

News Release

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T3 RiNo CELEBRATES GROUNDBREAKING IN DENVER

(DENVER) – McCaffery, Ivanhoé Cambridge and Hines celebrated the groundbreaking of T3 RiNo, which is being developed into a six-story, 240,000-square-foot T3 (Timber, Transit and Technology) office building, and will be one of the most environmentally friendly and sustainable developments in Denver.

Conveniently located one mile north of downtown, the River North Art District (RiNo) is home to Denver's creative hub with artisans, painters, photographers, designers, filmmakers, architects, and tech firms. RiNo combines the city's most progressive exhibition spaces with its most dynamic live and work spaces.

“Today marks an exciting milestone. We continue to see intense demand for high-quality spaces in which to live, work and play and we believe that T3 RiNo will be well-positioned to satisfy the demands of Denver’s creative residents,” said McCaffery Senior Managing Director Glen Sibley.

Jonathan Pearce, Ivanhoé Cambridge’s EVP, Leasing and Development, Office and Industrial commented, “We are committed to redefining the modern, creative office and finding ways to partner with our tenants in offering their employees a healthier, happier, and more productive work environment. For our tenants, their workplace is a key part of the strategy to attract and retain talent, as companies compete to be the ‘employer of choice.’ T3 RiNo embodies this office of the future – we are thrilled to celebrate this project coming to life at today’s groundbreaking along with our partners.”

Designed by Pickard Chilton Architects and DLR Group, T3 RiNo will feature a refined industrial, heavy-timber-structured design incorporating art to pay homage to both Denver’s historic brick and timber buildings and to the city’s vibrant and rapidly evolving art district. Designed for collaboration and work/life balance, T3 will offer an exceptional complement of amenities including common, hospitality-driven social areas; large, private tenant terraces on each floor; a modern fitness facility and bicycle facility; 17,000 square feet of retail space and convenient access

to the RTD commuter rail system—which serves Denver International Airport and Denver’s Union Station Transit Hub.

“Hines is thrilled to be partnering with Ivanhoé Cambridge and McCaffery on the development of such an iconic building in RiNo,” said Hines Senior Managing Director Jay Despard. “With its world-class architecture, balance of amenities and services, and irreplaceable location, T3 RiNo will set a new standard for the area.”

T3 RiNo is expected to be completed in Spring of 2022. For more information, visit <http://www.t3rino.com/>.

For high-res images, please click [here](#).

About Ivanhoé Cambridge

Ivanhoé Cambridge develops and invests in high-quality real estate properties, projects and companies that are shaping the urban fabric in dynamic cities around the world. It does so responsibly, with a long-term view to generate optimal, risk-adjusted returns. Ivanhoé Cambridge is committed to creating living spaces that foster the well-being of people and communities, while reducing its environmental footprint.

Vertically integrated in Canada, Ivanhoé Cambridge invests internationally alongside strategic partners and major real estate funds that are leaders in their markets. Through subsidiaries and partnerships, the Company holds interests in more than 1,000 buildings, primarily in the industrial and logistics, office, residential and retail sectors. Ivanhoé Cambridge held close to C\$64 billion in real estate assets as at December 31, 2019 and is a real estate subsidiary of the Caisse de dépôt et placement du Québec (cdpq.com), one of Canada's leading institutional fund managers. For more information: ivanhoecambridge.com.

About McCaffery

McCaffery is a privately owned, full-service commercial real estate company that has been in the business of investing, developing, leasing and managing real estate for nearly 30 years. The McCaffery portfolio of planned, completed and managed projects includes office, mixed-use, hotel, and residential properties, as well as large master-planned communities and land developments. With offices in Chicago, Greater Washington, DC, Pittsburgh and Denver, and controlled assets and completed developments valued in excess of \$3 billion, McCaffery is one of the most trusted real estate companies in the nation. Please visit www.McCafferyInc.com for more information.

About Hines

Hines is a privately owned global real estate investment firm founded in 1957 with a presence in 219 cities in 23 countries. Hines has approximately \$124.3 billion of assets under management, including \$63.8 billion for which Hines provides fiduciary investment management services, and

\$60.5 billion for which Hines provides third-party property-level services. The firm has 148 developments currently underway around the world. Historically, Hines has developed, redeveloped or acquired 1,362 properties, totaling over 449 million square feet. The firm's current property and asset management portfolio includes 514 properties, representing over 222 million square feet. With extensive experience in investments across the risk spectrum and all property types, and a pioneering commitment to sustainability, Hines is one of the largest and most-respected real estate organizations in the world. Visit www.hines.com for more information.