

Inovalis REIT confirms its position on the French market in a core+ asset with dual environmental certification

Inovalis REIT complete its 9th acquisition in the greater Paris region. This transaction marks the strengthening of Inovalis REIT in a market with solid fundamentals. With its long experience and presence in France, Inovalis S.A. was able to source this accretive investment opportunity offering very good characteristics: high-quality and competitive building, creditworthy and good mix tenants in a strategic office area, close to the Europe's leading business district.



On March 28th, 2022, Inovalis REIT has completed its first acquisition of the year, the 5-floor 11,000 sqm “Gaïa” office property build in 2014 and located in Nanterre, in the immediate vicinity of the La Défense district. The Canadian fund acquired the asset from the partnership formed by GA Smart Building and Peref, who co-developed the property. Adjacent to the new Eco-quartier des bergères to be completed in 2025, the Gaïa benefits from a qualitative and dynamic environment that will be further enhanced by the completion of the large-scale renovation programme for the Parc Sud, supported by the city and the region (Awarded the Urban Innovation Prize).

The Gaïa benefits from dual HQE (High Environmental Quality) and BBC Effinergie (Low-energy Building) certification and is equipped with a ACPM system (Active Computer Performance Management), giving it high-performance energy efficiency level (25 kwh/sq.m/year). An average rent in line with the market, including an annual indexation of rents to cover inflation and the full recovery of operating expenses and a controlled operating cost ratio enable the building to be positioned very competitively in its market. In addition to the bright office spaces with a view of Mont Valérien, the Gaïa take advantage from a spacious and modern lobby. The building also offers several quality services, such as a restaurant with an outdoor terrace, meeting rooms, a lounge area, co-working and private terraces.

An acquisition led by Inovalis S.A. and sourced by Advenis Conseil as brokers, the financing sourced by Inovalis S.A. and led by DZBank with their first transaction in France, legal counsel was provided by the Notary's Office Oudot&Assoiés, represented by Pascal Potier, CBRE Audit for the technical due diligence, and JLL as valuator.



This acquisition marks the return of Inovalis REIT on the French market. In line with its strategy to invest in mature and consolidated markets, this transaction also confirms the REIT's objective of strengthening its positions in cash flow producing assets of high environmental quality., declared Khalil HANKACH, Managing Director of Inovalis S.A. 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 14 assets representing 470 million Euros of AuM. Inovalis REIT acquires (indirectly) real estate properties via CanCorPEurope, authorized Alternative Investment Fund (AIF) by the CSSF in Luxembourg, and managed by INOVALIS S.A.

About Inovalis Group

Inovalis S.A. est un gestionnaire de fonds d'investissement alternatifs français, agréé par l'Autorité des marchés financiers (AMF) en vertu des directives AIFM. Inovalis est une entreprise privée spécialisée dans la structuration et la gestion d'actifs immobiliers, de fonds d'investissements ou de co-investissements. Inovalis et ses filiales (Advenis S.A., Advenis REIM) développent et gèrent des véhicules d'investissement immobiliers (comme Inovalis REIT, des SCPI tels qu'Eurovalys (pour l'Allemagne) et Elialys (pour l'Europe du Sud), des fonds thématiques privés...) et fournissent des services de conseil aux investisseurs institutionnels et privés.

Inovalis Group (www.inovalis.com), fondé en 1998 par Inovalis SA, est un acteur paneuropéen établi de l'investissement immobilier avec 7 milliards d'euros d'actifs sous gestion et est présent dans chacune des places financières et économiques principales du globe grâce à ses implantations à Paris, Luxembourg, Madrid, Francfort, Toronto et Dubaï. Le groupe est composé de 300 professionnels qui fournissent des services de conseil, de gestion de fonds, d'actifs et de biens immobiliers, ainsi que des services de gestion de patrimoine.