

Granite REIT - Portfolio Overview

Values as at Q2 2023

	Investment Properties - Fair Value ⁽¹⁾ (CAD, millions)	%	Square Feet ⁽¹⁾ (millions)	%	Annualized Revenue ⁽¹⁾⁽²⁾ (CAD, millions)	%	Property Count ⁽¹⁾
COUNTRY							
Canada	1,845.4	20.9	6.5	10.3	64.4	15.4	34
USA	4,653.4	52.7	38.8	61.7	217.2	51.9	64
North America	6,498.8		45.3		281.6		98
Austria	807.5	9.1	7.5	11.9	60.8	14.5	9
Germany	613.4	6.9	4.7	7.5	35.6	8.5	14
Netherlands	774.5	8.8	5.4	8.6	40.5	9.7	16
Europe	2,195.4		17.6		136.9		39
	8,694.2		62.9		418.5		137
Properties Under Development	76.5	0.9	-	-	-	-	2
Land Held For Development	62.4	0.7	-	-	-	-	4
	8,833.1	100.0	62.9	100.0	418.5	100.0	143
PROPERTY CATEGORIES							
Distribution/E-commerce	6,284.6	71.2	48.4	77.0	289.5	69.2	95
Special Purpose	1,169.7	13.2	8.9	14.1	77.2	18.4	7
Industrial/Warehouse	1,095.3	12.4	5.0	7.9	43.5	10.4	32
Flex/Office	144.6	1.6	0.6	1.0	8.3	2.0	3
	8,694.2		62.9		418.5		137
Properties Under Development	76.5	0.9	-	-	-	-	2
Land Held For Development	62.4	0.7	-	-	-	-	4
	8,833.1	100.0	62.9	100.0	418.5	100.0	143
PROPERTY PROFILE (000's of square feet)							
Less than 100	273.2	3.1	0.9	1.4	8.7	2.1	15
100-200	747.0	8.5	3.4	5.4	30.9	7.4	22
200-300	1,160.8	13.1	5.7	9.1	47.6	11.4	23
300-500	1,510.6	17.1	11.8	18.8	78.7	18.8	30
Greater than 500	5,002.6	56.6	41.1	65.3	252.6	60.3	47
	8,694.2		62.9		418.5		137
Properties Under Development	76.5	0.9	-	-	-	-	2
Land Held For Development	62.4	0.7	-	-	-	-	4
	8,833.1	100.0	62.9	100.0	418.5	100.0	143
	Investment Properties - Fair Value ⁽¹⁾ (CAD, millions)	%	Square Feet ⁽¹⁾ (millions)	%	Annualized Revenue ⁽¹⁾⁽²⁾ (CAD, millions)	%	Lease Count ⁽¹⁾
UTILIZATION							
Magna	2,021.9	22.9	12.1	19.2	107.7	25.7	27
Non-Magna	6,396.3	72.4	48.5	77.1	310.8	74.3	138
Vacant	276.0	3.1	2.3	3.7	-	-	-
	8,694.2		62.9		418.5		165
Properties Under Development	76.5	0.9	-	-	-	-	-
Land Held For Development	62.4	0.7	-	-	-	-	-
	8,833.1	100.0	62.9	100.0	418.5	100.0	165
EXPIRY							
Vacant	223.5	2.5	2.3	3.7	-	-	-
2023	289.2	3.3	0.9	1.4	5.9	1.4	12
2024	475.3	5.4	4.2	6.7	27.3	6.5	15
2025	934.0	10.6	5.2	8.3	34.5	8.2	18
2026	1,070.5	12.1	6.0	9.6	42.2	10.1	23
2027	706.7	8.0	4.8	7.6	36.8	8.8	16
2028	845.2	9.6	8.7	13.8	53.7	12.8	21
2029	657.3	7.4	4.9	7.8	37.2	8.9	12
2030	533.2	6.0	4.0	6.4	26.0	6.2	14
2031	-	-	0.2	0.4	1.2	0.3	1
2032	1,002.6	11.3	5.6	9.0	46.5	11.1	12
2033	538.6	6.1	4.2	6.7	25.4	6.1	9
2034	600.6	6.8	6.0	9.4	37.8	9.0	3
2035	171.0	1.9	1.5	2.3	10.4	2.5	4
2036	59.4	0.7	0.4	0.6	3.4	0.8	1
2037	17.8	0.2	0.1	0.1	0.9	0.2	1
2038	-	-	-	-	-	-	-
2039	387.2	4.4	2.5	4.0	19.9	4.8	2
2040	-	-	-	-	-	-	-
2041	182.1	2.1	1.4	2.2	9.4	2.3	1
Total	8,694.2		62.9		418.5		165
Properties Under Development	76.5	0.9	-	-	-	-	-
Land Held For Development	62.4	0.7	-	-	-	-	-
	8,833.1	100.0	62.9	100.0	418.5	100.0	165

⁽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 June 30, 2023 was excluded from investment properties and related property metrics as at June 30, 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.