

INOVALIS REAL ESTATE INVESTMENT TRUST ANNOUNCES DISTRIBUTION AND SPECIAL NON-CASH DISTRIBUTION TO UNITHOLDERS

Toronto, Ontario, December 15, 2025 – Inovalis Real Estate Investment Trust (the “REIT”) (TSX: INO.UN) announced today, a cash distribution of \$0.04579 per Unit that will be payable on December 31, 2025 and will be paid on January 15, 2026 to Unitholders of record on December 31, 2025.

The REIT also announced that it has declared a special non-cash distribution of \$0.13738, payable to Unitholders of record as at December 31, 2025. The special distribution is being made to distribute the taxable income realized by the REIT from transactions completed during the year ended December 31, 2025.

The non-cash distribution will be paid at the close of business on December 31, 2025 by the issuance of Units that have a fair market value equal to the dollar amount of the non-cash distribution based on the closing price of the Units on the Toronto Stock Exchange on December 31, 2025. Immediately following the non-cash distribution, the outstanding Units of the REIT will be consolidated such that the total number of Units outstanding will not change, and each Unitholder will hold, after the consolidation, the same number of Units as such Unitholder held before the special distribution. The amount of the non-cash distribution generally should increase the tax cost basis of Unitholders’ consolidated Units for Canadian federal income tax purposes.

The REIT cautions that depending on the tax status of the Unitholder, additional tax may arise associated with the cash and non-cash distributions. Unitholders not resident in Canada for Canadian federal income tax purposes will be subject to applicable withholding taxes in connection with the payment of the special distribution. The foregoing comments are not intended to be, and should not be construed as, legal or tax advice to any Unitholder. The REIT recommends that Unitholders consult their own tax advisors regarding the income tax consequences to them of this anticipated special distribution and related Unit consolidation.

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 12 assets. 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. 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), 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.

SOURCE Inovalis Real Estate Investment Trust

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