2	74.0	46.0	78.2	291.8	74.0	141
Vacant	-	-	0.5	0.9	-	-	-
	8,544.5		58.8		394.4		169
Properties Under Development	313.2	3.5	-	-	-	-	-
Land Held For Development	81.2	0.9	-	-	-	-	-
	8,938.9	100.0	58.8	100.0	394.4	100.0	169
EXPIRY							
Vacant	-	-	0.5	0.9	-	-	-
2022	82.6	0.9	0.2	0.3	1.1	0.3	10
2023	1,012.8	11.3	6.4	10.8	38.0	9.6	25
2024	1,018.7	11.4	9.7	16.5	61.8	15.7	20
2025	904.7	10.1	4.8	8.2	31.0	7.9	16
2026	1,014.8	11.4	6.2	10.6	40.9	10.4	23
2027	714.0	8.0	4.5	7.6	33.1	8.4	14
2028	504.5	5.6	5.8	9.9	36.2	9.2	15
2029	609.8	6.8	4.3	7.3	32.1	8.1	10
2030	526.6	5.9	3.9	6.6	23.8	6.0	13
2031	87.1	1.0	0.9	1.5	4.8	1.2	2
2032	1,040.5	11.7	5.4	9.2	42.7	10.8	11
2033	95.5	1.1	0.4	0.7	6.4	1.6	2
2034	121.7	1.4	1.0	1.7	5.0	1.3	1
2035	62.8	0.7	0.4	0.7	2.9	0.7	2
2036	66.0	0.7	0.4	0.7	3.4	0.9	1
2037	17.7	0.2	0.1	0.1	0.9	0.2	1
2038	-	-	-	-	-	-	-
2039	458.3	5.1	2.5	4.3	20.6	5.2	2
2040	-	-	-	-	-	-	-
2041	206.4	2.3	1.4	2.4	9.7	2.5	1
Total	8,544.5		58.8		394.4		169
Properties Under Development	313.2	3.5	-	-	-	-	-
Land Held For Development	81.2	0.9	-	-	-	-	-
	8,938.9	100.0	58.8	100.0	394.4	100.0	169

⁽¹⁾ Assets held for sale are excluded from investment properties and related property metrics. Accordingly, one such asset that was held for sale as at September 30, 2022 was excluded from investment properties and related property metrics as at September 30, 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.