

## Inovalis UK acquires Queen's House in The Hague

Inovalis UK, a subsidiary of Inovalis SA, further consolidates its footprint across Northern European markets - including the Netherlands - having advised on two additional acquisitions in the region in recent months. Queen's House is a landmark office asset situated in the heart of The Hague's central business district. This off-market acquisition, completed on behalf of a Luxembourg-based family office, underscores Inovalis UK's ability to source and secure prime, ESG-compliant assets with strong long-term value-add potential.

Queen's House comprises approximately 4,742 sq m of modern, flexible office floor plates across the ground floor and three upper levels, complemented by 62 parking spaces. Commissioned by Queen Beatrix of the Netherlands in 1993, this trophy asset is fully let to two globally recognised non-profit organisations – UNICEF and Oxfam Novib.

The building is ideally positioned within The Hague's international institutions district, within walking distance of The Hague Central Station. Certified BREEAM 'Excellent' and rated EPC A++, Queen's House ranks among the most distinctive and best-rated office assets in its submarket. On 31 March 2026, Queen Máxima of the Netherlands visited the building to attend an official ceremony hosted by Oxfam Novib to mark its 70th anniversary, further underscoring the exceptional profile of this asset.

### Strengthened presence in the Netherlands, driven by the Inovalis Advenis Group

This acquisition brings to three the total number of transactions advised by Inovalis UK in the Netherlands. It follows two acquisitions completed in 2025 by Advenis REIM - the asset management company of the Inovalis Group - on behalf of the SCPI Eden fund. It further demonstrates Inovalis UK's capability to operate across the full spectrum of the Dutch real estate market, serving both retail investment vehicles and private or institutional investors.

This momentum is underpinned by the strategic commitment of the Inovalis Advenis Group to expand its presence in Northern European markets through a dedicated, experienced local team with close proximity to target assets. Local market expertise and in-depth knowledge of regional dynamics were instrumental in identifying and securing Queen's House in a highly competitive investment environment.

### Compelling market fundamentals in The Hague

The Hague office market benefits from a constrained development pipeline and sustained occupier demand, creating favourable conditions for long-term rental growth. Against this backdrop, Queen's House stands out for the institutional quality of its tenant covenant - fully let to organisations of international stature - and its best-in-class ESG positioning, both of which were central to Inovalis UK's investment advisory mandate.



*"Queen's House exemplifies the type of asset we seek to acquire on behalf of our partners: landmark buildings, well-located, with strong tenant covenants and best-in-class ESG credentials. This acquisition also reflects the value that our expanded Northern European platform continues to deliver."*

**Khalil Hankach, Chief Executive Officer of Inovalis**

## About the Inovalis Group

Founded in 1998 by Inovalis SA, the Inovalis Group is an established pan-European real estate investment manager with several billion euros in assets under management (AUM), and offices across Europe, North America, and the Middle East. The Group brings together 300 professionals delivering a comprehensive range of services, including investment advisory, fund management, asset management, property management, and wealth management advisory.

### Press Contacts :

Shan Agency : [inovalis@shan.fr](mailto:inovalis@shan.fr)

Lucas Hoffet – Consultant, Shan - [lucas.hoffet@shan.fr](mailto:lucas.hoffet@shan.fr) - +33 6 16 04 64 61

Cécile Soubelet – Managing Director, Shan - [cecile.soubelet@shan.fr](mailto:cecile.soubelet@shan.fr) - +33 6 12 94 05 66

