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For professional investors

## PRESS RELEASE

### **BNPP AM Alts acquires stake in c.165,000 sqm four-storey Japanese logistics asset**

BNP Paribas Asset Management Alts (BNPP AM Alts), the largest alternatives asset manager in Europe and a global leader with c.€300 billion of assets under management, has acquired, on behalf of clients, a minority stake in a newly constructed multi-storey logistics asset in Yokohama, Japan, from ESR, a leading Asia-Pacific real asset owner and manager. Following the transaction, ESR will retain a stake in the asset.

The Yokohama Sachiura Distribution Centre 3 (“Sachiura DC3”) is a state-of-the-art, four-storey logistics facility offering market-leading experiences for customers and their employees, supporting leasing and occupier retention against the backdrop of an acute labour shortage in the region.

Strategically located on a large-scale c.330,000 sqm logistics campus in Yokohama City Port, Sachiura DC3 totals 165,000 sqm and offers an ocean-view terrace, spacious lounges and an on-site children day-care centre. These amenities complement the asset’s strong technical specifications which include direct truck access to all four floors and the latest seismic base isolation protection. The property has achieved CASBEE Rank A and BELS 6 stars, demonstrating strong commitment to sustainable performance and energy efficiency standards.

Yokohama City is Japan’s second largest city and most populous municipality outside of Tokyo. As well as providing easy road and rail access to the municipality’s 3.8 million residents via the nearby Namiki Kita station and two expressways, Sachiura DC3 is also well placed to serve the greater Tokyo market, being approximately 45km away from its CBD. This provides occupiers with access to the Japanese capital’s international airport and port terminal, bolstering global trade links, as well as a large customer catchment within Tokyo and the surrounding area. The scheme’s national road connectivity is set to be further improved in the coming years due to a new highway that is currently under construction and will strengthen connectivity to western Japan.

BNP Paribas Cardif’s acquisition of AXA Investment Managers, completed last year, led to the creation of a single asset management platform that consolidates all activities from AXA IM, BNPP REIM, and BNPP AM under unified ownership. AXA IM Alts has become BNP Paribas Asset Management Alts. Building on more than 30 years of experience developed under AXA IM Alts, BNP Paribas Asset Management Alts manages approximately €300 billion across real estate, infrastructure, alternative credit, and private equity and remains the largest alternative investment platform in Europe and a global leader.

*“Following a dynamic year of development and investment across Japan, BNPP AM Alts has further expanded and diversified its Japanese real estate portfolio, focusing on assets driven by long-term social trends that deliver robust returns for our clients. Looking ahead, we aim to continue to invest in asset classes underpinned by strong growth in occupier demand and favourable through-the-cycle trends, as illustrated by our acquisition of a stake in Sachiura DC3. Located in Yokohama, the asset benefits from a strong customer and labour catchment and is well-positioned to attract leading*

*industrial and logistics occupiers seeking to leverage the region's enhanced transport connections."*  
said Antoine Mesnage, Head of Asia-Pacific at BNP Paribas Asset Management Alts.

– ENDS –

**Notes to editors**

All figures as of 30 September 2025

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Private assets are investment opportunities that are unavailable through public markets such as stock exchanges. They enable investors to directly profit from long-term investment themes and can provide access to specialist sectors or industries, such as infrastructure, real estate, private equity and other alternatives that are difficult to access through traditional means. Private assets do, however, require careful consideration, as they tend to have high minimum investment levels and may be complex and illiquid.

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**About BNP Paribas Asset Management Alts**

BNP Paribas Asset Management Alts (BNPP AM Alts) is the alternative investments platform of BNP Paribas Asset Management. It is the largest alternatives asset manager in Europe and a global leader, with approximately €300 billion in assets under management across Real Estate, Infrastructure, Alternative Credit and Private Equity.



With more than 30-year track record, BNPP AM Alts has built a reputation as a pioneering and innovative asset manager, combining an entrepreneurial investment culture with strategic discipline.

BNPP AM Alts finances the real economy by providing equity and debt to help companies to expand by developing, managing and financing infrastructure and buildings essential to economic growth.

Sustainability is at the core of our investment decision-making processes, with a particular focus on decarbonization.

### **About BNP Paribas Asset Management**

BNP Paribas Asset Management (BNPP AM) is the asset manager of BNP Paribas, a leading banking group in Europe with international reach.

Among the top three asset managers in Europe, BNPP AM manages more than €1.6 trillion in assets for institutional, corporate, retail and wealth clients worldwide, combining liquid and alternative capabilities with a leadership position in long-term savings management for insurers and pension funds (€850 billion AUM).

BNPP AM offers a broad range of liquid investment solutions, spanning fixed income, high conviction active strategies and a fast-growing ETF offering, together representing over €1 trillion in assets under management.

The alternatives platform, built on over 30 years of experience, is the largest in Europe and a global leader, managing approximately €300 billion across real estate, infrastructure, alternative credit and private equity.

Sustainable and thematic investment capabilities are embedded across the business, supporting client's long-term objectives.

BNPP AM brings together expert professionals across nearly 40 countries, blending global reach with local expertise.

Source for combined AUM: BNPP AM, as of 30 September 2025.

*Based on BNPP AM internal data analysis.*

*Based on Assets under Management ranking as published by major Asset Managers in 2024 - IPE Report 2025.*