



BLP Expands National Footprint with 1.56M SF Atlanta Acquisition, Underscoring Conviction Amid Market Volatility

Class A portfolio acquisition in I-75 South's most mature industrial hub, delivering stable income, attractive yields, and reflecting BLP's commitment amid market uncertainty.

ATLANTA, GA – August 27, 2025 – Bridge Logistics Properties (“BLP”), a subsidiary of Bridge Investment Group Holdings Inc. (NYSE: BRDG) (“Bridge”), today announced the acquisition of a two-building, 1,560,256-square-foot Class A industrial portfolio in McDonough, Georgia. The transaction marks a strategic investment of capital into one of Atlanta’s most resilient logistics hubs at a time of tariff-driven dislocation and broader macroeconomic uncertainty.

The portfolio consists of two fully leased, modern distribution facilities:

- 150 Distribution Drive (760,256 SF)
- 201 Greenwood Court (800,000 SF)

Both buildings feature institutional-grade specifications including 30+ foot clear heights, 184-foot truck courts, abundant trailer and car parking, LED lighting, and ESFR sprinkler systems. The properties are 100% leased to four creditworthy tenants—including DHL Supply Chain (Exel Inc.), Caterpillar, and Pregis—providing approximately three years of in-place income and delivering strong cash flow during a period of economic volatility.

“This acquisition highlights our thesis for investing at the intersection of supply chain infrastructure and rapidly expanding population centers,” says Connor Tamlyn, Managing Director of BLP. “Acquired below replacement cost, the property delivers income through quality existing tenants and is positioned to serve the entire Southeast via its proximity to Atlanta and the fast-growing Port of Savannah.

BLP acquired the portfolio below replacement cost with in-place rents approximately 30% below current market levels, which we believe offers substantial mark-to-market upside potential.

McDonough, the most mature micromarket within Atlanta’s I-75 South corridor, is home to more than 43.7 million square feet of industrial space—over half of the submarket’s total supply. Since 2020, the micromarket’s population has grown by nearly 16%, fueling a strong and expanding labor pool that supports a diverse base of Fortune 500 companies.

The portfolio benefits from exceptional connectivity - just 35 miles south of Atlanta’s CBD, 24 miles from Hartsfield-Jackson Atlanta International Airport, and a direct line to the Port of Savannah, the third-largest and fastest-growing port in the U.S. Over the past decade, the McDonough submarket rents have nearly tripled driven by persistent tenant demand and limited land availability straining new supply.

Eastdil Secured facilitated the transaction, which expanded BLP’s national portfolio to 16.3 million square feet. This acquisition further solidifies BLP’s dedication to acquiring best-in-class logistics assets in key infill markets across the country.

For more information, visit BridgeBLP.com.

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](#).

About Bridge Investment Group

Bridge is a leading alternative investment manager, diversified across specialized asset classes, with approximately \$49 billion of assets under management as of March 31, 2025. 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.

Forward-Looking Statements:

This press release has been prepared solely for informational purposes and is not to be construed as investment advice or an offer or a solicitation for the purchase or sale of any financial instrument, property, or investment. It is not intended to provide, and should not be relied upon for, tax, legal, or accounting advice. The opinions, estimates, forecasts, and statements of financial market trends are subject to change without notice due to changes in the market or economic conditions. We believe the information provided here is reliable, but do not warrant its accuracy or completeness.

This press release contains certain “forward-looking statements” within the meaning of the Private Securities Litigation Reform Act of 1995, which relate to future events or our future performance or financial condition. All statements other than statements of historical facts may be forward-looking statements. Accordingly, we caution you that any such forward-looking statements are based on our beliefs, assumptions and expectations as of the date made of our future performance, taking into account all information available to us at that time. These statements are not guarantees of future performance, conditions or results and involve a number of risks and uncertainties that are difficult to predict and beyond our control. Actual results may differ materially from those express or implied in the forward-looking statements as a result of a number of factors. Any forward-looking statement speaks only as of the date on which it is made. Neither Bridge nor BLP undertake any duty to publicly update any forward-looking statements, whether as a result of new information, future developments or otherwise, except as required by law.

BLP Media Contact:

Stacey Jones
for Bridge Logistics Properties
(213) 925-8177
stacey@lavoymarketing.com

Bridge Investment Group Contact:

Charlotte Morse
Bridge Investment Group Holdings Inc.
(877) 866-4540
charlotte.morse@bridgeig.com