

**GRANITE REIT INC.
AND
GRANITE REAL ESTATE INVESTMENT TRUST**

POSITION DESCRIPTION OF THE CHAIR

The chair (the “**Chair**”) of the Board of Directors (the “**Company Board**”) of Granite REIT Inc. (the “**Company**”) and of the Board of Trustees (the “**Trust Board**”) of Granite Real Estate Investment Trust (the “**Trust**”) is principally responsible for overseeing the operations and affairs of the Company Board and the Trust Board (the “**Boards**”). In fulfilling his or her duties, the Chair will be responsible for:

- providing leadership to foster the effectiveness of the Boards;
- ensuring there is an effective relationship between the Boards and senior management, including by acting as a liaison between the Boards and senior management;
- acting as an advisor to senior management in matters concerning the interests of the Company and the Trust;
- ensuring that the appropriate committee structure is in place and assisting the Corporate Governance and Nominating Committee in making recommendations for appointment to such committees;
- in consultation with the other members of the Boards and the Chief Executive Officer, preparing the agenda for each meeting of the Boards;
- ensuring that the directors receive the information required for the proper performance of their duties, including information relevant to each meeting of the Boards;
- chairing Board meetings and sessions of independent directors or trustees, including stimulating debate, providing adequate time for discussion of issues, facilitating consensus, encouraging full participation and discussion by individual directors or trustees, and confirming that decisions are reached and accurately recorded;
- chairing all shareholder and unitholder general meetings;
- together with the Corporate Governance and Nominating Committee, ensuring that an appropriate system is in place to evaluate the performance of the Boards as a whole, the Boards’ committees and individual directors and trustees, with a view to ensuring that they are fulfilling their respective responsibilities and duties, and making recommendations to the Corporate Governance and Nominating Committee for changes when appropriate;

- consulting with the Corporate Governance and Nominating Committee on candidates for nomination or appointment to the Boards;
- working with the Chief Executive Officer to ensure that each Board is provided with the resources to permit it to carry out its responsibilities and bringing to the attention of the Chief Executive Officer any issues that are preventing the Board from being able to carry out its responsibilities;
- overseeing the issuance of press releases disclosing previously unreleased material information uncovered by the disclosure committee of the Company and the Trust; and
- providing additional services required by the Boards.