

FOR IMMEDIATE RELEASE



BLP Announces Strategic Acquisition of Prime Compton Warehouse
New Acquisition Set to Deliver Attractive Upside and Strengthen Market Presence

LOS ANGELES, CA - January 16, 2024 - Bridge Logistics Properties ("[BLP](#)"), a subsidiary of Bridge Investment Group Holdings Inc. (NYSE: BRDG) ("Bridge"), continues to expand its Southern California portfolio with the strategic acquisition of an infill, last mile, logistics facility located at 1215 W. Walnut St, Compton, CA. This latest addition is a continuation of BLP's investment strategy to acquire high quality assets in the Global Gateway markets across the country.

"Our team has opportunistically acquired this well located, functional, asset at a significant discount to replacement cost taking advantage of the current disruption in the capital markets," said Paul Jones, Managing Director of BLP. "

The 57,671-square-foot, rear-load warehouse is located adjacent to the 91 Freeway in Compton, with connectivity to the Ports of Los Angeles and Long Beach, LAX, and Downtown LA. The building, which is fully leased through June 2025, features 24' clear height, 8 dock high positions, a secured truck court, 83 parking spaces, and ample auto parking.

"The confluence of capital market turbulence and softening fundamentals has created pricing dislocation in the market. Our team believes in the long-term resiliency of the Southern California Industrial market and will continue to acquire assets at an attractive basis where there is opportunity for operational upside," says Jones.

[Rob Flores](#) and [Brian Held](#) of CBRE represented BLP on the transaction. For more information on BLP, please visit www.BridgeBLP.com.

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About BLP

[BLP](#) is a vertically integrated logistics real estate investment manager led by tenured, multi-disciplinary real estate professionals with experience navigating several economic environments over the past three decades. Its founding members and leadership team employ a disciplined investment strategy that is both cycle-tested and innovative. Founded in 2021, BLP is comprised of industrial real estate veterans with prior tenure at Brookfield, Prologis, IDI Logistics, Duke Realty, Hines and KTR Partners.

BLP is a value-focused investment manager that is highly collaborative with its institutional capital partners. Leveraging its deep local relationships and its global operating experience, BLP uncovers and executes on investment opportunities in targeted coastal and gateway markets in the U.S. BLP executes its acquisition and development strategy in a vertically integrated regional structure across five offices located in New Jersey, Atlanta, Miami, Dallas and Los Angeles. Its steadfast focus on

innovation and sustainable development promotes solutions that are both profitable and socially responsible. For more information, visit [BridgeBLP.com](https://www.BridgeBLP.com).

Media Contact:

Stacey Jones

for Bridge Logistics Properties

stacey@lavoemarketing.com

(213) 925-8177

About Bridge Investment Group

Bridge is a leading alternative investment manager, diversified across specialized asset classes, with approximately \$49.4 billion of assets under management as of September 30, 2023. Bridge combines its nationwide operating platform with dedicated teams of investment professionals focused on select U.S. verticals across real estate, credit, renewable energy and secondaries strategies.

Investor Relations & Media Contact:

Charlotte Morse

Bridge Investment Group Holdings Inc.

charlotte.morse@bridgeig.com

(877) 866-4540

Forward-Looking Statements:

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