



## Solar Income Engine for REITs

Building-Integrated Photovoltaics  
(BIPV) Brochure





## Why REITs Should Use BIPVs?

Real Estate Investment Trusts (REITs) require building solutions that deliver both performance and predictable financial returns. Mitrex's Building-Integrated Photovoltaic (BIPV) systems transform façades into long-term income-generating assets, reducing operational costs, increasing asset value, and supporting ESG compliance. With proven durability and investor-grade transparency, Mitrex BIPVs redefine how real estate portfolios generate value through renewable energy.



### Lifecycle Cost & ROI

Mitrex BIPVs serve as an income engine, providing long-term ROI through low maintenance, reduced operating costs, and reliable energy generation.



### Installation & Simple Project Implementation

Mitrex BIPVs install like traditional materials, providing plug-and-play integration that ensures compatibility with existing systems, minimal operational impact, and improved returns.



### Green Financing & Incentives

Mitrex BIPVs support ESG and sustainability goals, enabling access to green financing, lower interest rates, higher loan-to-value ratios, and longer payment terms.



### Portfolio Scale Service Agreement

Mitrex partners with REITs at a portfolio scale, offering volume-based discounts, large-scale integration, and PPA options with early buyout opportunities to reduce upfront costs.



## Why Use BIPVs in Rental Buildings?

### Lifecycle Cost & ROI

For REITs, each investment must deliver measurable long-term returns. Mitrex BIPVs act as a sustainable income engine by generating on-site renewable energy that reduces operational costs while increasing building value. With a focus on total cost and payback time, the system offers low maintenance, extended service life, and flexible warranty options—making it a financially reliable asset across its lifecycle.

- Proven ROI that factors in installation cost, energy yield, and lifetime savings.
- Low maintenance, long service life, and reduced operational expenses.
- Contributes directly to property appreciation.
- Lifetime product and performance warranty, extended service contracts, and monitoring tools ensure long-term reliability.
- A true solar income engine for sustainable growth.

mitrex.com

### Green Financing & Incentives

Mitrex BIPV systems help REITs align with ESG frameworks while unlocking financial incentives and green capital access. By supporting renewable energy generation and low embodied carbon design, properties can qualify for lower interest rates, higher loan-to-value ratios, and longer repayment terms—all while achieving sustainability commitments that attract modern investors.

- Aligns with ESG and green-bond eligibility requirements.
- Qualifies for green financing incentives, tax credits, and sustainability programs.
- Enables lower interest rates, higher loan-to-value ratios, and longer amortization periods.



 MITREX



## Installation & Project Implementation

Mitrex BIPV systems integrate seamlessly into existing and new assets with minimal operational impact. Designed to match traditional installation timelines, the panels ensure continuity of building use while delivering hidden income potential. The “plug and play” integration approach minimizes downtime and maximizes returns—making sustainable upgrades virtually invisible to tenants and revenue streams.

- Same installation timeline as traditional façade materials.
- Compatible with existing mechanical and electrical systems.
- Minimal disruption to tenants and ongoing operations.
- Prefabricated, plug-and-play panels for faster deployment and cleaner execution.
- Invisible upgrade that increases property ROI and sustainability score.

## Portfolio Scale Service Agreement

Mitrex partners with REITs to deliver portfolio-scale solar façade implementation—offering volume-based pricing, unified maintenance programs, and flexible PPA or early buyout options. This approach reduces upfront capital, simplifies management across assets, and guarantees consistent energy and financial performance across a property portfolio.

- Portfolio pricing with volume discounts to reduce upfront investment.
- Simplified integration across multiple assets and geographies.
- Flexible PPA and early buyout options for financial flexibility.
- Predictable energy yield and annual cost savings per building.



# Inspirational Projects



ARCHITECT:  
MBC Group  
DEVELOPER:  
Avenue Living/Logyx Solutions

## ● The SunRise

### ● Project Challenge

- The planned 60 kW system couldn't meet the required 50% decarbonization target needed for retrofit funding.
- The original fiber-cement design and mural concept didn't provide enough solar area to meet energy needs.
- The retrofit required coordinated installation, electrical integration, cost control, and durable long-term performance.

### ● Mitrex Solution

- Mitrex designed a 267 kW BIPV façade, enabling Avenue Living to exceed decarbonization goals and secure financing, with strong long-term ROI and ~\$80,000/year projected energy savings.
- Mitrex integrated solar across all four elevations, combining performance with a large artistic façade—featuring an 85-ft Indigenous-designed mural and achieving the world's largest BIPV mural.
- Mitrex provided panels compatible with standard rainscreen systems, simplifying installation and significantly reducing long-term maintenance costs.



ARCHITECT:  
Paradigm Architecture + Design  
DEVELOPER:  
Sionito Group

## ● 591 Finch West

### ● Project Challenge

- Goal: Achieve 30% of the building's electricity consumption from on-site renewables.
- Urban site with limited roof space and no excess land.
- Aesthetics: Traditional solar panels on the exterior facade would create a "black box" effect, negatively impacting the design.

### ● Mitrex Solution

- Mitrex introduced BIPV technology in customizable colors and textures.
- Energy goals were met while maintaining design integrity. During the design assist process we proposed multiple variation of colours and textures for the client to decide.
- Mitrex collaborated with Cladify to complete other exterior elements (e.g., aluminum flashing).
- Having a single contractor for the entire building envelope streamlined logistics and coordination.

- Toll Free

+1 (855) 254 0214

- Learn More

[mitrex.com](https://mitrex.com)

[info@mitrex.com](mailto:info@mitrex.com)

- Headquarters

41 Racine Rd, Toronto, ON M9W2Z4, Canada

+1 (416) 497 7120

- USA Office

Chrysler Building, 405 Lexington Avenue Floor 26, New York, USA, 10174

+1 (646) 583 4486



Mitrex and Cladify Projects

