

MEDIA RELEASE

Bain Capital and Stoneweg progressing 45,000 sqm logistics development in Tuscany

Milan, Italy – 17 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, is nearing practical completion of its c. 45,000 sqm logistics development in Agliana, central Italy, and has appointed Dils and WCG-World Capital Group as agents to support the leasing programme.

Founded in Italy in 1971 and operating through direct offices in the Netherlands, Portugal, and Spain, Dils is a market leader in the Office, Retail, Logistics, Hospitality, and Living sectors. World Capital, with over twenty years of experience, is an Italian real estate consulting and brokerage firm offering tailored solutions to private clients, corporations, investment funds, and institutional investors.

The speculative scheme, which will be delivered by Q3 this year, will comprise two warehouses, suitable for a wide variety of operational requirements. The larger c. 33,000 sqm unit, divisible into two smaller units, will offer customisable space and cross-docking capabilities, including 46 loading bays, whilst a second standalone unit will total c. 12,000 sqm.

In line with the JV’s broader ESG commitments, the development incorporates design elements that improve energy efficiency and it is on track to achieve LEED Gold certification.

The site is strategically located in the heart of Tuscany, 25km northwest of Florence which has a population of nearly 1 million. The nearby A1 and A11 motorways are key arterial routes connecting to other major Italian markets and wider Europe.

The asset was one of six Grade-A logistics warehouses the JV committed to forward purchase last year 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: *“We are already seeing strong interest from a range of businesses, including fashion, supply chain and pharma occupiers, for whom the development’s excellent connectivity, high specification and best-in-class sustainability credentials are essential.”*

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

Press contacts

For Bain Capital

Jason Lobo – jlobo@baincapital.com
Camarco – baincapital@camarco.co.uk

For Stoneweg

FTI Consulting
Richard Gotla / Andrew Davis / Lia Bevan
+44 (0)20 3727 1000
stoneweg@fticonsulting.com

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>