

## **MEDIA RELEASE**

### **PICTET ALTERNATIVE ADVISORS AND STONEWEG ADD ANOTHER HIGH-QUALITY ASSET TO THEIR DUTCH LOGISTICS PLATFORM “AXIS”**

**Geneva / Amsterdam, 3 June 2026**

Axis, the growing last-mile logistics platform founded by Pictet Alternative Advisors (“Pictet”) and Stoneweg, has acquired another high-quality asset at Engelandlaan 3, Maastricht Airport.

The state-of-the-art logistics scheme, developed by Merle Vastgoed and constructed by Willems Bouwbedrijf/Coumans Installaties, comprises c. 10,250 sqm leasable space, divided into four separate units, each with its own office space, loading docks, and EV charging, offering excellent flexibility for tenants. The development was completed in May 2026.

The building benefits from an excellent clear height of 12 meters and a floor load capacity of 50 kN/sqm. The building meets high energy-efficiency standards, with completed units holding the EPC A++++ rating, the highest energy-performance certificate in the Netherlands. Advanced features include solar PV panels on-site, a heat pump and high-efficiency lighting. The building is expected to obtain the BREEAM “Very Good” certification.

The asset is located at the Aviation Valley in Maastricht – a prime location next to the airport and along the A2 highway, providing excellent connectivity. The high-quality small units are in strong demand, as evidenced by pre-leasing of over 50% of the space and demand from multiple prospects for the remaining units. The area is an established institutional-grade location, which is home to several renowned tenants, including DHL, Jumbo, DSV, and MLS.

**Simon Geldmann, Head of Germany & Benelux – Direct Real Estate at Pictet Alternative Advisors**, commented: “We are very pleased with this new high-quality addition to the portfolio, which now comprises nine buildings totalling approximately 70,000 sqm across key logistics hotspots in the Netherlands. The pre-let at this property demonstrates the robust demand for high-quality, smaller-scale units in the logistics sector, underpinning our strategy of focusing on this market segment.”

**Thomas Kal, Transaction Manager at Stoneweg**, added: "The competition for high-quality, small-box logistics is high, especially on premium locations. This asset embodies the current strategy of AXIS and ticks all boxes when it comes to quality, flexibility and sustainability. We are looking forward to welcoming our new tenants in this excellent building."

Merle Vastgoed has been advised by JLL (commercial) and Pierik Legal (legal). Pictet and Stoneweg have been advised by Dentons (legal), RYSE (development services).

As AXIS is an expanding platform, we are actively acquiring new logistic opportunities in the small-to-medium sized logistics segment, at the traditional logistic hotspots/corridors and Randstad area. Please reach out if you have any opportunities to share.

**ENDS**