

MEDIA RELEASE

Stoneweg and Pictet Alternative Advisors launch new Dutch logistics real estate platform 'Axis'

Geneva, Switzerland – 10 September 2025: Stoneweg Group, the alternative investment platform and Pictet Alternative Advisors (PAA), the alternative investment business of the Pictet Group have announced the launch of 'Axis', a specialised logistics platform for the Dutch market. The platform will invest in small and mid-box logistics assets, with a strong focus on prime urban and last-mile locations in the Randstad area and targeted key logistics markets across the Dutch regions.

Axis is seeded with 8 high-quality logistics properties, which have been acquired in 7 off-market transactions during the first half of 2025. The portfolio has a total size of c. 60,000 sqm LFA and 100% occupancy. The assets are situated in attractive logistics markets in the Randstad area (Rotterdam/Utrecht/Almere) and key hubs such as Waalwijk, Oss, Deventer and Maastricht.

The strategic goal of Axis is to build a diversified portfolio across the leading Dutch logistics markets, with a focus on long-term asset performance and environmental impact. All assets acquired will undergo targeted renovations to align quality and sustainability credentials with occupier demand. ING has acted as strategic financing partner for the platform based on a sustainability linked loan.

Gijs Vissers, Director Transactions Benelux at Stoneweg, added: "With Axis, we are responding to the structural demand for high-quality small and mid-box logistics real estate and the continuing pressure for the best last-mile and strategic locations. By combining PAA's strength with our local operational expertise, we aim to grow Axis to become one of the leading logistics platforms in the Netherlands in terms of locations, quality, and sustainability credentials."

Simon Geldmann, Head of Germany & Benelux – Direct Real Estate at PAA, said: "Having invested more than €700 million in last mile logistics and light industrial properties across Europe over the last several years, we are very excited to launch our logistics investment strategy in the Netherlands. The Dutch market is a key target for PAA and our ambition is to keep growing our footprint in the logistics space following the launch of Axis."

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**About Stoneweg**

Stoneweg is a global alternative investment group, specialized in Real Assets, headquartered in Geneva Switzerland, and part of SWI Group.

Stoneweg was founded in 2015 by a veteran team of investment professionals and has grown its platform and capabilities both organically through joint ventures and through strategic acquisitions to ca. €9.0 billion of Asset Under Management("AUM").

It is a trusted capital partner and investment manager to a range of global and local investors, capital providers and banking partners and has a strong track record of investing and creating value in a variety of structures, including club deals, joint ventures and co-investments.

The group relies on local operating teams to identify, develop and manage real assets and other alternative investments around the world. With more than 350 employees, Stoneweg has operational presence and teams on the ground in 23 offices across 17 countries in Europe, the US and Singapore.

For more information, visit: www.stoneweg.com