

Corebridge Real Estate Investors and Kadima Industrial Partners Realize Successful Exit of Value-Add Industrial Portfolio in New Jersey

HOUSTON – September 16, 2026 – Corebridge Real Estate Investors (“CREI”) and Kadima Industrial Partners (“Kadima”) today announced the sale of a 12-property, 840,000-square-foot infill industrial portfolio in New Jersey to L&B Realty Advisors. The portfolio was 97% leased at the time of the sale, and JLL advised CREI and Kadima on the sale.

The transaction marks the successful completion of a multi-year strategy by CREI and Kadima to assemble and upgrade an infill industrial portfolio across New Jersey's tightest logistics markets. The venture was able to execute on the business plan by building institutional scale in a fragmented sector and executing a disciplined leasing plan.

"This realization of our business plan reflects the significant value achieved through disciplined acquisitions and active asset management," said Marianne Ganster, Managing Director and Head of U.S. Asset Management at Corebridge Real Estate Investors. "By capturing strong mark-to-market leasing opportunities, we delivered an attractive outcome while positioning the portfolio for continued growth under its new ownership."

"We are proud to have assembled this 12-asset portfolio 100% off-market over the past four years through our proactive acquisitions platform," said Aaron Malitzky, President at Kadima. "We remain extremely bullish on shallow-and-mid-bay opportunities in the region and wish the new owners continued success on the highly functional assets that they acquired."

"We continue to see strong demand from investors for well-located, shallow-bay industrial product," said Ryan Cottone, Director at JLL. "This portfolio provided the buyer with an attractive opportunity to acquire critical mass in well-established locations throughout southern New Jersey."

Jose Cruz, Senior Managing Director at JLL adds, "It was a true team effort from everyone involved to make this spectacular deal come to fruition. We are thankful for the partnership's faith in our ability to execute the transaction."

Spread across premium, supply-constrained corridors in Burlington, Camden, Gloucester, and Passaic Counties, the portfolio features warehouse and industrial flex properties and benefits from immediate access to major transportation infrastructure and dense population centers. Currently leased to a highly diversified roster of logistics, manufacturing, and business service tenants, the portfolio offers stable, immediate cash flow alongside long-term growth potential.

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

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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 Kadima Industrial Partners

Kadima Industrial Partners is an industrial sector specialist with a vertically integrated team. The firm's senior leadership team has a proven track record in acquisition, financing, development, architecture, construction, leasing, property management, and asset management. Kadima is recognized for its data-driven approach and its end-to-end expertise throughout the lifecycle of industrial acquisition, development, and repositioning. Across its platforms, Kadima has owned more than 7 million square feet and \$2.5 Billion of industrial assets.

About L&B Realty Advisors

Founded in 1965, L&B Realty Advisors is a SEC-registered real estate investment management firm serving institutional investors worldwide. Through customized separate account and commingled fund strategies, the firm provides investment solutions across a broad range of real estate sectors. L&B manages approximately \$9.8 billion in assets comprising 27 million square feet of institutional-quality office, industrial, retail, multifamily, and specialty properties throughout the United States. Backed by more than six decades of experience, L&B delivers a fully integrated platform encompassing acquisitions, portfolio and asset management, development and construction oversight, research, and investment accounting. For more information, visit www.lbrealty.com.

Contacts

Işıl Müderrisoğlu (Investors): investorrelations@corebridgefinancial.com

Matt Burkhard (Media): media.contact@corebridgefinancial.com