

Granite REIT - Portfolio Overview

Values as at Q4 2022

	Investment Properties - Fair Value ⁽¹⁾ (CAD, millions)	%	Square Feet ⁽¹⁾ (millions)	%	Annualized Revenue ⁽¹⁾⁽²⁾ (CAD, millions)	%	Property Count ⁽¹⁾
COUNTRY							
Canada	1,833.3	20.7	6.5	11.0	62.5	15.3	34
USA	4,489.9	50.8	35.4	59.6	210.1	51.6	55
North America	6,323.2		41.9		272.6		89
Austria	760.0	8.6	7.5	12.6	60.7	14.9	9
Germany	588.8	6.7	4.6	7.8	34.7	8.5	14
Netherlands	814.1	9.2	5.4	9.0	39.6	9.7	16
Europe	2,162.9		17.5		135.0		39
	8,486.1		59.4		407.6		128
Properties Under Development	272.5	3.1	-	-	-	-	8
Land Held For Development	81.0	0.9	-	-	-	-	4
	8,839.6	100.0	59.4	100.0	407.6	100.0	140
PROPERTY CATEGORIES							
Distribution/E-commerce	6,170.3	69.8	45.0	75.7	280.7	68.9	86
Special Purpose	1,084.7	12.3	8.9	15.0	75.5	18.5	7
Industrial/Warehouse	1,085.1	12.3	4.9	8.3	43.2	10.6	32
Flex/Office	146.0	1.6	0.6	1.0	8.2	2.0	3
	8,486.1		59.4		407.6		128
Properties Under Development	272.5	3.1	-	-	-	-	8
Land Held For Development	81.0	0.9	-	-	-	-	4
	8,839.6	100.0	59.4	100.0	407.6	100.0	140
PROPERTY PROFILE (000's of square feet)							
Less than 100	270.1	3.1	0.9	1.5	8.6	2.1	15
100-200	685.5	7.8	2.9	4.9	30.7	7.5	19
200-300	1,064.0	12.0	4.9	8.3	46.6	11.5	20
300-500	1,513.5	17.1	11.3	19.0	75.9	18.6	29
Greater than 500	4,953.0	56.0	39.4	66.3	245.8	60.3	45
	8,486.1		59.4		407.6		128
Properties Under Development	272.5	3.1	-	-	-	-	8
Land Held For Development	81.0	0.9	-	-	-	-	4
	8,839.6	100.0	59.4	100.0	407.6	100.0	140
	Investment Properties - Fair Value ⁽¹⁾ (CAD, millions)	%	Square Feet ⁽¹⁾ (millions)	%	Annualized Revenue ⁽¹⁾⁽²⁾ (CAD, millions)	%	Lease Count ⁽¹⁾
UTILIZATION							
Magna	1,952.9	22.1	12.1	20.3	105.8	26.0	27
Non-Magna	6,512.0	73.7	47.1	79.3	301.8	74.0	139
Vacant	21.2	0.2	0.2	0.4	-	-	-
	8,486.1		59.4		407.6		166
Properties Under Development	272.5	3.1	-	-	-	-	-
Land Held For Development	81.0	0.9	-	-	-	-	-
	8,839.6	100.0	59.4	100.0	407.6	100.0	166
EXPIRY							
Vacant	21.2	0.2	0.2	0.4	-	-	-
2023	445.7	5.0	3.1	5.1	20.6	5.1	24
2024	1,055.0	11.9	9.8	16.4	65.8	16.1	19
2025	938.9	10.6	5.1	8.6	33.4	8.2	17
2026	1,101.0	12.5	6.0	10.1	42.4	10.4	23
2027	719.4	8.2	4.5	7.6	35.1	8.6	15
2028	824.4	9.3	8.3	14.0	50.3	12.3	19
2029	586.4	6.6	4.3	7.2	31.9	7.8	10
2030	518.0	5.9	3.9	6.6	25.4	6.2	13
2031	107.2	1.2	0.9	1.5	4.8	1.2	2
2032	1,016.2	11.5	5.6	9.4	45.6	11.2	12
2033	274.2	3.1	1.9	3.2	10.1	2.5	4
2034	107.5	1.2	1.0	1.7	5.0	1.2	1
2035	61.0	0.7	0.4	0.7	3.1	0.8	2
2036	61.1	0.7	0.4	0.7	3.4	0.9	1
2037	17.7	0.2	0.1	0.2	0.9	0.2	1
2038	-	-	-	-	-	-	-
2039	437.3	5.0	2.5	4.2	20.3	5.0	2
2040	-	-	-	-	-	-	-
2041	193.9	2.2	1.4	2.4	9.5	2.3	1
Total	8,486.1		59.4		407.6		166
Properties Under Development	272.5	3.1	-	-	-	-	-
Land Held For Development	81.0	0.9	-	-	-	-	-
	8,839.6	100.0	59.4	100.0	407.6	100.0	166

⁽¹⁾ Assets held for sale are excluded from investment properties and related property metrics. Accordingly, two such assets that were held for sale as at December 31, 2022 were excluded from investment properties and related property metrics as at December 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.