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## INOVALIS REAL ESTATE INVESTMENT TRUST PROVIDES UPDATE ON SALE OF SABLIERE PROPERTY

Toronto, Ontario, October 8, 2024 – Inovalis Real Estate Investment Trust (the “REIT”) (TSX: INO.UN) announced today that, further to its press releases dated July 15, 2024, August 27, 2024, and September 4, 2024 and the special meeting of unitholders of the REIT that was held on September 4, 2024, the non-binding letter of intent with Inovalis S.A. dated May 31, 2024 (the “Letter of Intent”), pursuant to which the REIT would have sold a single asset located at 24-26, Rue Bénard – 25, Rue Hyppolite Maindron – 27-29, Rue de la Sablière, Paris, District 14, France (the “Sabliere Property”) to Inovalis S.A., has been mutually terminated.

The Letter of Intent, which was previously filed as a material contract on SEDAR+ and is available to view at [www.sedarplus.ca](http://www.sedarplus.ca), was subject to Inovalis S.A. obtaining bank financing for the purchase of the Sabliere Property, which Inovalis S.A. has confirmed it has been unable to obtain on terms acceptable to it. As such, the sale of the Sabliere Property to Inovalis S.A. will not proceed at this time. There was no penalty or termination fee payable by either the REIT or Inovalis S.A. in connection with the termination of the Letter of Intent.

The REIT will continue to evaluate other opportunities for a potential sale of the Sabliere Property and is committed to evaluating a range of options available for the Sabliere Property to maximize value for its unitholders. There can, however, be no assurance that this process will result in the REIT pursuing or consummating any transaction in respect of the Sabliere Property, nor can any assurance be provided as to its outcome or timing. The REIT does not intend to comment further on the sale process for the Sabliere Property until it determines that additional disclosure is appropriate or required by applicable securities laws.

### **About Inovalis REIT**

Inovalis REIT is a real estate investment trust listed on the Toronto Stock Exchange in Canada. It was founded in 2013 by Inovalis and invests in office properties in primary markets of France, Germany and Spain. It holds 13 assets. Inovalis REIT acquires (indirectly) real estate properties via CanCorpEurope, authorized Alternative Investment Fund (AIF) by the CSSF in Luxemburg, and managed by Inovalis S.A.

### **About Inovalis Group**

Inovalis S.A. is a French Alternative Investment fund manager, authorized by the French Securities and Markets Authority (AMF) under AIFM laws. Inovalis S.A. and its subsidiaries (Advenis S.A., Advenis REIM) invest in and manage Real Estate Investment Trusts such as Inovalis REIT, open ended funds (SCPI) with stable real estate focus such as Eurovalys (for Germany) and Elialys (Southern Europe), Private Thematic Funds raised with Inovalis partners to invest in defined real estate strategies and direct Co-investments on specific assets.

Inovalis Group ([www.inovalis.com](http://www.inovalis.com)), founded in 1998 by Inovalis SA, is an established pan European real estate investment player with EUR 7 billion of AuM and with offices in all the world's major financial and economic centers in Paris, Luxembourg, Madrid, Frankfurt, Toronto and Dubai. The group is comprised of 300 professionals, providing Advisory, Fund, Asset and Property Management services in Real Estate as well as Wealth Management services.

### **Forward-looking Statements**

This press release may contain forward-looking information within the meaning of applicable securities laws, which reflects the REIT's current expectations regarding future events, including with respect to the sale of the Sabliere Property. In some cases, but not necessarily in all cases, forward-looking statements

can be identified by the use of forward looking terminology such as “plans”, “targets”, “expects” or “does not expect”, “is expected”, “an opportunity exists”, “is positioned”, “estimates”, “intends”, “assumes”, “anticipates” or “does not anticipate” or “believes”, or variations of such words and phrases or state that certain actions, events or results “may”, “could”, “would”, “might”, “will” or “will be taken”, “occur” or “be achieved”. In addition, any statements that refer to expectations, projections or other characterizations of future events or circumstances contain forward-looking statements.

Forward-looking statements are not historical facts, nor guarantees or assurances of future performance but instead represent management’s current beliefs, expectations, estimates and projections regarding future events and operating performance. Forward-looking information is based on a number of assumptions and is subject to a number of risks and uncertainties, many of which are beyond the REIT’s control, which could cause actual results and events to differ materially from those that are disclosed in or implied by such forward-looking information. Such risks and uncertainties include, but are not limited to, the factors discussed under “Risk Factors” in the REIT’s most recent annual information form. The REIT does not undertake any obligation to update such forward-looking information, whether as a result of new information, future events or otherwise, except as expressly required by applicable law.

**SOURCE** Inovalis Real Estate Investment Trust

For further information, please contact:

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Chair of the Investment Committee of the Board of Trustees

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