

# Granite REIT - Portfolio Overview

## Values as at Q3 2023

	Investment Properties - Fair Value (CAD, millions)	%	Square Feet (millions)	%	Annualized Revenue <sup>(1)</sup> (CAD, millions)	%	Property Count
<b>COUNTRY</b>							
Canada	1,867.9	21.0	6.5	10.3	66.6	15.5	34
USA	4,703.3	52.9	38.8	61.7	227.4	52.8	64
<b>North America</b>	6,571.2		45.3		294.0		98
Austria	802.8	9.0	7.5	11.9	60.4	14.0	9
Germany	608.3	6.8	4.7	7.5	35.5	8.3	14
Netherlands	759.2	8.5	5.4	8.6	40.5	9.4	16
<b>Europe</b>	2,170.3		17.6		136.4		39
	8,741.5		62.9		430.4		137
Properties Under Development	111.2	1.3	-	-	-	-	3
Land Held For Development	45.8	0.5	-	-	-	-	3
	8,898.5	100.0	62.9	100.0	430.4	100.0	143

<b>PROPERTY CATEGORIES</b>							
Distribution/E-commerce	6,316.5	71.0	48.4	77.0	299.5	69.6	95
Special Purpose	1,168.6	13.1	8.9	14.1	76.7	17.8	7
Industrial/Warehouse	1,108.2	12.5	5.0	7.9	45.0	10.5	32
Flex/Office	148.2	1.6	0.6	1.0	9.2	2.1	3
	8,741.5		62.9		430.4		137
Properties Under Development	111.2	1.3	-	-	-	-	3
Land Held For Development	45.8	0.5	-	-	-	-	3
	8,898.5	100.0	62.9	100.0	430.4	100.0	143

<b>PROPERTY PROFILE (000's of square feet)</b>							
Less than 100	273.2	3.1	0.9	1.4	8.7	2.0	15
100-200	760.6	8.5	3.4	5.4	34.3	8.0	22
200-300	1,167.9	13.1	5.7	9.1	50.4	11.7	23
300-500	1,517.3	17.1	11.8	18.8	80.9	18.8	30
Greater than 500	5,022.5	56.4	41.1	65.3	256.1	59.5	47
	8,741.5		62.9		430.4		137
Properties Under Development	111.2	1.3	-	-	-	-	3
Land Held For Development	45.8	0.5	-	-	-	-	3
	8,898.5	100.0	62.9	100.0	430.4	100.0	143

	Investment Properties - Fair Value (CAD, millions)	%	Square Feet (millions)	%	Annualized Revenue <sup>(1)</sup> (CAD, millions)	%	Lease Count
<b>UTILIZATION</b>							
Magna	2,032.9	22.9	12.1	19.2	108.8	25.3	27
Non-Magna	6,480.9	72.8	48.1	76.4	321.6	74.7	134
Vacant	227.7	2.5	2.7	4.4	-	-	-
	8,741.5		62.9		430.4		161
Properties Under Development	111.2	1.3	-	-	-	-	-
Land Held For Development	45.8	0.5	-	-	-	-	-
	8,898.5	100.0	62.9	100.0	430.4	100.0	161

<b>EXPIRY</b>							
Vacant	227.7	2.5	2.7	4.4	-	-	-
2023	124.6	1.4	0.4	0.6	2.7	0.6	7
2024	375.4	4.2	2.7	4.3	17.2	4.0	11
2025	944.5	10.6	5.2	8.3	35.3	8.2	18
2026	1,082.9	12.2	6.0	9.6	43.4	10.1	23
2027	763.4	8.6	4.8	7.6	38.0	8.8	16
2028	887.6	10.0	8.8	14.0	58.4	13.6	22
2029	851.0	9.6	6.4	10.2	48.9	11.4	16
2030	524.8	5.9	4.0	6.3	26.3	6.1	14
2031	-	-	0.2	0.3	1.2	0.3	1
2032	1,008.5	11.3	5.7	9.1	47.0	10.9	12
2033	554.9	6.2	4.2	6.6	27.3	6.3	9
2034	590.1	6.6	5.9	9.4	37.6	8.7	3
2035	171.7	1.9	1.5	2.4	12.4	2.9	4
2036	59.7	0.7	0.4	0.6	3.5	0.8	1
2037	17.8	0.2	0.1	0.1	0.9	0.2	1
2038	-	-	-	-	-	-	-
2039	380.4	4.3	2.5	4.0	20.6	4.8	2
2040	-	-	-	-	-	-	-
2041	176.5	2.0	1.4	2.2	9.7	2.3	1
<b>Total</b>	8,741.5		62.9		430.4		161
Properties Under Development	111.2	1.3	-	-	-	-	-
Land Held For Development	45.8	0.5	-	-	-	-	-
	8,898.5	100.0	62.9	100.0	430.4	100.0	161

<sup>(1)</sup> Annualized revenue is calculated as the contractual base rent for the month subsequent to the quarterly reporting period multiplied by 12 months, in millions.