

INOVALIS REIT ACHIEVES ITS FIRST LEED PLATINUM CERTIFICATION IN SPAIN

Toronto, Ontario, January 30, 2025 - Inovalis Real Estate Investment Trust (the "REIT") (TSX: INO.UN) announced its first LEED Platinum certification for the Francisca Delgado 9 building, located in Alcobendas, north of Madrid. This prestigious recognition, a symbol of environmental excellence, underscores the commitment of the REIT to integrate ambitious ESG practices into its asset management strategies, executed by the manager, Inovalis SA.



Francisca Delgado 9 is an iconic office building, offering 11,000 m² of leasable space and strategically located in the northern metropolitan area of Madrid. The property is fully leased to two major tenants, INDRA and ITP. Since its acquisition in March 2022, the REIT has continuously invested in the enhancement of this early 2000s asset to provide optimal comfort and service levels to its tenants.

Key features of the building include :

- High-performance water and energy management systems.
- Extensive use of soft mobility, with 70% of occupants using eco-friendly transportation.
- Sustainable management of common areas and landscaping using environmentally friendly products and processes.
- Abundant natural light and high-quality views for occupants.

The achievement of LEED Platinum certification is a key milestone in the REIT's sustainability strategy for Francisca Delgado 9 . New projects are underway, including the installation of solar panels in parking areas, the integration of an intelligent Building Management System (BMS), and technological solutions to enhance space management for tenants, such as license plate recognition systems for parking facilities. The REIT continues its partnership with a local applied arts university, reinforcing its commitment to cultural patronage and enabling artistic visibility directly from the building's exterior.

This Platinum-level certification was made possible with the collaboration of the building's tenants and ESG consultant MINSAIT. Francisca Delgado 9 has been transformed into a model of resilience and environmental performance.



Following the acquisition of this iconic property, Inovalis REIT applied its asset management expertise to elevate this asset to the highest standard of sustainability, ready to meet the challenges of tomorrow's environmental standards and regulations," said Khalil HANKACH, Chief Financial Officer and Chief Investment Officer of Inovalis REIT.

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 regulations. Inovalis S.A. and its subsidiaries, including Advenis S.A. and Advenis REIM, invest in and manage Real Estate Investment Trusts such as Inovalis REIT, open ended funds (SCPI) with a focus on stable real estate investments, including Eurovalys (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), established in 1998 by Inovalis S.A., is a leading pan-European real estate investment platform with €7 billion in assets under management (AuM). The group operates from major financial and economic hubs, including Paris, Luxembourg, Madrid, Frankfurt, Toronto and Dubai. With a team of over 300 professionals, Inovalis Group provides a comprehensive range of services, including advisory, fund management, asset and property management, and wealth management, catering to diverse real estate and investment needs.

SOURCE Inovalis Real Estate Investment Trust

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