

Granite REIT - Portfolio Overview

Values as at 2017 Q2

COUNTRY	INVESTMENT PROPERTIES - FAIR VALUE (CAD, millions)	%	Square Feet (millions)	%	TTM Revenue ⁽¹⁾ (CAD, millions)	%	Property Count
Canada	760.4	27.6	7.7	25.5	59.3	28.1	40
USA	823.9	29.9	9.0	29.8	57.0	27.0	24
North America	1,584.3	57.5	16.7	55.3	116.3	55.1	64
Austria	735.4	26.7	8.1	26.8	59.4	28.1	11
Czech Republic	22.6	0.8	0.3	1.0	2.6	1.2	1
England	7.7	0.3	0.1	0.3	0.8	0.4	1
Germany	260.3	9.4	3.2	10.6	21.5	10.2	11
Netherlands	124.4	4.5	1.4	4.7	9.5	4.5	3
Poland	17.6	0.6	0.3	1.0	0.6	0.3	2
Spain	5.7	0.2	0.1	0.3	0.4	0.2	1
Europe	1,173.7	42.5	13.5	44.7	94.8	44.9	30
	2,758.0	100.0	30.2	100.0	211.1	100.0	94

PROPERTY CATEGORIES

Modern Logistics / Dist. Warehouse	608.6	22.1	6.9	22.8	40.3	19.1	18
Multi-Purpose	696.8	25.3	10.1	33.4	62.5	29.6	62
Special Purpose	1,445.7	52.3	13.2	43.8	108.3	51.3	12
	2,751.1	99.7	30.2	100.0	211.1	100.0	92
Land Held for Development	6.9	0.3	-	-	-	-	2
	2,758.0	100.0	30.2	100.0	211.1	100.0	94

EXPIRY

Vacant	32.7	1.2	0.6	2.0	-	-	1
2017	20.7	0.8	0.3	1.0	2.0	0.9	2
2018	304.2	11.0	3.9	12.9	21.5	10.2	28
2019	144.8	5.3	1.9	6.3	12.6	6.0	8
2020	155.4	5.6	2.1	7.0	14.2	6.7	9
2021	109.0	4.0	1.5	5.0	11.6	5.5	6
2022	310.9	11.3	3.1	10.3	24.8	11.7	12
2023	241.7	8.8	3.1	10.3	18.0	8.5	9
2024	507.8	18.4	6.0	19.9	38.5	18.3	4
2025	-	-	0.1	0.3	0.5	0.2	-
2026	10.0	0.4	0.3	1.0	1.4	0.7	2
2027	79.2	2.9	0.8	2.6	6.6	3.1	2
2028	122.3	4.4	1.0	3.3	9.1	4.3	2
2029	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-
2032	712.4	25.6	5.5	18.1	50.3	23.9	7
	2,751.1	99.7	30.2	100.0	211.1	100.0	92
Land Held for Development	6.9	0.3	-	-	-	-	2
	2,758.0	100.0	30.2	100.0	211.1	100.0	94

UTILIZATION

Magna	2,020.3	73.2	21.2	70.2	162.6	77.0	62
Non-Magna	698.1	25.3	8.5	28.1	48.5	23.0	29
Vacant	32.7	1.2	0.5	1.7	-	-	1
	2,751.1	99.7	30.2	100.0	211.1	100.0	92
Land Held for Development	6.9	0.3	-	-	-	-	2
	2,758.0	100.0	30.2	100.0	211.1	100.0	94

PROPERTY PROFILE (000's of square feet)

Less than 100	157.1	5.7	4.1	13.6	26.6	12.6	23
100-200	207.2	7.5	3.2	10.6	18.4	8.7	21
200-300	358.4	13.0	5.0	16.6	31.8	15.1	20
300-500	296.5	10.8	3.8	12.6	19.9	9.4	11
Greater than 500	1,731.9	62.7	14.1	46.6	114.4	54.2	17
	2,751.1	99.7	30.2	100.0	211.1	100.0	92
Land Held for Development	6.9	0.3	-	-	-	-	2
	2,758.0	100.0	30.2	100.0	211.1	100.0	94

INVESTMENT PROPERTIES CATEGORIES

Income-Producing Properties	2,751.1	99.7					92
Land Held for Development	6.9	0.3					2
	2,758.0	100.0					94

⁽¹⁾ Trailing 12-month revenue excluding tenant recoveries.

The statistics posted herein are believed to be accurate at the time of posting, however, Granite will not, and disclaims any duty to, update the information.