Ahold Delhaize USA Announces Strategic Investment from Blackstone Credit & Insurance to Advance State-of-the-Art Distribution Center in Burlington, N.C.

January 13, 2026

SALISBURY, N.C. – Leading grocery retail group Ahold Delhaize USA today announced a definitive agreement under which funds managed by Blackstone Credit & Insurance will invest $475 million in connection with a triple net lease transaction to construct a highly automated grocery distribution center in Burlington, N.C.

Under the triple net lease agreement, Blackstone Credit & Insurance will own the facility and fund 100% of in-scope construction costs. Once construction is complete, Ahold Delhaize USA will lease the facility for long-term use, with an option to purchase the site in the future under pre-agreed terms.

"We are pleased to support Ahold Delhaize USA and enable a critical long-term investment in its U.S. supply chain," said Christopher Yonan, Head of European Infrastructure, Blackstone Credit & Insurance. "This investment reflects our focus on partnering with leading investment grade corporations globally by providing flexible, low-cost capital through our credit and insurance platform."

Ahold Delhaize USA and ADUSA Distribution previously announced plans in October 2025 to develop an $860 million, highly automated distribution center in Burlington, N.C. (Guilford County). The facility is expected to add more than one million square feet of additional distribution infrastructure, delivering fresh and frozen grocery items to Food Lion stores.

"Ahold Delhaize USA, along with ADUSA Distribution, is proud to partner with Blackstone Credit & Insurance on this new distribution center," said JJ Fleeman, CEO, Ahold Delhaize USA. "Through the new distribution center, ADUSA Distribution and ADUSA Transportation will expand their capacity to support Food Lion's growth in the state, along with bringing new jobs. We continue to be very excited about locating this facility in North Carolina as we grow our presence in a state where our companies have done business for more than 65 years."

The investment is structured to align the timing of costs with the long-term benefits of the facility. The long-term lease approach supports a project of this scale, reduces refinancing risk and enables Ahold Delhaize USA to deploy capital efficiently to advance major infrastructure investments.

Construction of the new facility is expected to begin in the first quarter of 2026, with an anticipated start of operations in 2029. The site is expected to employ over 500 associates within ADUSA Distribution and ADUSA Transportation companies over time.

J.P. Morgan acted as exclusive financial advisor to Ahold Delhaize USA and A&O Shearman served as legal counsel to Ahold Delhaize USA. Milbank LLP acted as legal counsel to Blackstone Credit & Insurance.

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About Ahold Delhaize USA
Ahold Delhaize USA, a division of global food retailer Ahold Delhaize, is part of the U.S. family of brands, which also includes five leading omnichannel grocery brands: Food Lion, The GIANT Company, Giant Food, Hannaford and Stop & Shop. When considered together, the companies of Ahold Delhaize USA comprise the largest grocery retail group on the East Coast and the fourth largest in the nation, serving 26 million omnichannel customers each week. For more information, visit www.adusa.com.

About Blackstone Credit & Insurance
Blackstone Credit & Insurance is one of the world's leading credit investors. Our investments span the credit markets, including private investment grade, asset-based lending, public investment grade and high yield, sustainable resources, infrastructure debt, collateralized loan obligations, direct lending and opportunistic credit. We seek to generate attractive risk-adjusted returns for institutional and individual investors by offering companies capital needed to strengthen and grow their businesses. BXCI is also a leading provider of investment management services for insurers, helping those companies better deliver for policyholders through our world-class capabilities in investment grade private credit.

Blackstone Credit & Insurance's Infrastructure and Asset Based Credit group manages over $100 billion and has over 80 investment professionals, as of September 30, 2025. The platform is focused on providing investment grade credit, non-investment grade credit and structured investments across the real economy in sectors such as infrastructure, commercial finance, fund finance, consumer finance and residential real estate loans.