

MEDIA RELEASE

Bain Capital and Stoneweg complete 44,000 sqm of lettings at their Bari logistics hub, achieving full occupancy

General Trade has leased c. 30,000 sqm and MVN c. 14,000 sqm at the JV's 55,000 sqm, best-in-class southern Italy logistics development

Bari, Italy 12 February 2026: A joint venture (the "JV") between Stoneweg, the alternative investment platform specialising in Real Assets, and Bain Capital, the global private investment firm, has completed two major lettings, totalling 44,000 sqm, at its logistics facility near Bari, Italy, following which the c. 55,000 sqm property is now full let.

General Trade S.P.A., an international household goods retailer, has signed a 6+6-year lease for c. 30,000 sqm of space. In a second transaction, MVN S.R.L., a leading domestic integrated logistics supply chain management operator, has signed a 14+6-year lease for c. 14,000 sqm. Both leases were executed at a record-setting rent, establishing a new benchmark for the Bari cluster. The property will serve as both occupiers' primary distribution hub for Southern Italy.

The Bari scheme comprises four premium-grade units designed to the highest specification, featuring 12-metre clear internal heights, NFPA-compliant sprinkler systems, 26 electric vehicle charging stations, 50 bicycle parking spaces, CO₂ sensors and high-efficiency LED lighting. The building's LEED Gold certification reinforces both its environmental credentials whilst aligning with the JV's broader ESG commitments.

Located in Modugno within the Adriatica Special Economic Zone (SEZ), a rapidly evolving logistics corridor in southern Italy, the asset benefits from excellent multimodal connectivity and access to the economic incentives offered by Italy's SEZs, which are designed to support infrastructure investment, job creation and industrial development.

In July last year the JV committed to the forward purchase a portfolio of six Grade-A logistics warehouses for €200 million from developer VLD. Totalling 225,000 sqm, the developments are located across key hubs including Florence, Rome, and Bologna, with all set to be delivered by 2028.

Alessandro Marrese, Senior Director Investment IT – Country Lead IT at Stoneweg, commented:
"These transactions are a strong vindication of the Joint Venture's decision to speculatively develop the asset and reflect the benefits of having on-the-ground teams with deep occupier relationships. They further reinforce our conviction in the Italian logistics market, where an undersupply of Grade-A space that integrates sustainable design with operational efficiency solutions is driving attractive rental and capital growth."

Adriano Cassano, Chief Executive Officer of General Trade, added: *"This letting is a significant investment in our business and consolidates our presence in the heart of a major catchment area for many of our customers. The asset's focus on sustainability aligns with our business goals and will enable us to operate efficiently within the region."*

Claudio Gervasoni, founder of MVN, said: *"This new site consolidates our presence in Southern Italy and supports our commitment to offering efficient, high-quality logistics services across the country. Bari continues to play a strategic role in our expansion: the new hub is a concrete investment in innovation and sustainability, developed to ensure high operational and environmental standards for logistics activities. MVN will operate the Bari hub through an integrated logistics model, focused on efficiency, sustainability and positive local impact."*

Stoneweg acts as advisor to the real estate fund "Italy Value Add Logistics Fund (IVALF)", managed by Savills Investment Management SGR S.p.A.

ENDS

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About Bain Capital

Founded in 1984, Bain Capital is one of the world's leading private investment firms. We are committed to creating lasting impact for our investors, teams, businesses, and the communities in which we live. As a private partnership, we lead with conviction and a culture of collaboration, advantages that enable us to innovate investment approaches, unlock opportunities, and create exceptional outcomes. Our global platform invests across five focus areas: Private Equity, Growth & Venture, Capital Solutions, Credit & Capital Markets, and Real Assets. In these focus areas, we bring deep sector expertise and wide-ranging capabilities. We have 24 offices on four continents, more than 1,850 employees, and approximately \$185 billion in assets under management. To learn more, visit www.baincapital.com.

About Stoneweg

Stoneweg is a global alternative investment group specialized in Real Estate, headquartered in Geneva, Switzerland, and part of SWI Group. Founded in 2015 by a veteran team of investment professionals, Stoneweg has expanded its platform and capabilities both organically through joint ventures and via strategic acquisitions, reaching approximately €11 billion in assets under management (AUM).

It is a trusted capital partner and investment manager for a wide range of global and local investors, capital providers, and banking institutions, with a strong track record of creating value through various 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



worldwide. With more than 250 employees, Stoneweg has an operational presence in 23 offices across 14 European countries, the U.S. and Singapore.

For more information, visit: <http://www.stoneweg.com>