FOR IMMEDIATE RELEASE

Corebridge Real Estate Investors and Davis Property & Investment Announce Sale of Tacoma Central Logistics

HOUSTON & TACOMA, Wash. – September 8, 2026 – Corebridge Real Estate Investors ("CREI") and Davis Property & Investment ("DPI") announced the $55 million sale of Tacoma Central Logistics to an Ares Real Estate fund ("Ares"). Tacoma Central Logistics is a 248,033-square-foot Class A industrial distribution facility located at 1950 S. State Street in Tacoma, Washington.

The disposition marks the successful culmination of a value-add development and lease-up strategy executed through a joint venture between CREI and DPI. The venture transformed the approximately 13-acre former headquarters and printing facility of the Tacoma News Tribune into a state-of-the-art distribution facility, developed to institutional-quality standards. The project was completed in 2023, achieved full lease-up, secured a long-term tenant commitment and was sold following a competitive marketing process that attracted significant investor interest.

"Tacoma Central Logistics demonstrates the strength of our investment platform and our ability to create value throughout the asset lifecycle," said Marianne Ganster, Managing Director and Head of U.S. Asset Management at Corebridge Real Estate Investors. "Through focused development, strategic leasing and timely execution in a compelling infill market, CREI and DPI created an institutional-quality asset that delivered a successful outcome for our investors."

"Tacoma Central Logistics is a great example of our strategy of identifying well-located properties where we can create long-term value through thoughtful redevelopment, leasing and asset management," said Jeff Davis, Owner of Davis Property & Investment. "We are very proud of what our team and partners accomplished with this property, from acquiring and redeveloping a functionally obsolete facility to delivering a Class A industrial asset, securing a strong tenant and ultimately completing a successful sale."

Originally constructed in 1974, the former Tacoma News Tribune facility was acquired by the venture in 2021 and subsequently redeveloped as Tacoma Central Logistics. The facility features modern Class A distribution specifications, including 36-foot clear height, cross-dock loading, 130- to 150-foot truck courts, dock levelers, multiple access points, ample trailer and automobile parking, and approximately 60,000 square feet of secured yard area. Strategically located in Tacoma's industrial market, Tacoma Central Logistics benefits from proximity to major transportation infrastructure, labor availability and the Port of Tacoma, one of the largest container gateways in North America. The property provides convenient access to I-5, SR-16, I-705 and SR-509.

Marq Logistics – which represents Ares Real Estate's vertically integrated global logistics real estate platform and is a leader in the development and operation of modern logistics facilities – will manage the property. The property is 100% leased to Moose Toys, an Australian-founded, family-owned global toy company headquartered in Melbourne, Australia.

CBRE represented the joint venture in the sale, with Bret Hartzell and Charles Safley leading the CBRE team.

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About Corebridge Real Estate Investors

Corebridge Real Estate Investors is the real estate equity investment management division of Corebridge Financial. As of March 31, 2026, CREI has an $8 billion portfolio of real estate assets under management consisting of approximately 35 million square feet. For more information, visit corebridgefinancial.com/realestate.

About Corebridge Financial

Corebridge Financial, Inc. (NYSE: CRBG) makes it possible for more people to take action in their financial lives. With more than $390 billion in assets under management and administration as of June 30, 2026, Corebridge Financial is one of the largest providers of retirement solutions and insurance products in the United States. We proudly partner with financial professionals and institutions to help individuals plan, save for and achieve secure financial futures. For more information, visit corebridgefinancial.com and follow us on LinkedIn.

About Davis Property & Investment

Davis Property & Investment (DPI) is an accomplished commercial real estate developer, owner and asset manager serving the greater Puget Sound region and Oregon. For more than 28 years, DPI has specialized in the acquisition, development, leasing and management of industrial, office and medical properties. Today, DPI owns and/or manages more than 5.3 million square feet of commercial real estate, valued at more than $500 million, with portfolio occupancy exceeding 98%.

DPI's development team has successfully completed more than 930,000 square feet of ground-up construction and renovation projects. Through strategic partnerships with leading architects, engineers, contractors, brokers and other service providers, DPI focuses on creating long-term value through disciplined investment, development and asset management across the Seattle-to-Portland corridor. For more information, visit dpillc.com and follow us on LinkedIn, Instagram, Facebook and X.

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