

Granite REIT - Portfolio Overview

Values as at Q1 2023

	Investment Properties - Fair Value ⁽¹⁾ (CAD, millions)	%	Square Feet ⁽¹⁾ (millions)	%	Annualized Revenue ⁽¹⁾⁽²⁾ (CAD, millions)	%	Property Count ⁽¹⁾
COUNTRY							
Canada	1,831.2	20.4	6.5	10.5	64.3	15.4	34
USA	4,679.2	52.3	38.1	61.3	213.7	51.4	60
North America	6,510.4		44.6		278.0		94
Austria	821.8	9.2	7.5	12.1	61.8	14.9	9
Germany	614.3	6.9	4.6	7.4	36.0	8.6	14
Netherlands	786.9	8.8	5.4	8.7	40.2	9.7	16
Europe	2,223.0		17.5		138.0		39
	8,733.4		62.1		416.0		133
Properties Under Development	137.2	1.5	-	-	-	-	5
Land Held For Development	81.5	0.9	-	-	-	-	4
	8,952.1	100.0	62.1	100.0	416.0	100.0	142
PROPERTY CATEGORIES							
Distribution/E-commerce	6,327.2	70.7	47.7	76.8	285.6	68.7	91
Special Purpose	1,175.2	13.2	8.9	14.3	78.2	18.8	7
Industrial/Warehouse	1,085.9	12.1	4.9	7.9	43.7	10.5	32
Flex/Office	145.1	1.6	0.6	1.0	8.5	2.0	3
	8,733.4		62.1		416.0		133
Properties Under Development	137.2	1.5	-	-	-	-	5
Land Held For Development	81.5	0.9	-	-	-	-	4
	8,952.1	100.0	62.1	100.0	416.0	100.0	142
PROPERTY PROFILE (000's of square feet)							
Less than 100	271.0	3.0	0.9	1.4	8.6	2.1	15
100-200	676.2	7.6	2.9	4.7	31.1	7.5	19
200-300	1,126.9	12.6	5.5	8.9	47.4	11.4	22
300-500	1,537.8	17.2	11.7	18.8	76.7	18.4	30
Greater than 500	5,121.5	57.2	41.1	66.2	252.2	60.6	47
	8,733.4		62.1		416.0		133
Properties Under Development	137.2	1.5	-	-	-	-	5
Land Held For Development	81.5	0.9	-	-	-	-	4
	8,952.1	100.0	62.1	100.0	416.0	100.0	142
	Investment Properties - Fair Value ⁽¹⁾ (CAD, millions)	%	Square Feet ⁽¹⁾ (millions)	%	Annualized Revenue ⁽¹⁾⁽²⁾ (CAD, millions)	%	Lease Count ⁽¹⁾
UTILIZATION							
Magna	2,015.3	22.5	12.1	19.5	108.7	26.1	27
Non-Magna	6,590.6	73.6	48.6	78.3	307.3	73.9	136
Vacant	127.5	1.5	1.4	2.2	-	-	-
	8,733.4		62.1		416.0		163
Properties Under Development	137.2	1.5	-	-	-	-	-
Land Held For Development	81.5	0.9	-	-	-	-	-
	8,952.1	100.0	62.1	100.0	416.0	100.0	163
EXPIRY							
Vacant	127.5	1.4	1.4	2.2	-	-	-
2023	366.8	4.1	1.8	2.9	10.8	2.6	14
2024	565.0	6.3	4.5	7.2	30.7	7.4	16
2025	948.0	10.6	5.2	8.4	34.5	8.3	18
2026	1,090.7	12.2	6.0	9.7	42.7	10.3	23
2027	716.4	8.0	4.8	7.7	37.3	9.0	16
2028	869.0	9.7	8.7	14.0	50.8	12.2	20
2029	615.5	6.9	4.6	7.4	34.6	8.3	11
2030	540.7	6.0	4.0	6.4	25.7	6.2	14
2031	-	-	0.2	0.3	1.2	0.3	1
2032	1,000.5	11.2	5.6	9.0	46.9	11.3	12
2033	475.6	5.3	3.7	6.0	17.5	4.2	7
2034	610.6	6.8	5.9	9.5	38.4	9.2	3
2035	132.1	1.5	1.2	2.0	10.5	2.5	3
2036	60.3	0.7	0.4	0.6	3.5	0.8	1
2037	17.7	0.2	0.1	0.2	0.9	0.2	1
2038	-	-	-	-	-	-	-
2039	411.5	4.6	2.6	4.2	20.3	4.9	2
2040	-	-	-	-	-	-	-
2041	185.5	2.1	1.4	2.3	9.7	2.3	1
Total	8,733.4		62.1		416.0		163
Properties Under Development	137.2	1.5	-	-	-	-	-
Land Held For Development	81.5	0.9	-	-	-	-	-
	8,952.1	100.0	62.1	100.0	416.0	100.0	163

⁽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 March 31, 2023 was excluded from investment properties and related property metrics as at March 31, 2023.

⁽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.