

BLP SENIOR TEAM BIOGRAPHIES



TEAM BIOGRAPHIES



Jay Cornforth *CEO*

Jay Cornforth serves as Senior Managing Director & Chief Executive Officer, Co-Chief Investment Officer for Bridge Logistics Properties.

For most of his career, Jay has focused on the industrial warehouse space and has over 25 years of experience. Over his career, Jay has directly invested or overseen \$15 billion of deployment. Prior to joining Bridge, Jay was Managing Partner, Global Head of Logistics at Brookfield. At Brookfield, Jay oversaw Logistics investments in Brazil, Korea, China, and Western Europe, in addition to the USA. Jay was instrumental in launching Brookfield's logistics platform and the acquisition, development, and management of 100 million square feet of logistics product. Between 2014 and 2016 during Brookfield's ownership, Jay also dually served as CEO of IDI Logistics while he was Global Head of Logistics at Brookfield.

Before his role at Brookfield, Jay was President, East Region at Prologis and worked at AMB from 2003 to 2011, prior to the AMB/Prologis merger. Jay began his career with Cabot Industrial Trust and its successor company Cabot Properties where he held national development duties. He also worked at AEW Capital Management in various roles in Portfolio Management and Investments. Jay grew up in Montreal, Canada and received a Bachelor of the Arts from the University of Western Ontario and a Master of Science in Real Estate Development at New York University.



Brian Gagne *CIO*

Brian Gagne serves as Senior Managing Director & Co-Chief Investment Officer for Bridge Logistics Properties.

Before joining Bridge, Brian worked at Brookfield to build out and lead the U.S. logistics investments team, where he oversaw both acquisition and development deployment from late 2017 to 2021. In that time, Brookfield grew their U.S. investment and development portfolio by 35 million square feet. Prior to leading the logistics investment team at Brookfield, Brian worked at IDI Logistics, a Brookfield-owned operating company, where he served as a Market Officer for the West Region. As Market Officer, Brian was responsible for all investments, asset management, and development activities. Brian was critical to the stabilization of the portfolio while also building AUM in California through existing building investments, spec development, and BTS transactions.

Before joining Brookfield, Brian was at KTR Capital Partners, a private logistics platform founded by principals of Keystone Property Trust. Brian joined KTR shortly after their formation in 2005 and saw the company grow from 0 to 75 MSF over a decade. Brian was made partner and selected to open the company's West Coast office and lead their investment efforts. KTR was primarily an East Coast focused entity and Brian successfully expanded the company's footprint into the high barrier markets of Southern California, Bay Area and beyond. He acquired or developed over \$2B of assets in the Western U.S. prior to the sale of the company in June 2015 to Prologis. Brian holds a Bachelor of Science in Business Administration from Babson College.

TEAM BIOGRAPHIES



Matt Berger *Managing Director, Chief Financial Officer*

Matthew Berger serves as Managing Director and Chief Financial Officer for Bridge Logistics Properties and brings over 25 years of finance experience to his role. Prior to joining Bridge, he served in a number of Senior roles with Brookfield Asset Management, most recently as Managing Director, Portfolio Management within Brookfield Property Group. Other key positions with Brookfield include Chief Financial Officer of IDI Logistics and Chief Financial Officer of Terraform Power, a publicly traded owner operator of renewable energy assets in North America and Europe.

Prior to Brookfield, Matthew was Senior Vice President, Finance for Old Mutual Asset Management. He began his career in public accounting and consulting with PwC, earning his CPA. He holds a BBA in Accounting with honors from the University of Notre Dame and an MBA with honors from the Kenan Flagler Business School at UNC Chapel Hill.



Paul Jones *Managing Director, West Region*

Paul Jones serves as a Managing Director for Bridge Logistics Properties. A recognized expert in the field of industrial real estate, Paul Jones has spent over 15 years perfecting his craft through complex transactions in some of the most competitive U.S. markets. Over the course of his career, Paul has invested \$3 billion of capital through both existing building acquisitions and new developments. Prior to joining Bridge Investment Group, he was Head of Investments and Development for the Western United States at Brookfield Asset Management. In this role from 2019-2021, Paul established Brookfield's Los Angeles Logistics office, built and led a team of professionals, oversaw operations, and grew the West region portfolio by 6.5 million square feet.

Before his role at Brookfield, Paul was Vice President of Acquisitions in the Western U.S. for Duke Realty. From 2015-2019, he helped grow the company's Southern California portfolio from approximately 1 million to 15 million square feet through existing building acquisitions and infill market redevelopment. Paul began his career with Studley, Inc., where he was an Investment Sales and Tenant Rep Broker. Notably, he is actively involved with Make-A-Wish Foundation, is a member of NAIOP's Industrial Acquisitions Forum IV, has held multiple positions within NAIOP's Young Professionals Group, and was awarded Real Estate Forum's 50 Under 40 National Designation.

TEAM BIOGRAPHIES



Connor Tamlyn *Managing Director, Central Region*

Connor Tamlyn serves as Managing Director, Central Region for Bridge Logistics Properties. Connor has over 12 years of commercial real estate experience and has directly facilitated transactions of more than 10M sf totaling over \$1B in value. Before joining Bridge, Connor worked at Brookfield Properties Logistics as the development officer for the Central Region where he was responsible for sourcing and executing development opportunities in markets such as Dallas-Fort Worth, Houston, Austin, Chicago, Indianapolis, Cincinnati, Memphis and Nashville. While at Brookfield, he sourced development opportunities totaling 4M sf representing over \$400M of total development value.

Prior to joining Brookfield, Connor was a Director and Market Officer at Hines, one of the largest privately held real estate investment and development firms in the world. At Hines, he ran the industrial platform in Dallas-Fort Worth where he was responsible for the acquisition, development and asset management of industrial properties. While at Hines, Connor was responsible for adding over 3M sf to the firm's industrial portfolio. Connor holds a Bachelor of Business Administration, Real Estate from the University of Georgia.



Tim Page *Managing Director, Southeast Region*

Tim Page serves as Managing Director, Southern Region for Bridge Logistics Properties. Tim has over 35 years of commercial real estate experience. Before joining Bridge, he was President and CEO of Page Group Commercial Real Estate, Inc., a real estate development firm specializing in the development of industrial, office, hotel, and multi-family properties. Tim owned and operated Page Group for 21 years before retiring in 2020. Prior to establishing his own firm, he served as the Director of Operations for Stiles Realty Co. in South Florida from 1998 to 2000. While at Stiles, Tim was responsible for industrial, office building, and build-to-suit development opportunities. From 1994 to 1998, he was the Director of Development for Catalfumo Companies, responsible for all aspects of speculative development and build-to-suit activities ranging from site selection to disposition of assets.

Tim began his career in 1986 as an industrial specialist in South Florida for CBRE Group, Inc. where he was a top performer throughout his eight years at CBRE. He holds a Bachelor of Science in Finance from the Heavener School of Business in the Warrington College of Business at the University of Florida.

TEAM BIOGRAPHIES



Bob Close *Director, Development and Construction*

Bob Close is the Director of Development and Construction for Bridge Logistics Properties. Bob is an industrial development manager with 20 years of experience overseeing all aspects of entitlements and construction. Bob has extensive experience with brownfields and complex infrastructure projects. He is responsible for budgets, due diligence, entitlements, CEQA approvals, Remedial Action Plans, design, infrastructure, scheduling, shell and tenant finish construction.

Prior to joining Bridge, Bob was Vice President of Development at Hillwood where he oversaw entitlements, design, and budgets for multiple Southern California projects. He was also responsible for providing initial site plans and budgets for all new land acquisitions on the west coast. Bob also worked at Duke Realty for 14 years as a Director of design, construction, and preconstruction; and, prior to working at Duke Realty, Bob was a project manager at Kaufman Lynn Construction from 2005-2007 and Opus East from 2000-2004. Bob holds a Bachelor of Science in Construction Management from the University of Florida, is a licensed CA General Contractor, and an LEED Accredited Professional.

BRIDGE BIOGRAPHIES

TEAM BIOGRAPHIES



Robert Morse *Executive Chairman, Bridge Investment Group*

Robert Morse is the Executive Chairman of Bridge Investment Group. He has over 30 years of experience in finance, banking, and private equity fund management. Mr. Morse serves on the investment committees for all of Bridge's investment vehicles in addition to his responsibilities as Executive Chairman in helping to develop strategy and growth opportunities for Bridge. Mr. Morse served as Chairman and Co-Chief Executive Officer of PMN Capital, a private equity firm based in Hong Kong, from January 2009 to January 2012 and as Chief Executive Officer of Citigroup's Asia Institutional Clients Group from April 2004 to October 2008, where, among other duties, he provided direct management oversight of Citigroup's \$5 billion of proprietary capital. Mr. Morse made investments on behalf of Citigroup clients across multiple asset classes, including equities (public and private), corporate acquisitions, distressed and mezzanine debt and real estate. At the time, Citigroup's Asian institutional businesses included corporate banking, investment banking, markets and transaction services in 17 countries employing over 14,000 employees. From 1999 to 2004, Mr. Morse served as the Co-Head and then Head of Global Investment Banking for Citigroup. He previously held a variety of senior positions since joining Salomon Brothers in 1985. Additionally, Mr. Morse was a co-founder of SSB Capital Partners, a \$400 million private equity fund formed in 2000. Since February 2013, Mr. Morse has served on the board of directors of Amkor Technology, Inc. (Nasdaq: AMKR). Mr. Morse also serves on a variety of charitable organization boards, including the Yale President's Council on International Activities as Chairman, the Yale School of Management Board of Advisors, the Whitney Museum Directors Council and the Grand Teton National Park Foundation Resource Council. Mr. Morse received his Bachelor of Arts from Yale College, Phi Beta Kappa and magna cum laude, his Master of Business Administration from Harvard Business School and his Juris Doctor from Harvard Law School.



Jonathan Slager *Chief Executive Officer, Bridge Investment Group*

Jonathan Slager is the Chief Executive Officer and a member of the Board of Directors of Bridge Investment Group. Mr. Slager currently serves on the investment committees for the general partners of Bridge Multifamily Funds III, IV (for which he also serves as the Chief Investment Officer), V, and CV, Bridge Workforce Funds I, II and III, Bridge Seniors Housing Funds I, II and III, Bridge Office Funds I and II, Bridge Opportunity Zone Funds I, II, III, IV, V and VI, Bridge Agency MBS Fund, and Bridge Solar Energy Development Fund. He has over 35 years of experience in the real estate, finance, and software industries. Mr. Slager has been involved in underwriting, acquiring, and managing over \$15 billion in assets including all assets of the prior Bridge-managed funds, and has been a key driver of asset executions and returns. From 2005 to 2009, Mr. Slager worked with The Pacific Group USA, Inc., and from 2006 to 2017 was a principal and managing partner at Bridge Loan Capital Fund LP. He has been responsible for major acquisitions, development, and entitlements and financing of major real estate projects. Mr. Slager worked for several years at The Koll Company and then Wells Fargo Bank where he was responsible for the acquisition, development, asset management, and disposition of commercial real estate assets. Mr. Slager played the leading role on large institutional commercial real estate projects ranging from resort, residential, office, industrial and retail projects. Mr. Slager earned his Bachelor of Arts in English, Phi Beta Kappa and cum laude, from the University of Utah in 1981, and his Master of Business Administration in Finance and Marketing from New York University in 1985.

TEAM BIOGRAPHIES



Adam O'Farrell *Chief Operating Officer, Bridge Investment Group*

Adam O'Farrell is the Chief Operating Officer and a member of the Board of Directors of Bridge Investment Group. Mr. O'Farrell is also a member of the investment committees of various Bridge-managed funds, including Bridge Debt Strategies Funds II, III, IV, Bridge Opportunity Zone Funds I, II, III, IV, V, VI, Bridge Logistics Value Funds I, II, and Bridge Solar Energy Development Fund. Mr. O'Farrell has more than 20 years of experience as a real estate investment management attorney with significant private equity, real estate and tax experience and a broad transactional legal background. Mr. O'Farrell joined Bridge as General Counsel in January 2012 and was responsible for all legal affairs of Bridge, its affiliates and managed funds until 2021. In January 2020, Mr. O'Farrell was promoted to Chief Operating Officer and in that role has direct supervision and responsibility for all Bridge infrastructure departments and is a member of the firm's Senior Management and Strategy Committees. Prior to joining Bridge, Mr. O'Farrell worked at several international law firms, including Foley & Lardner LLP, Morrison & Foerster LLP and Latham & Watkins LLP. He began his legal career as a tax attorney and focused his practice on advising private equity and real estate clients. Mr. O'Farrell received his Bachelor of Science degree and Master of Accountancy with an emphasis in Taxation from the Marriott School of Management at Brigham Young University and his Juris Doctor from the J. Reuben Clark Law School, Brigham Young University.