



Bridge Logistics Properties Acquires 133,115 SF Inland Empire Infill Distribution Facility

Fully Stabilized Class A Acquisition is a Testament to BLP's Conviction in SoCal Industrial Market

Fontana, Calif. — April 06, 2026 — Bridge Logistics Properties (“BLP”), a subsidiary of Bridge Investment Group Holdings LLC (together with its affiliates, “Bridge”), announced the acquisition of a 133,115-square-foot Class A distribution facility at 10740 Banana Avenue in Fontana, California, within the Inland Empire West submarket.

Built in 2020, the asset is located within the Southwest Industrial Park (“SWIP”), one of the most highly sought after and land constrained logistics markets in the Inland Empire. The property sits at the intersection of Interstate 10 and Interstate 15, providing access to more than 14 million consumers within a 50-mile radius.

The facility offers modern, institutional-grade specifications, including:

- 32-foot clear height
- 18 dock-high doors
- Secured 135-foot concrete truck court
- Approximately 6,000 square feet of office space
- ESFR sprinkler system
- Full drive-around capability

The building is fully leased through 2028, providing durable cash flow as market fundamentals improve. In-place rents are below market providing a path to grow the property’s net operating income (“NOI”) in the future.

“This was an attractive opportunity to acquire a modern, well-located asset with in-place cash flow,” said Grant Moore, Vice President of West Region Investments at Bridge Logistics Properties. “With virtually no new buildings under construction in this size range within the Inland Empire West, and a chance to grow NOI in the near term, we feel we’re well-positioned to capitalize on the market’s improving fundamentals.”

BLP continues to focus on acquiring high-quality, functional industrial assets in high-barrier-to-entry, supply-constrained submarkets. Across the Inland Empire, development activity has largely stalled due to increased availability and slowing tenant demand over the last couple of

years. However, as of late, tenant demand for best-in-class, well-located assets has started to reemerge.

“Through the market’s turbulence we have focused on adding high-quality assets that provide stable near-term income. Our team continues to find attractive risk return spreads in Southern California which we believe will result in attractive returns for our investors as market fundamentals continue to improve,” said Paul Jones, Managing Director at Bridge Logistics Properties. “We are bullish on the Inland Empire market long-term and believe the barriers to new entitlement and future supply will be a tailwind to existing asset values.”

BLP sourced the transaction off-market at an attractive basis below today’s replacement costs. Marc Alfert and Clay Skistimas of Eastdil Secured and Steve Sprenger of Newmark facilitated this acquisition.

The Inland Empire remains a critical logistics gateway for Southern California’s 22 million residents and the broader Western United States, supported by proximity to the Ports of Los Angeles and Long Beach and access to a deep regional labor pool.

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 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).

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About Bridge Investment Group

Bridge Investment Group is an affiliate of Apollo Global Management, Inc. (NYSE: APO) and a leading alternative investment manager, diversified across specialized asset classes. Powered by Apollo, Bridge combines its nationwide operating platform with dedicated teams of investment professionals focused on select real estate verticals.

Forward-Looking Statements:

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