GRIFFIN

CAPITAL PARTNERS



GRIFFIN
CAPITAL PARTNERS

THE LEADING CENTRAL EUROPEAN **INVESTMENT AND ASSET MANAGER**

The most active and innovative investor
in private equity and real estate in CEE, Germany
and other selected countries in the EU

EUR 11+ BN

gross asset value across 20 platforms

GRIFFIN CAPITAL PARTNERS

Griffin Capital Partners is a **privately-owned investment and asset manager in private equity and real estate in CEE**, Germany and other selected countries in the EU. It is the largest, most active and innovative investor of its kind in the CEE region.

The Company invests funds of both its owners & Managing Partners, Maciej Dyjas & Nebil Şenman, and its renowned international investors and strategic partners.

It is a one-stop shop for international investors willing to invest in CEE, Germany, and other selected Western European markets.

Griffin has a team of over 70 experienced professionals based in Poland and Germany, providing diverse expertise, a strong track record, and extensive private equity and real estate knowledge. Together, they bring a combined 515 years of industry experience and have completed over 100 successful exits in the past 30 years.

Griffin Capital Partners' strategy is to start platform companies from scratch or acquire and develop them to become best-in-class market leaders. This is achieved by implementing tailored strategies and building strong management teams to enhance their value through organic growth, and transforming them into top-tier players in their respective markets.

The gross asset value of Griffin-managed investments across twenty different platforms **exceeds EUR 11 billion with a total invested equity of over EUR 5 billion.**

KEY TRANSACTIONS IN THE LAST 10 YEARS

2026 Griffin and one the of largest Polish Family Offices become the controlling shareholders of Murapol following Ares Management Corporation's final ABB

2026 Griffin's platform R4R completes the sale of a portfolio of 18 completed residential rental projects (over 5,300 apartments) to TAG Group. The EUR 575m transaction marks a new stage in the development of the Polish PRS market

2026 Griffin, as a minority co-investor alongside Apollo Funds, enters into a financing agreement with Spravia worth over EUR 165m where Griffin supports Apollo in the loan servicing and monitoring

2026 Griffin's platform PAD RES Group sells a portfolio of PV assets with a total installed capacity of 255 MW to Çalık Renewables

2025 Griffin's platform R4R signs a preliminary agreement with TAG Group to sell over 5,300 apartments. The record-breaking transaction is valued at EUR 565m

2025 Griffin and Centerbridge Partners set up a JV to launch Centerbridge LifeSpot 3– a PRS portfolio of ca. 1,700 units in Poland. The portfolio will be operated by LifeSpot

2025 Griffin opens a German office, strengthening relationships with partners in the region and expanding its activity in the local market

2024 Griffin, Marguerite and WBW Invest announce a joint venture for OnTrain, a new platform that will offer modern locomotives to European rail operators in the leasing model

2024 Griffin, together with Signal Capital and Echo Investment, announces a joint venture for StudentSpace, a new student housing platform to create a market-leading player in the dynamically growing Polish PBSA sector

2023 Griffin's platform Murapol successfully debuts on the Warsaw Stock Exchange. It was the second largest IPO in CEE in 2023, the largest real estate IPO in Europe since May 2022, and the first successful listing on the WSE since 2020

2023 Griffin and Redefine Properties set up a JV to acquire Stokado, the second-largest self-storage operator in Poland, in order to accelerate investments and development in this sector. In the same year, Stokado acquires a self-storage rental company, Top-Box, with a facility in Warsaw, adding 4,500 sqm to its portfolio

2023 Griffin, together with Kajima Europe, acquires a 70% stake in Hymon, one of the leaders in the Polish PV installations and heat pump sector

2023 Griffin, together with WING, acquires 60% stake in Bauwert AG, one of the leading and most recognized German real estate developers, which marks an important milestone for Griffin and WING's presence in the German market

2022 Griffin, together with Madison International Realty, forms International Industrial Properties (IIProp), a logistics platform focused on investing in industrial and logistics space in key European markets

2022 HORSE investment platform, a joint venture between Redefine Properties and PIMCO is set up. Griffin acts as the transaction manager and supports Horse JV investors in their further operation

KEY TRANSACTIONS IN THE LAST 10 YEARS

2022 Griffin acts as the transaction manager and advisor to EPP in the sale of a 70% stake in Towarowa 22 to the AFI Europe fund. The total value of the plot located in the heart of Warsaw exceeds EUR 180 million

2021 Griffin, together with Ares, sets up LifeSpot, a PRS platform offering affordable apartments for rent in mid-sized and large cities across Poland

2021 Griffin and Kajima announce a joint venture to finance and develop renewable energy projects in Poland and acquire a 72% stake in PAD RES, a leading developer in the clean energy sector

2020 Griffin and Ares Management Corporation acquire majority stake in Murapol S.A.

2019 Griffin and Kajima Europe acquire Student Depot from Oaktree Capital Management in a transaction worth over EUR 60 million

2019 Griffin, on behalf of its investors PIMCO and Oaktree Capital Management, sells a 56% stake in Echo Investment to WING. Griffin remains a co-investor and co-manager, holding a 66% stake in Echo after a public tender together with WING

2018 Griffin, together with PIMCO and Echo Investment, sets up Resi4Rent, the largest housing-for-rent platform in Poland, with a portfolio target of over 10,000 units

2018 Griffin establishes, together with Redefine Properties, a leading logistics platform — European Logistics Investment

2018 Griffin, acting as the deal manager and co-investor, executes the takeover of the M1 portfolio, comprised of 28 retail properties. The value of the deal is around EUR 1 billion

2017 Griffin Premium R.E., the first Polish office REIT listed on the WSE with a GAV of over EUR 0.7 billion, grows to over EUR 1.2 billion within 2 years. The IPO is the second largest offer recorded on the market that year

2017 Griffin's partners lead the acquisition of ITK (now AVENGA), a software engineering platform operating in the US, Germany, Poland, Argentina and Ukraine, with some 3,500 IT specialists focusing on healthcare, banking and insurance verticals

2016 Griffin, together with Bridgepoint, purchases SMYK Group

2016 Partners of Griffin lead the acquisition of Proservice, a leading Polish tech-driven BPO provider serving the investment fund, insurance, and banking industries in Germany, Luxembourg and Poland

2016 Griffin leads a record deal, establishing EPP as a spin-off from Echo Investment and attracting a new investor, Redefine Properties. EPP, the first purely Polish retail REIT listed on the Johannesburg Stock Exchange and Luxembourg Stock Exchange with a GAV of EUR 1.2 billion, grows to EUR 2 billion within 2 years

2015 Griffin, along with its partners PIMCO and Oaktree Capital Management, takes over Echo Investment, the biggest Polish developer, in the largest real estate transaction in CEE and the largest transaction in Europe recorded that year

ONE-STOP-SHOP FOR INVESTMENT, FINANCE, LEGAL AND OPERATIONAL ASSET MANAGEMENT

Services – a one-stop shop for investors entering the CEE, Germany and other selected geographies

- Identifying targets, executing acquisition transactions
- Developing strategies, hiring managements, providing hands-on strategic asset management aimed at growing profitability and value in portfolio companies
- Organizing exits
- Arranging financing at every step of the investment lifecycle
- Offering full in-house, best-in-class legal and tax support
- Providing a full range of reporting, administration, and domiciliation services

Track Record

- Over 100 successful exits
- Active in the EU, US, and CEE markets since the 1990s
- Combined 515 years of industry experience
- Repetitive alliances with international investors and strategic partners
- Pioneering new concepts and formats in the markets

Experienced team based in Warsaw and Berlin

- A team of over 70 top-class specialists with diverse expertise, a strong track record and extensive PE & RE know-how
- German office opened in Q1 2025

Specific focus

- Real Estate: all asset classes, with a focus on self-managed platforms
- Renewable Energy: energy transition, circular economy, infrastructure
- Outsourcing Economy: mainly focused on technology
- Consumers

STRATEGIC INVESTORS

APOLLO

ARES

Centerbridge

KAJIMA PARTNERSHIPS

MADISON INTERNATIONAL REALTY

Marguerite

OAKTREE

PIMCO

REDEFINE PROPERTIES

SIGNAL CAPITAL

TRADEMARC PROPERTY FUND

WING BUILT FOR BUSINESS

CURRENT PORTFOLIO

ECHO investment

BAUWERT

MURAPOL

R4R Resi 4 Rent

ARES LifeSpot 1

ARES LifeSpot 2

Centerbridge LifeSpot 3

STUDENTSPACE

ELI

IPROP INTERNATIONAL INDUSTRIAL PROPERTIES

TRADEMARC PROPERTY FUND

EPP

HORSE GROUP

STOKADO SELF-STORAGE

GRIFFIN PROPERTY FINANCE spravia

PADRES

Hymon POWERED BY KAJIMA

ontrain

SMYK Cały dla małych!

ProService Finteco

CURRENT PORTFOLIO

ECHO investment

- Echo Investment is the largest Polish developer in the office, commercial and residential real estate sector. The company is listed on the Warsaw Stock Exchange
- It has completed over 370 projects with a total area of over 3,500,000 sqm located in an array of Polish cities

BAUWERT

- Bauwert AG is one of the leading and most recognized property developers in Germany, with a focus on Berlin and its surroundings
- Currently, the company has secured a pipeline of projects whose gross development value exceeds EUR 2.4bn

MURAPOL

- Murapol is one of the largest and most experienced residential developers in Poland, active on the Polish market for over 25 years
- Since its inception, until mid-2026, the company carried out 104 multi-stage residential investments,in which 492 buildings were constructed, containing over 36,200 apartments

Resi 4 Rent

- R4R is the most experienced PRS platform in Poland. With 8,900 rental units delivered, of which 6,000 have already been successfully divested, and a further 1,000 rental units under construction and expected to come online within the next 12 months, it has established itself as a leading institutional rental operator and PRS developer in the Polish market

ARES LifeSpot 1

- PRS portfolio under the LifeSpot brand owned by Griffin Capital Partners and Ares (AEREF V), established in 2021
- Over 3,100 operating and nearly stabilized units across six major Polish cities

ARES LifeSpot 2

- Development-focused PRS portfolio under the LifeSpot brand established in 2024 in a JV between Griffin Capital Partners and Ares (AEREF VI)
- ca. 2,800 units in Warsaw, Krakow and TriCity, largely in development phase and to be delivered within 2 years

Centerbridge LifeSpot 3

- Early-stage PRS portfolio under the LifeSpot brand established in 2025 in a JV between Griffin Capital Partners and Centerbridge
- ca. 1,700 units planned in key Polish cities to be delivered within the next 3 years

CURRENT PORTFOLIO

STUDENTSPACE

- A PBSA platform aiming to develop an operating portfolio of 5,000 purpose-built, modern, and energy-efficient student beds across key academic cities in Poland over the next three years
- StudentSpace currently operates more than 1,700 beds in Krakow and Warsaw, with additional 1,100 beds in Warsaw currently under construction or in advanced pre-development phase, scheduled for delivery in 2027/28 and following academic years

ELI

- European Logistics Investment is a high-quality logistics platform in the Polish market, delivering facilities located in the most sought-after locations across the country
- The ELI portfolio currently includes 30 logistics projects within 9 logistics hubs across Poland, with a total GLA of 1.2m sqm, including 1,010,000 sqm of standing assets, 34,000 sqm of space under construction, and a secured pipeline of 110,000 sqm

IPROP INTERNATIONAL INDUSTRIAL PROPERTIES

- A growing logistics platform focused on investing in industrial and logistics space in key European markets
- The platform is developed in partnership with Panattoni, a leading developer of industrial real estate in Europe and the US

TRADEMARC PROPERTY FUND

- Trademarc is a logistics real estate platform offering a single point of entry to CEE's most strategic industrial hub – Warsaw
- The platform generated exits from two Warsaw assets in excess of EUR 98 m investment volume over the last 24 months and currently holds one development site in the prime Warsaw Airport area

EPP

- EPP, a REIT-type company focused on Poland-based commercial properties, is the largest asset manager of retail real estate located in Poland in terms of GLA

HORSE GROUP

- Established in March 2022 as a 50/50 joint venture between Redefine Properties, EPP and PIMCO, with a portfolio of 11 retail assets with a total GLA of 469,000 sqm

STOKADO SELF-STORAGE

- Stokado is the second-largest operator in the fast-growing self-storage industry in Poland. The company currently operates 39,800 sqm of NLA and stores goods belonging to ca. 3,000 private and B2B customers in its countrywide network of dedicated self-storage facilities

CURRENT PORTFOLIO

GRIFFIN PROPERTY FINANCE
spravia

- One of the largest non-banking real estate related lending platform providing senior stretch/ mezzanine financing
- Among others, Griffin as a minority co-investor alongside Apollo Funds, entered into a financing agreement with Spravia worth over EUR 165m. Spravia is one of the leading Polish residential developers having completed over 24,000 units since 1999, with operations in Warsaw, TriCity, Poznan, Wroclaw and Krakow. Griffin supports Apollo in the loan servicing and monitoring

PAD RES

- PAD RES is a leading developer in the clean energy asset space in Poland
- The platform's current portfolio comprises solar and wind projects at various stages of advancement, both in development and ready to build, with 100 MW operating projects, and another 3000 MW with Grid Connection Conditions

Hymon
powered by KAJIMA

- Hymon is one of the leaders in the Polish PV installations and heat pump sector, focusing on all market segments
- Since its founding in 2011, it has carried out over 80,000 installations for B2C and B2B clients

onTrain

- OnTrain is a platform that offers modern locomotives to European rail operators in the leasing model along with maintenance services

SMYK
Cały dla małych!

- SMYK is an iconic children's brand with a 92% brand awareness, exceptional brand trust, and clear market leadership in the children's market

ProService Finteco

- ProService is a leading Polish tech-driven BPO provider serving the investment fund, insurance and banking industries with over 25-years of experience

PORTFOLIO





ECHO
investment

ECHO INVESTMENT

Echo Investment is the largest Polish developer in the office, commercial and residential real estate sector. The company is listed on the Warsaw Stock Exchange.

Echo Investment has completed over 370 projects with a total area of over 3,500,000 sqm located in an array of Polish cities. In 2015, Griffin, together with Oaktree and PIMCO, conducted a transaction for the purchase of a majority stake in Echo Investment.

In 2016, an agreement between Echo Investment and Redefine was concluded. Redefine Properties acquired a majority of shares (75%) in Echo Prime Properties (now EPP), controlling all yielding commercial assets of Echo Investment, with a value of EUR 1bn.The remaining 25% of shares remained with Echo Investment.

In late 2019 WING, Hungary's leading real estate company, together with Griffin and its affiliates, finalized the acquisition of a 56% stake in Echo Investment followed by the additional acquisition of its 10% stake via a public tender.

In August 2023, Archicom acquired Echo Investment's residential business development projects, team, and land bank. With that, a demerger was made, after which Echo Investment prioritized commercial real estate, apartments for rent, student housing accommodation and mixed-use „destinations" projects. The value of the transaction was approximately PLN 830m.

Griffin Capital Partners remains a co-investor and co-manager, holding a 66% stake together with WING.



BAUWERT

Bauwert AG is one of the leading and most recognized property developers in Germany, with a focus on Berlin and its surroundings.

Since its foundation in 1983, the company has completed more than 330 projects and constructed over 2m sqm with development volume of over EUR 4.5bn, out of which more than 70% was realized on Bauwert's home turf in Berlin. Currently, the company has secured a pipeline of projects whose gross development value exceeds EUR 2.4bn.

In April 2023, WING Group, as the majority shareholder, and Griffin Capital Partners, closed a deal for the acquisition of a 60% shareholding in the company. The remaining 40% remains in the ownership of the existing shareholders.



MURAPOL

Murapol is one of the largest and most experienced residential developers in Poland, active on the Polish market for over 25 years. Since its inception, until mid-2026, the company carried out 104 multi-stage residential investments, in which 492 buildings were constructed, containing over 36,200 apartments.

Murapol has a well-diversified landbank in both larger agglomerations, such as Warsaw, Cracow, Wroclaw, Poznan, Lodz and the TriCity, as well as smaller towns with a large potential for housing development activities. The company focuses on the broadest, affordable segment of the residential market. Thanks to its uniquely integrated business model, the company consistently delivers strong cashflow and high margins.

In Q1 2020, a majority stake in the company was acquired by a joint venture between a fund managed by the Real Estate Group of Ares Management Corporation and Griffin.

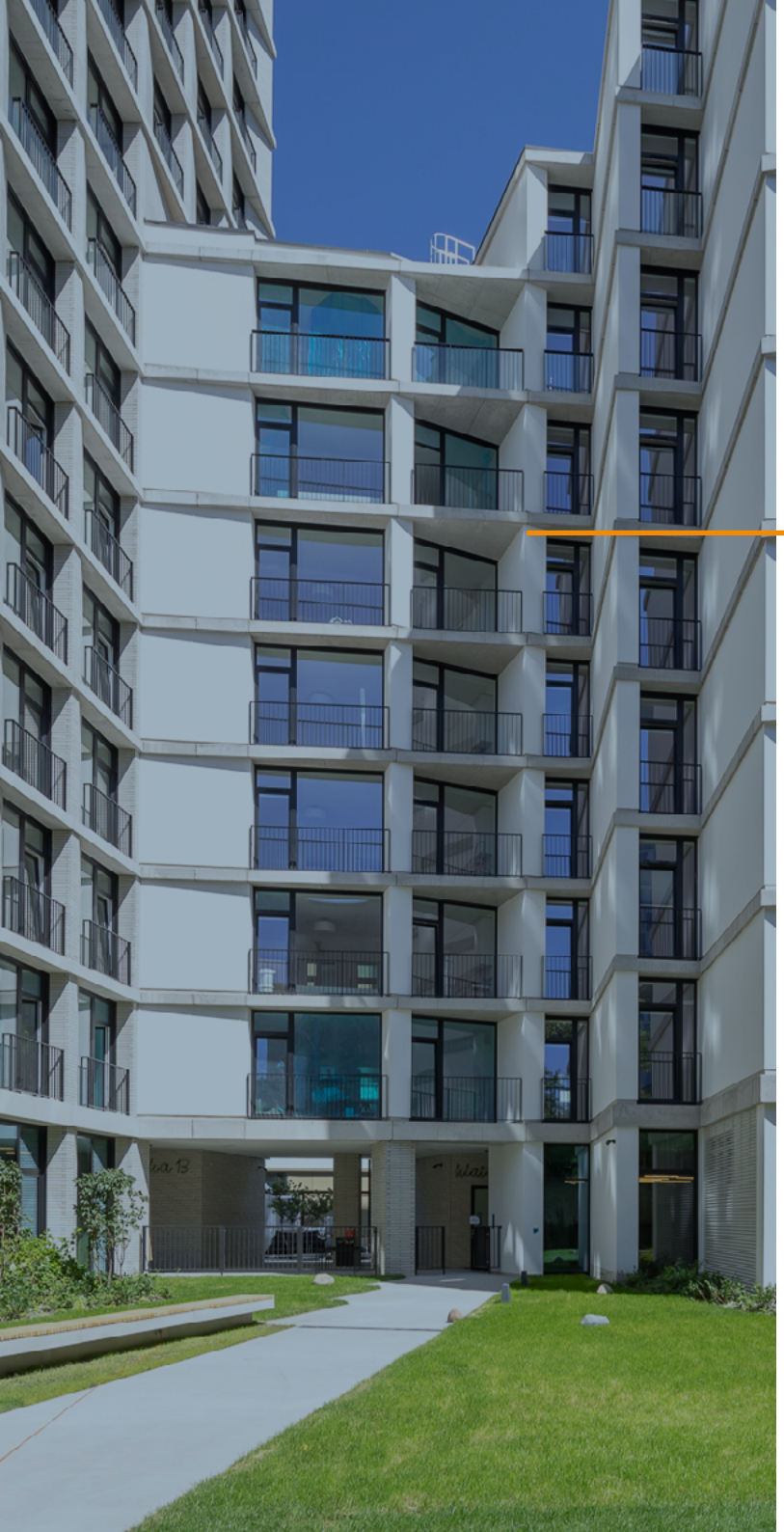
Under Griffin and Ares ownership several value creation initiatives were implemented, including ESG reporting, the disposal of non-core assets and recovery of some written-off assets as well as the replacement of an expensive and complex financing structure with a covenant-light facility provided by two senior lenders. A number of operational improvements were also introduced, including the implementation of a CRM, the launch of a new website featuring 3D visualisations, and the deployment of a new accounting system. In addition, changes to the business model included the introduction of the PRS segment, which created a fully complimentary revenue stream alongside the existing residential-for-sale business.

Following the successful implementation of these value creation initiatives, the bottom line of the business increased by 2.5x.

In December 2023, Murapol successfully completed its IPO on the Warsaw Stock Exchange. It was the second largest IPO in CEE in 2023, the largest real estate IPO in Europe since May 2022 and the first successful listing on the WSE since 2020. Griffin participated in the IPO, increasing its stake in the company.

Following the IPO Ares Management Corporation fully exited its shareholding in Murapol through three subsequent ABBs completed over a relatively short period of time – in Q2 2025, Q4 2025 and Q2 2026. Griffin, together with one of the largest Polish Family Offices, participated in ABBs.

As a result, Griffin is currently the largest shareholder of Murapol, and together with one of the largest Polish Family Offices, holds a controlling stake in the company.



Resi 4 Rent

RESI4RENT

R4R is the most experienced PRS platform in Poland. With 8,900 rental units delivered, of which 6,000 have already been successfully divested, and a further 1,000 rental units under construction and expected to come online within the next 12 months, it has established itself as a leading institutional rental operator and PRS developer in the Polish market.

In August 2025, the company signed a preliminary agreement with Vantage Development, part of TAG Immobilien Group, to sell over 5,300 completed, fully leased apartments.

The EUR 575m portfolio transaction was completed in May 2026, marking a milestone for Poland's PRS sector.

Resi4Rent is owned by PIMCO, Echo Investment, and Griffin Capital Partners, which also acts as the asset manager.

As the first platform of its kind in Poland, R4R operates in the six largest cities, with an established presence in Warsaw and key regional cities (Krakow, Wroclaw, TriCity, Poznan, Lodz).

Griffin Capital Partners, on behalf of the investors, set up the platform from scratch and catalysed its growth into a dynamic enterprise which in the peak employed approximately 117 professionals but currently approximately 55 professionals.



ARES

LifeSpot 1

LIFESPOT 1

LifeSpot 1 is a PRS portfolio operating under the LifeSpot brand, owned by Griffin Capital Partners and Ares (AEREF V), established in 2021.

The portfolio comprises over 3,100 operating and nearly stabilized units located in Warsaw, Krakow, Wroclaw, TriCity, Lodz and Katowice.

The majority of projects have been delivered in close cooperation with Murapol, a leading Polish residential developer.

The portfolio is managed by LifeSpot Management (OpCo), responsible for development and letting activities across the LifeSpot platform.



ARES

LifeSpot 2

LIFESPOT 2

LifeSpot 2 is a PRS portfolio developed under the LifeSpot brand in a joint venture between Griffin Capital Partners and Ares (AEREF VI), established in 2024 on the back of Griffin's and Murapol's project pipeline.

The portfolio comprises ca. 2,800 units located in Warsaw, Krakow and TriCity. Currently, ca. 150 units are operating, while the remaining units are under development and expected to be delivered within the next two years.

The portfolio is managed by LifeSpot Management, with Murapol acting as the key development partner.



Centerbridge
LifeSpot 3

LIFESPOT 3

LifeSpot 3 is a PRS portfolio developed under the LifeSpot brand in a joint venture between Griffin Capital Partners and Centerbridge, established in 2025.

The investors intend to deliver ca. 1,700 units in key Polish cities within the next three years, based on the current project pipeline of Griffin and Murapol.

The portfolio will be operated by LifeSpot Management, with Murapol acting as the development partner.



STUDENTSPACE

STUDENTSPACE

A student housing platform aiming to develop an operating portfolio of 5,000 purpose-built, modern, energy-efficient student beds across key academic cities in Poland over the next three years.

The existing portfolio of secured and approved projects spans over 2,800 beds. Of the total five projects, three are operational and located in Krakow and Warsaw, accommodating over 1,700 beds, while the remaining two projects are either under construction or in advanced pre-development phase, also in Warsaw, providing approximately 1,100 beds. The projects currently under construction are scheduled for delivery in the 2027/2028 and 2028/2029 academic years.

The joint venture consists of a 70% stake held by a partnership with Signal Capital as the majority shareholder and Griffin Capital Partners. The remaining 30% is held by Echo Investment. Griffin Capital Partners acts as the co-investor and co-manager while Echo Investment acts as the development manager of the venture.



ELI

EUROPEAN LOGISTICS INVESTMENT

European Logistics Investment is a high-quality logistics platform in the Polish market, delivering facilities located in the most sought-after locations across the country, offering superb accessibility warehouse space for business.

The dynamic growth of the platform, established in 2018, is assured thanks to its partnership with Panattoni, a leading developer of industrial real estate.

The ELI portfolio currently includes 30 logistics projects within 9 logistics hubs across Poland, with a total GLA of 1.2m sqm, including 1,010,000 sqm of standing assets, 34,000 sqm of space under construction, and a secured pipeline of 110,000 sqm.

The company is owned by Redefine Properties, Madison International Realty, and Griffin Capital Partners.



IIPROP INTERNATIONAL INDUSTRIAL PROPERTIES

INTERNATIONAL INDUSTRIAL PROPERTIES

International Industrial Properties (IIProp) is a growing logistics platform focused on investing in industrial and logistics space in key European markets. The platform is developed in partnership with Panattoni, a leading developer of industrial real estate in Europe and the US.

The platform was established in 2021, when it expanded across multiple European economies, securing first projects in the Netherlands and Poland, in parallel to expansion in the already established markets of Germany and Spain. The platform continued its expansion throughout 2022, by selectively adding projects in core Western European markets (France, Italy, Austria) and converting its well-positioned land bank into standing assets.

In 2022-2023, the company sold five single-let logistics assets in Germany and Spain, totalling 90,000 sqm. The projects were located in Wenden, Salzgitter, Neuenburg am Rhein, Bensheim and in Murcia, Spain.

All developments were leased to blue-chip tenants on a long-term triple net lease basis.

The platform subsequently disposed of a pipeline project in Barcelona in early 2024, bringing the total disposal program to 127,000 sqm to date.

IIProp's current portfolio comprises seven projects in key logistics hubs in the Netherlands, France, Austria, Italy, Poland. The total estimated GLA of IIProp's secured projects amounts to ca. 307,000 sqm, of which 211,000 sqm are completed assets. Future projects are strategically sourced within established Western European markets.

IIProp is owned by Madison International Realty and Griffin Capital Partners.



TRADEMARC

PROPERTY FUND

TRADEMARC

Trademarc is a logistics real estate platform offering a single point of entry to CEE's most strategic industrial hub – Warsaw.

Its current project pipeline, excluding assets already disposed of, includes two highly sought-after, core sites with direct connectivity to the greater Warsaw metropolitan area. The developments are delivered in partnership with Panattoni Europe, meeting top-tier technical standards and certified under the BREEAM® sustainability framework.

The platform secured 184,000 sqm of GLA of which 122,000 sqm has been successfully disposed, with the balance comprising land earmarked for future development.

Trademarc is co-owned and managed by Griffin Capital Partners, alongsidea group of secondary co-investors.



EPP

EPP, a REIT-type company focused on Poland-based commercial properties, is the largest asset manager of retail real estate located in Poland in terms of GLA.

The company was created in 2016 through the spin-off of Echo Investment's yielding commercial assets with Redefine Properties becoming its majority shareholder. In 2022, Redefine Properties increased its stake in the shareholding structure of EPP to almost 100%.

The company's portfolio includes 33 projects with a total value of approx. EUR 2.9bn and a leasable area of 1m sqm. EPP's projects are located in the most attractive Polish cities with the strongest consumer demand and growth potential.

The company is committed to delivering the best possible rates of return to its shareholders and JV partners by providing tenants with attractive and innovatively managed spaces to support their business growth.

EPP is owned by Redefine Properties, the second largest Real Estate Investment Trust (REIT). Griffin acts as the asset manager for Redefine Properties.



HORSE GROUP

Horse Group was established in March 2022 as a joint venture between Redefine Properties, EPP and PIMCO, with a portfolio of 11 retail assets with a total GLA of 469,000 sqm.

The investment strategy of Horse Group is to provide long-term, stable returns on yielding assets to shareholders. EPP is responsible for the ongoing management and leasing of the assets.

Acquiring the stake in the portfolio by PIMCO and establishing of the Horse Group was one of the largest retail transactions in Poland and CEE since the COVID outbreak. The transaction was a key part of the implementation of EPP's new strategy. It was preceded by the delisting of EPP from the Johannesburg Stock Exchange and the acquisition of a controlling interest in EPP by Redefine Properties.

Griffin Capital Partners acted as the transaction manager and further supports Horse Group for the benefit of the investors.



STOKADO

Stokado is the second-largest operator in the fast-growing self-storage industry in Poland. The company currently stores goods belonging to ca. 3,000 private and B2B customers in its country-wide network of dedicated self-storage facilities located in Warsaw, Krakow, Wroclaw, Poznan, Bydgoszcz, Legnica, Zabrze, Dabrowa Gornicza, Piekary Slaskie, Chorzow, Gliwice, and Zielona Gora. Stokado currently operates 39,800 sqm of NLA in 19 locations

In 2023, Redefine Properties and Griffin Capital Partners set up a JV to become the largest self-storage operator in Poland. In Q2 2023, Redefine and Griffin acquired Stokado with almost 20,000 sqm of operating NLA and became the 2nd largest player on the Polish market. In the same year, Stokado acquired the Polish operations of a self-storage rental company Top-Box, including its operating facility in Warsaw and secured land plots in development pipeline.

In 2025, Stokado completed the construction of its first development projects (located in Krakow and Warsaw) and continues its dynamic growth, with multiple assets under construction and in the secured pipeline.

Stokado's goal is to become the largest operator in the Polish market with new developments focusing on Warsaw, Krakow, TriCity and Wroclaw.

Griffin acts as both co-investor and asset manager of the platform.



GRIFFIN PROPERTY FINANCE | spravia

GRIFFIN PROPERTY FINANCE (a.o. SPRAVIA)

One of the largest non-banking, real estate related, lending platform providing senior stretch / mezzanine financing to real estate operators (among others to Spravia), including:

- financing of land acquisition/ refinancing of land banks for developers
- financing of constructions requiring higher leverages or with lower pre-lease levels
- bridge financing, especially for projects during re-development, re-positioning or at the re-letting phase
- highly leveraged facilities (with an initial LTV of 80%) for cash-generating investment projects
- mezzanine/ junior facilities subordinated to bank loans

Griffin Capital Partners acts as the asset manager sourcing potential transactions and monitoring the loan portfolio.

In 2026, Griffin, as a minority co-investor alongside Apollo Funds, entered into a financing agreement with Spravia worth over EUR 165m where Griffin supports Apollo Funds in the loan servicing and monitoring.



PAD RES

PAD RES

PAD RES is a leading developer in the clean energy asset space in Poland. The platform's current portfolio comprises solar and wind projects at various stages of advancement, both in development and ready to build, with ca. 100 MW operating projects, and another 3000 MW with Grid Connection Conditions.

The investments' renewable capacity exceeds 3 GW, placing the platform at the forefront of Poland's emerging renewable energy sector. In September 2021, Griffin, together with the pan-European real estate investment and development company Kajima Europe, acquired a majority stake in PAD RES. The platform is actively originating and acquiring new greenfield opportunities and making acquisitions. Since 2022, PAD RES has acquired 13 projects with a total capacity of 450 MW with Grid Connection Conditions.

Griffin Capital Partners is a co-owner and acts as the co-manager of the platform.



Hymon™
POWERED BY
KAJIMA

HYMON

Hymon is one of the leaders in the Polish PV installations and heat pump sector, focusing on all market segments. Since its founding in 2011, the company has completed over 80,000 installations.

Hymon is actively developing its product strategy and looking for a range of opportunities to strengthen its position in the rapidly growing Polish RES sector, using mainly internal installation crews, providing high-quality services both to B2C and B2B clients.

In Q1 2023, a JVCo of Griffin Capital Partners & Kajima Partnership Limited signed the acquisition of 70% of shares in Hymon, with Griffin also becoming asset manager of the platform.



ONTRAIN

OnTrain is a platform that offers modern locomotives to European rail operators in the leasing model along with maintenance services.

The platform signed contracts for delivery of 80 new, modern locomotives, sourced from best-in-class manufacturers. OnTrain's offering supports the transformation of transport in line with modern logistics solutions and a further shift towards environmentally-neutral transport in Europe.

OnTrain is a JV between Griffin Capital Partners, Marguerite, and WBW Invest.



Cały dla małych !

SMYK

SMYK is an iconic children's brand with a 92%* brand awareness, exceptional brand trust, and clear market leadership in the children's market.

SMYK offers the widest range of children's clothing and footwear, toys, school accessories, books, multimedia, baby accessories, and other products for children aged 0-14 and young families, such as products for mothers, house & garden products, and sport & recreation items.

The SMYK Group operates through a vertically focused e-commerce platform and over 253 of its own "brick & mortar" stores in Poland, along with over 48 stores abroad (in Romania, Ukraine and Slovakia).

Additionally, SMYK's own brands – Cool Club and Smiki – are available both online and in the traditional stores of SMYK's business partners in 20 markets across Europe and Asia.

In January 2016, the SMYK Group was acquired from Eastbridge Group and Penta Investments. The transaction, valued at EUR 247m, was carried out in a consortium with Bridgepoint, a major international private equity group.

*Source: KANTAR POLSKA S.A. (December 2023)



ProService Finteco

PROSERVICE FINTECO

ProService is a leading Polish tech-driven BPO provider serving the investment fund, insurance, and banking industries with over 25 years of experience.

It was acquired jointly with Oaktree Capital Management in 2016.

TEAM



Maciej Dyjas



CO-OWNER
& MANAGING PARTNER

Maciej Dyjas is the Co-Owner and Managing Partner of Griffin Capital Partners, along with Nebil Şenman.

Maciej Dyjas' career began in consulting companies affiliated with Hewlett Packard in Germany and US. He then became a co-investor and Partner, and subsequently Managing Partner and CEO at Eastbridge Group, an evergreen investment vehicle, founded and owned by the Bruckner family. Together with his functions at Eastbridge, he held several executive and non-executive board positions in companies controlled by the Group, including posts such as CEO of EMF, listed on the WSE, and CEO of DTH Capital in New York. By the time he departed from Eastbridge Group in 2014, the company held assets of over 3 billion USD in the retail and e-commerce, consumer goods, and real estate sectors in CEE, the EU, and the US.

Maciej is a Polish-German national. He obtained a Master's degree in Mathematics and Computer Science from the University of Warsaw, and subsequently pursued studies in business and psychology of management and communication in Stuttgart and Frankfurt.

Nebil Şenman



CO-OWNER
& MANAGING PARTNER

Nebil Şenman is the Co-Owner and Managing Partner of Griffin Capital Partners, along with Maciej Dyjas.

Before joining Griffin in 2014, Nebil held senior roles at Oaktree's private equity and real estate funds, where he originated and oversaw investments and operations worth several billion euros in Europe focusing on Germany and Poland. Prior to Oaktree, he spent eight years at Ernst & Young Real Estate (formerly Arthur Andersen), holding various managerial positions in real estate and corporate finance advisory services.

Nebil is a Turkish-German citizen and a graduate of universities in Berlin (TU Berlin, EBS), Paris (ESCP Europe) and London (LSE), and holds an MBA and Master's degree in Civil Engineering. He also holds a post-graduate diploma in real estate management (EBS) and is a Chartered Member of the Royal Institution of Chartered Surveyors, MRICS.

Paweł Caruk



CO-MANAGING PARTNER

Paweł Caruk in his role of Co-Managing Partner is responsible for sourcing, executing, and overseeing private equity transactions outside the real estate sector.

He has 15 years of experience from pan-European private equity funds, including IK Partners and MidEuropa, where he led investment activities in Poland and Central and Eastern Europe. He also served as Vice President of the Polish Private Equity and Venture Capital Association (PSIK).

Paweł holds two master's degrees from the Warsaw School of Economics and is ACCA-qualified.

Tomasz Mrowczyk



CO-MANAGING PARTNER

Tomasz Mrowczyk is a seasoned financial markets expert with over 15 years of professional experience. At Griffin Capital Partners, he is responsible for overseeing all of the company's non-real estate private equity activities, including energy and infrastructure sector investments.

Prior to joining Griffin, Tomasz spent 11 years at PZU Group, where he headed the private equity, venture capital and private credit businesses. He was a member of the Group Investment Committee and chaired the Private Markets Investment Committee. At PZU Group Tomasz originated, structured and executed over 100 transactions with an aggregate value exceeding EUR 5bn across different capital structures.

Tomasz began his career at Ernst & Young Corporate Finance in Warsaw, where he was part of the M&A and Valuation team.

He holds a degree from the University of Economics in Katowice. Tomasz earned CFA® and CAIA charters and is also a graduate of the Executive MBA program at the University of Illinois at Urbana-Champaign and the University of Warsaw.

Marek Obuchowicz



CO-MANAGING PARTNER

Marek Obuchowicz is a real estate investment professional focused, among others, on the living and residential sectors. As Co-Managing Partner, Marek oversees the development and operations of PRS platforms under LifeSpot brand, a long-term rental housing platform in Poland, as well as StudentSpace, a newly established joint venture aimed at dominating the Polish PBSA market. Additionally, he co-supervises the operations of Murapol.

In 2019, Marek played a key role in acquiring Student Depot through a joint venture formed by Griffin in collaboration with Kajima Corporation. Over the years, he expanded Student Depot's portfolio and the number of beds under management from 500 to 5,000 units, successfully overseeing the sale of Griffin's stake in the company in 2023.

Currently, Marek's responsibilities include, among others, setting up and overseeing management teams for the living platforms managed by Griffin, ensuring platforms' growth by working closely with intra-group developers as well as through direct acquisitions from the market. He has also actively participated in other key transactions for Griffin, as well as in numerous acquisitions of office and retail properties and refinancing efforts.

He is a graduate of the London School of Economics and the University of London.

Marcel Hertig



MANAGING DIRECTOR
& HEAD OF GERMANY

Marcel Hertig is a seasoned investment professional with over 15 years of experience in real estate private equity, specializing in value-added and opportunistic investments across Germany and the BeNeLux region. Based in Frankfurt am Main, Marcel focuses on residential including student housing & micro-living, logistics, self-storage, office and data center investments in Germany's top seven cities.

Before joining Griffin in 2025, Marcel originated transactions with equity commitments exceeding USD 1bn in his role as Head of Germany and the BeNeLux at TPG Angelo Gordon. His work spanned diverse asset classes, including office, retail, logistics, residential, self-storage, and data centers. Prior to his tenure at TPG Angelo Gordon, Marcel gained valuable experience at Patron Capital Advisers in London, where he contributed to high-profile transactions, such as the divestment of its UK healthcare platform and the acquisition and management of office and retail properties across Germany.

A German citizen, Marcel holds a BA (Hons) in Real Estate Management from the University of Cooperative Education in Stuttgart, accredited by the Royal Institution of Chartered Surveyors (RICS).

Ewa Podgórska



CHIEF LEGAL COUNSEL
& SENIOR PARTNER
CHIEF COMPLIANCE OFFICER

Legal counsel, specializing in international investments and business transactions, real estate, and commercial law.

Ewa graduated from the Law Faculty of the Warsaw University. Currently, she is a Member of the Management Board of European Logistics Investment B.V. and serves on the Supervisory Board of Grupa Exorigo-Upos S.A. From April 2010 to the end of 2017, Ewa was General Counsel and a Member of the top management of the Eastbridge Group, created by Yaron Bruckner and, over the last twenty years, controlling diverse retail, distribution and real estate assets in Europe and New York. The Eastbridge Group's investments in Poland included: Empik Media & Fashion, Empik, Smyk, and CDI.

Ewa has also held positions as Head of legal department of Domy Towarowe Centrum S.A. and associate at the Sołtysinski, Kawecki & Szlęzak law firm.

Przemysław Czuk



CHIEF FINANCIAL OFFICER
& SENIOR PARTNER

Przemysław Czuk is an accomplished business executive with extensive knowledge and experience in the finance field. Over his 20-year career, he has gained valuable hands-on expertise in transaction planning and execution.

Before joining Griffin, Przemysław served as a financial director and CFO in such companies as J&S Energy S.A. – a subsidiary of Mercuria Energy Group – as well as in portfolio companies of Mykogen Polska S.A. (Abris), and American Heart of Poland S.A. (Advent) private equity funds. He also worked for Arthur Andersen – one of the largest public accounting firms in the 1990s.

Przemysław Czuk is a graduate of the Warsaw School of Economics and is a chartered auditor.

Tomasz Kosieradzki



DIRECTOR

Tomasz Kosieradzki is an investment professional with a strong background in private equity, investment banking and transaction advisory.

As Director at Griffin Capital Partners, he is responsible for sourcing, executing and monitoring private equity investments, including development of the Resi4Rent - the largest and fastest growing institutional rent operator and developer in Poland and Hymon – leading rooftop PV and heat pump installation company.

Before joining Griffin, Tomasz worked for Poland's leading investment bank, Pekao Investment Banking, where he was responsible for origination and execution of M&A and capital markets transactions in various sectors. He also worked in managerial position at the international advisory company Ernst & Young, where he participated in the largest M&A transactions in Poland and the region.

Tomasz has a first-rate financial background and is a Chartered Financial Analyst (CFA®) Charterholder, underlining his strong understanding of advanced investment analysis and portfolio management skills. Additionally, his competencies in the finance area are confirmed by FCCA (Association of Chartered Certified Accountants fellowship) accreditation – the world's most forward-thinking professional accountancy body.

Tomasz graduated from the Warsaw School of Economics and holds a post-graduate diploma in finance and management.

Jędrzej Socha



DIRECTOR

As Director at Griffin Capital Partners, Jędrzej Socha is responsible for private equity projects and the development of the PAD RES energy platform. He played a key role in its acquisition, growing the PAD RES team from 15 to 60 employees, and development of new internal competencies. He also oversees ongoing operations, acquisitions, financing and PPAs. Additionally, he is a member of the company's Supervisory Board.

Previously, as an investment manager at PZU, he handled private debt and private equity investments. He conducted several LBO, leveraged finance, and mezzanine transactions with both Polish and foreign entities in industries such as TMT, e-commerce, retail, energy, banking, real estate, medical, and consumer goods. The total value of transactions in which he was involved exceeds EUR 3bn. He was also responsible for the corporate governance of public and private companies, where he sat on supervisory boards. He also worked in the investment banking department of mBank, where he carried out M&A transactions and IPOs of companies in the service, manufacturing and TMT sectors.

Jędrzej Socha graduated from the Poznan University of Economics and Business and the Cranfield School of Management and holds an ACCA Certificate.

Łukasz Toczek



DIRECTOR

Łukasz Toczek is a financial modeling specialist and data analysis expert. Currently, as Director at Griffin Capital Partners, Łukasz oversees day-to-day operations across European Logistics Investment BV (ELI) and International Industrial Properties (IIProp).

His key responsibilities also include platform's development, identifying new business opportunities, maintaining investor relations, and attracting potential investors. Łukasz is also actively involved in Griffin's projects outside Poland, and he was previously engaged in developing of Chariot Top Group B.V.'s portfolio.

His professional experience includes various sectors such as: warehouse, retail, and office. Before joining Griffin, Łukasz worked for Ernst & Young Global Limited, a global financial advisory firm, and Towarzystwo Funduszy Inwestycyjnych PZU SA (TFI PZU SA) – one of the largest investment companies in Poland.

He is a graduate of the University of Warsaw and Aarhus University – a major Danish university with a strong international reputation across the entire research spectrum.

Michał Lewicki



SENIOR VICE PRESIDENT
INVESTMENTS

Michał Lewicki as Senior Vice President Investments is focusing on private equity transactions.

He previously worked at Rothschild & Co as Assistant Director, advising clients across Central and Western Europe, the Middle East, and Southeast Asia on M&A and capital markets transactions. He also gained experience at Kulczyk Family Office and Citi, working in corporate finance and asset-liability management.

Michał holds a degree in Finance and Accounting from the Warsaw School of Economics, with specialization in international financial markets and corporate finance, and he is a CFA® Charterholder.

Jan Niepiekło



SENIOR VICE PRESIDENT
INVESTMENTS

Jan Niepiekło, as Senior Vice President Investments in the investment department at Griffin Capital Partners, is responsible for private equity and real estate transactions.

He has 10 years' experience in capital markets. Before joining Griffin, he worked as an analyst at the private equity fund Bridgepoint, tasked with transaction analysis and portfolio management. Prior to this, he worked at an investment bank, Rothschild & Co, where he handled, among all, M&A transactions.

Jan holds a finance and accounting degree from the Warsaw School of Economics. Additionally, he is a graduate of the Institute of Philosophy of the University of Warsaw.

Piotr Słok



SENIOR VICE PRESIDENT
INVESTMENTS

Piotr Słok is a specialist in private debt and private equity investments.

As Senior Vice President Investments in the investment department of Griffin Capital Partners, Piotr is primarily responsible for developing OnTrain, a locomotive leasing platform that will offer modern locomotives to European rail operators in the leasing model.

His duties include identifying and developing new investment projects and ongoing contact with investors.

Prior to joining Griffin, Piotr worked as an Investment Manager at PZU, where he led numerous transactions in the field of debt financing for some of the largest international and regional private equity funds. He also participated in private equity investments and strategic projects in the e-commerce logistics sector.

Piotr is a graduate of the Warsaw School of Economics (Master's degree in Finance and Accounting) and Warsaw University (Master's degree in Law). He also obtained the CFA® qualification and is the holder of Investment Adviser License No. 383.

Bartosz Sobota



SENIOR VICE PRESIDENT
INVESTMENTS

Bartosz Sobota is a specialist in the areas of economy, finance and investment. He has a particular focus on financial modelling and analysis.

As Senior Vice President Investments at Griffin Capital Partners, he is responsible for the development of three investment platforms: Bauwert – one of the leading and most recognised German real estate developers, Murapol Group – one of the most active residential developers in Poland, and Echo Investment – the biggest Polish developer in the office, commercial and residential real estate sector.

During his career at Griffin, Bartosz has been involved in the company's numerous strategic transactions including, among all, the acquisition of the 98% stake in Murapol Group by Griffin and Ares Management Corporation. He was also part of the team responsible for the acquisition of a controlling stake in Echo Investment S.A. by WING, in which Griffin acted on behalf of its strategic partners and investors.

Prior to joining Griffin, Bartosz worked in the Global Advisory Division at Rothschild & Co, one of the world's largest independent financial advisory groups.

He has an excellent financial grounding, with a BA in Quantitative Methods in Economics from the Warsaw School of Economics, and an MSc in Finance and Investment from the Rotterdam School of Management.

Our team of over 70 seasoned professionals, based in Poland and Germany, brings extensive, specialized knowledge, rich experience in operations, capital investment, and financing. This, combined with our strong track record of landmark market transactions, serves as the foundation for increasing the value of our investments and building best-in-class management teams for portfolio companies.

TRACK RECORD

TRACK RECORD PLATFORM REAL ESTATE DEALS

Student Depot
The leading Polish student housing platform, established in 2014, operating student houses in the largest Polish academic cities. Exit at the end of 2023.

Chariot
Portfolio of 28 real estate assets of a total GLA of ca. 704,000 sqm sold to the real estate funds and companies operating on the Polish retail market.

Griffin Premium R.E.
Creation of the largest and only REIT-type company in Poland with successful listing on WSE, followed by a block trade exit.

Meble Emilia
Furniture retail company with a portfolio of attractive properties in Warsaw, disposed through the sale of individual assets.

Ruch Portfolio
Diversified portfolio of seven land plots in major Polish cities, sold piecemeal to different developers.

Domy Towarowe Centrum
$120m privatization project of a state-owned chain of department stores into a real estate company and several retail and e-commerce concepts. Included, at the time, Poland's and largest real estate backed bond issue worth over $100m.

CDI
Leading Polish high street retail and office developer, owner of WARS SAWA JUNIOR, the most centrally located high-street building complex in Warsaw.

Immobel
Purchase of a majority stake in Immobel, Belgian developer created in 1863, listed on the BSE, exited through merger with strategic investor.

ESG Berlin
Acquisition of 6,100 apartments in Berlin region, with a total value of over €350m into Gehag GmbH; one of the largest residential players in Germany, at the time.

DTH
New York City developer, transforming historical buildings into high-end, residential properties.

Deutsche Wohnen
Merger of Gehag GmbH into Deutsche Wohnen AG with a combined value of over €2bn and 40,000 apartments.

German Acorn Real Estate / Deutsche Office AG
Acquisition of commercial properties with a total value of over €1.7bn and merger with Prime Office AG, creating listed Deutsche Office AG with a value of over €3bn. Subsequent exit to Alstria Office REIT AG.

TRACK RECORD INDIVIDUAL PROPERTY DEALS

Bemowo
Plot of 5.5 hectares located in Warsaw (the Bemowo district), sold to Dom Development.

Microsoft Building
9,400 m² single tenant building in Warsaw, sold to Generali Real Estate, after lease prolongation.

Serek Wolski
0.8 hectares plot in Warsaw. A JV with subsequent exit to Skanska Commercial Property.

P20
16,000 m² empty single tenant building located in Warsaw. Sold to Generali Real Estate, after lease-up and revitalisation.

Prima Court
4,000 m² building located in Warsaw CBD. Exited through a swap transaction with the Lutheran Church of Poland.

Rosoła
Single tenant, private school building in Warsaw (Ursynów), sold to a private investor.

Towarowa 22
Leading mixed-use development project in the CBD Warsaw, sold to Echo Investment / EPP.

Galeria Młociny
Modern shopping centre development in Warsaw, land sold to EPP / Echo Investment.

Signaris
Property in the CBD Frankfurt, leased to Commerzbank and disposed to Next Estate Income Fund / BNP, for over €65m.

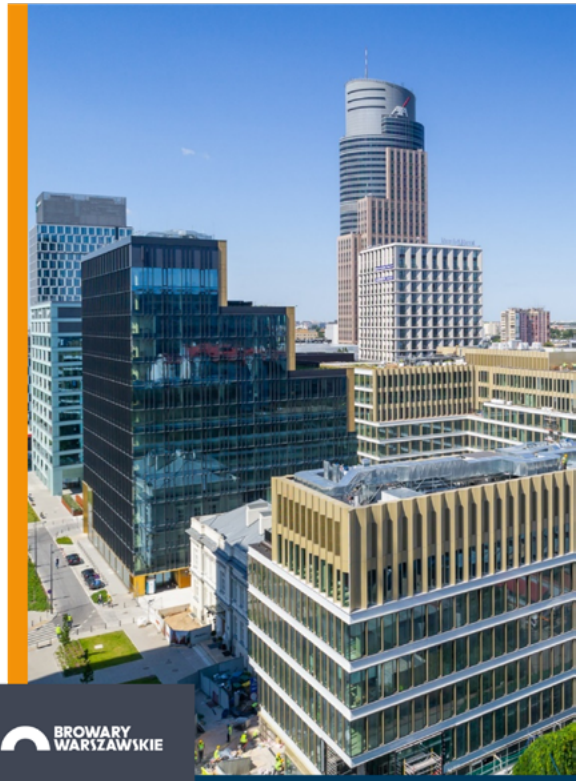
Kastor Tower
Landmark skyscraper in the CBD Frankfurt with 30,000 m² lettable area, acquired by Alstria Office REIT AG.

An den Dominikanern
27,000 m² nursing home in Cologne centre, acquired by Alstria Office REIT AG.

Schlueterstrasse
8,000 m² office building in Berlin City West, disposed of to a private investor for €30m.

Adelaide
€900m loan pool in Germany with 200 mixed-use assets, disposed of through work-out and enforcement plans.

TRACK RECORD DISTINCTIVE LANDMARK DEVELOPMENTS



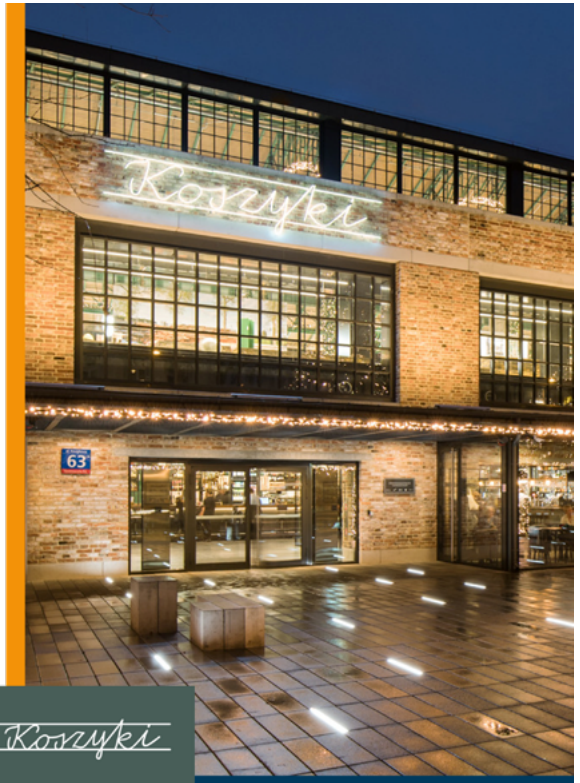
Browary Warszawskie

Flagship mixed-use development of Echo Investment in the CBD Warsaw.



Q22

Neo-modern office skyscraper in Warsaw developed by Echo Investment. Sold to Invesco.



Hala Koszyki

Completely restored market hall from 1906-1908 with office and food-anchored retail in the heart of Warsaw.

TRACK RECORD DISTINCTIVE LANDMARK DEVELOPMENTS



WARS SAWA JUNIOR

WARS SAWA JUNIOR

High street retail and office project hosting flagship brands in the very heart of Warsaw.



IMMOBEL

CBD ONE WARSAW

A prime city-centre project completed by Immobel.

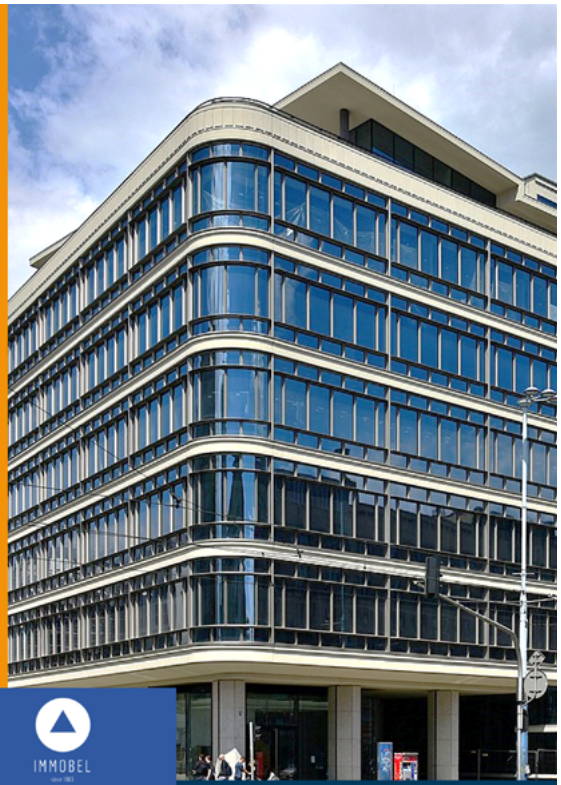


renoma

RENOMA

Redevelopment of the landmark 1930's department store located in the centre of Wroclaw.

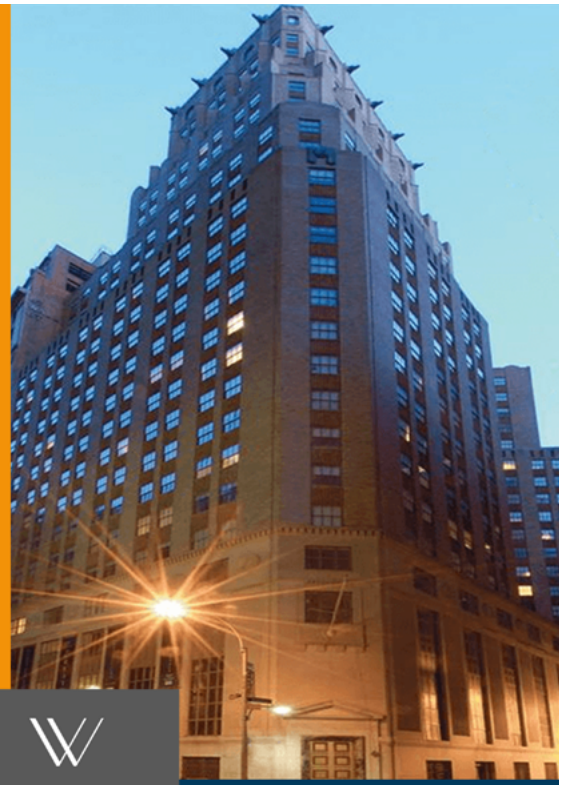
TRACK RECORD DISTINCTIVE LANDMARK DEVELOPMENTS



IMMOBEL

CEDET

Redevelopment of former 1950's Central Department Store and prime historic landmark in downtown Warsaw.



63 Wall Street

A 38,000 m², 37 floor landmark office property from 1929, conversed to multifamily rental use, NYC.



67 Wall Street

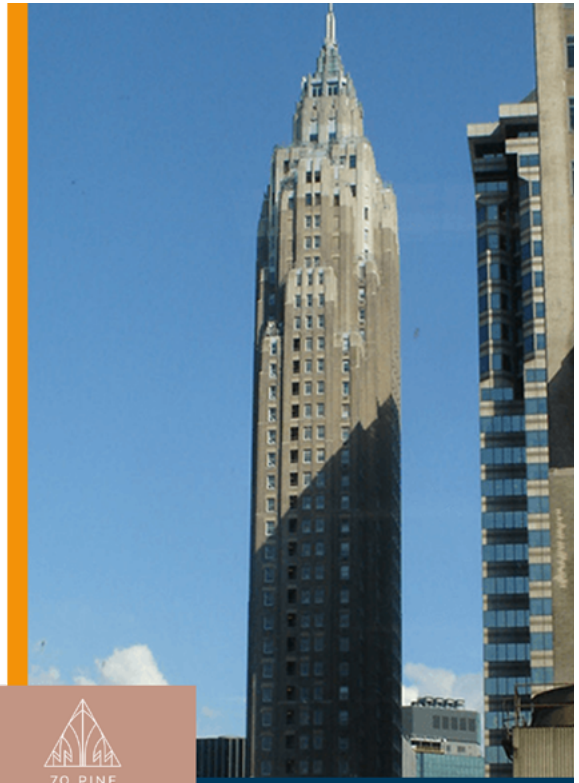
Build in 1921, a 29,000 m² landmark office Property transformed for multifamily rental use, NYC.

TRACK RECORD DISTINCTIVE LANDMARK DEVELOPMENTS



20 Exchange Place

79,000 m2, 57 storey landmark office building from 1931, transformed into a residential property, NYC.



70 Pine Street

A 1932 landmark and the world's third tallest building transformed into a residential property upon its completion, NYC.



BELAIR

86,000 m^2 GLA office development in the very heart of Brussels.

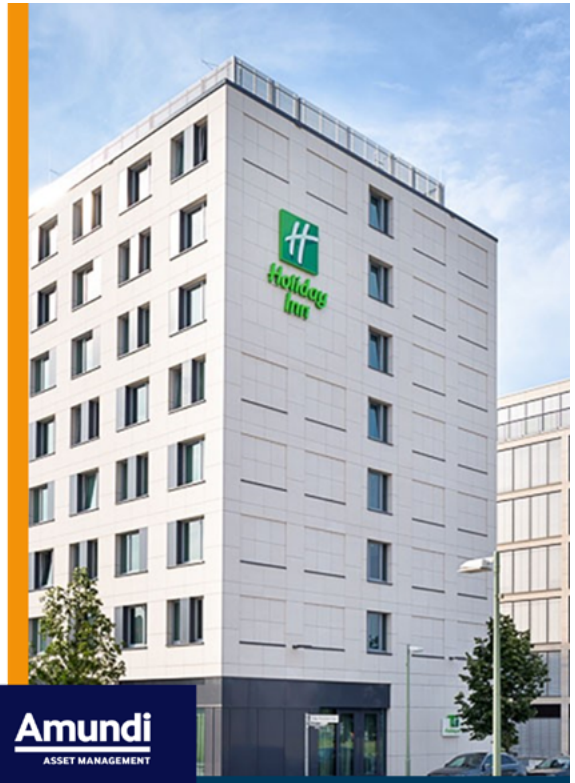
TRACK RECORD DISTINCTIVE LANDMARK DEVELOPMENTS



IMMOBEL

Black Pearl

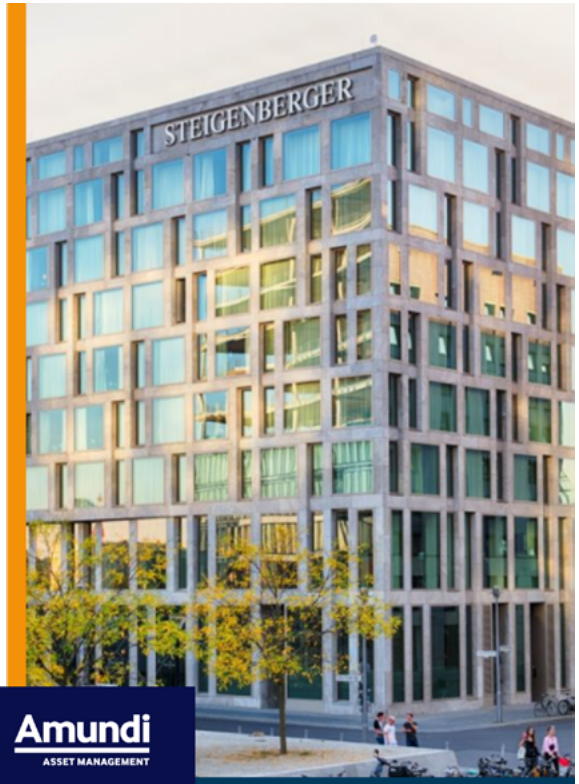
14,000 m² GLA development in the heart of Brussels.



Amundi ASSET MANAGEMENT

Hotel & Office Campus Berlin

Development of office campus and 3-star hotel in Berlin in JV with Strauss & Partner, sold to Amundi Group.



Amundi ASSET MANAGEMENT

Hotel Steigenberger at Chancellery

Development of 4-star hotel in JV with Strauss & Partner, sold to Amundi Group.

TRACK RECORD LBO & PRINCIPAL DEALS / PRIVATE LENDING

Avenga
A software engineering platform operating in the US, Germany and Poland. In 2016, acquired jointly with Oaktree Capital Management. Exit in 2024.

EMF
One of the largest CEE consumer groups with total sales of ca. €1bn, exited through IPO on WSE.

EMPIK
Leader on the Polish cultural and media retail market, exited through IPO on WSE.

SMYK
€247m acquisition from Eastbridge Group and Penta Investments.

ZARA POLSKA
Start-up and build-up of the ZARA franchise in CEE, exited to Inditex.

Ultimate Fashion
300 stores and e-commerce channels of exclusive brands, operating in Russia, Ukraine and Poland. Staged exit to the brand's owners.

OPTIMUM Distribution
Exclusive marketer and distributor of luxury brands in Poland, Czechia, Slovakia, Russia, Ukraine, and Romania. Staged exit to the brand's owners.

Sephora
Start-up and build-up of the perfumery businesses in Poland, Czechia and Slovakia. Partnership and staged exit to LVMH.

Nałęczowianka
Purchase and build-up of the largest Polish bottled mineral water brand, staged exit to Nestle Waters.

Dar Natury
Purchase and build-up of the largest Polish 5-gallon water brand, staged exit to Nestle.

Fotoworld
Purchase of the largest photographic business in Poland, Czechia and Slovakia, exited to Kodak.

CANAL+
Purchase of TV license of the first Polish, largest and most successful Pay TV channel. Exited to Vivendi.

EMPIK.com
The third largest e-commerce site in Poland. Exited through IPO on WSE.

SMYK.com
One of the largest e-commerce websites in Poland, developed as a sister company of the Smyk brand.

EasyNet and AGS New Media
Start-up companies developing e-commerce solutions. Exited to the leading Telecom operator in Poland.

Digital content publishing
Group of e-book publishing, music rights management platform and gaming & online marketing. Exited via IPO on WSE.

Learning Systems Poland
Educational chain of 114 schools and educational website in Poland, Ukraine, Russia and Turkey. Exited to Penta Group.

AGEAS
International insurance group headquartered in Belgium. Exited via IPO.

Volumetric Building Companies
LBO of the leading high-rise steel modular construction player.

CORNERSTONE VENTURE PARTNERS
Is an early-stage venture capital firm focused on investing in B2B technology solutions in the US and Israel.

TRACK RECORD LBO & PRINCIPAL DEALS / PRIVATE LENDING

TRANSACTIONS UNDISCLOSED

APM network in Poland	**APM network in Poland** Investment in minority expansion in the leading Automated Parcel Machine operator in Poland.
Hospital chain	**Hospital chain** Minority investment in the leading private general hospital chain in Poland.
Outpatient clinics	**Outpatient clinics** Principal add-on acquisition of 2 companies operating networks of outpatient clinics in Poland.
Mid-size bank	**Mid-size bank** Acquisition of a mid-size bank followed by an integration with existing assets aimed at extracting synergies and economies of scale.
Cable TV and internet provider	**Cable TV and internet provider** Dividend recap of the Cable TV and internet provider.
Leading mountain cable car operator	**Leading mountain cable car operator** Portable recap / LBO facility of the mountain cable car operator.
Internet classified operator	**Internet classified operator** Second lien facility in the LBO of the leading internet classified operator in Baltic states.
Imagining diagnostics	**Imagining diagnostics** Minority investment in the imagining diagnostics (PET, CT) business in Poland.
Rail cargo operator	**Rail cargo operator** Minority investment in the leading rail cargo operator in Poland.
Orthopedics surgery business	**Orthopedics surgery business** Acquisition of a leading orthopedics surgery business as part of broader consolidation and diversification of healthcare business.
Leading e-commerce platform	**Leading e-commerce platform** Second-lien facility in the LBO of the leading e-commerce platform in Poland.
Mobile telecom	**Mobile telecom** Dividend recap of a mobile telecom operator.
Convenience retail chain in Poland	**Convenience retail chain in Poland** LBO financing of the leading convenience retail chain in Poland.
Food producer and distributor	**Food producer and distributor** LBO of the major branded food producer and distributor.
Industrial construction	**Industrial construction** Minority investment in the leading industrial construction general contractor in Poland specialized in complex solutions the energy sector.
Residential developer	**Residential developer** Minority investment in the leading homebuilder in Poland.
Universal bank	**Universal bank** Acquisition of one of the most innovative universal banks as a part of execution of assurbanking strategy.
TV broadcaster and mobile telecom	**V broadcaster and mobile telecom** LBO facility in the TV broadcaster and mobile telecom.
Deepwater terminal operator	**Deepwater terminal operator** Capex financing for the extension of the second terminal.
Cable TV operator	**Cable TV operator** Dividend recap of a cable TV operator in Baltic states.
NPL	**NPL** Financing of retails non-performing loan portfolio.

SELECTED AWARDS



WNP Awards 2025

- "WNP Awards 2025"

Prime Property Prize

- Griffin Capital Partners "Investor of the Year 2026"
- Griffin Capital Partners "Investor of the Year 2025"
- Griffin Capital Partners "Investor of the Year 2024"
- Supersam "Commercial Investments" 2013

Real Estate Impactor

- Griffin Capital Partners "Vision: Student Platform, 2024"
- Griffin Real Estate "Grand Prix — for the person and company with the greatest impact on the real estate industry 2017

HOF AWARDS

- Griffin Capital Partners „Best of the Best Asset Management Company of the Year, CEE/SEE, 2024"

CEEQA

- Griffin Capital Partners "Investor of the Year 2023"
- Hala Koszyki "Retail Development of the Year 2017"
- Griffin Real Estate "Company of the Year 2016"
- Griffin Real Estate "Investor of the Year 2016"
- Griffin Real Estate "Company of the Year 2015"
- Griffin Real Estate "Rising Star Award 2015"

CIJ Awards

- Griffin Capital Partners Best Asset Management Company of the Year 2023"
- Griffin Capital Partners „Best Residential Investor of the Year 2023"
- Griffin Capital Partners „Best Warehouse Investor of the Year 2023"
- Griffin Capital Partners "Best Asset Management Company of the Year 2022"
- Griffin Real Estate "Investment Transaction of the Year 2017"
- Griffin Real Estate "Investment Transaction of the Year 2016"
- Hala Koszyki "New Concept of the Year 2016"

Eurobuild Awards

- Griffin Capital Partners "Investor of the Year, CEE 2024"
- Griffin Capital Partners "Investor of the Year, CEE 2022"
- Griffin Capital Partners "PRS Investor of the Year, CEE 2022"
- Griffin Real Estate "Investor of the Year, CEE 2021"
- Griffin Real Estate "Investor of the Decade, CEE 2019"
- Griffin Real Estate "Investment Deal of the Year CEE 2018"
- Griffin Real Estate "Investor of the Year 2017"
- Griffin Real Estate "Investor of the Year 2016"
- Griffin Real Estate "Investment Deal of the Year 2016"
- Supersam "New Shopping Centre of the Year 2015"
- Griffin Real Estate "Investor of the Year 2015"
- Griffin Real Estate "Investment Deal of the Year 2015, acquisition of Echo Investment"
- Hala Koszyki "The Biggest Achievement in Business 2014"

CEE Investment & Green Building Awards

- Griffin Capital Partners "Opportunistic Investor 2022"
- Griffin Capital Partners "PRS Investor 2022"
- Griffin Real Estate "Opportunistic Investor 2021"
- Griffin Real Estate "JV Investor 2021"
- Griffin Real Estate "Investment deal €50-100 million 2021"
- Griffin Real Estate "Opportunistic Investor 2020"
- Griffin Real Estate "Cross Sector Investor 2019"
- Griffin Real Estate "Opportunistic Investor 2019"
- Griffin Real Estate "Overall Investor 2018"
- Griffin Real Estate "Overall Investor of the Year 2017"
- Griffin Real Estate "Opportunistic Investor 2017"
- Griffin Real Estate "Deal of the Decade 2016"
- Griffin Real Estate "Overall Investor 2016"
- Griffin Real Estate "Opportunistic Investor of the Year 2016"
- Griffin Real Estate "Investor of the Year 2015"
- Griffin Real Estate "Investment Deal of the Year 2015
- €50 - €100 million — acquisition of Green Horizon in Lodz"
- Griffin Real Estate "Opportunistic Investor of the Year 2014"

Baltic Real Estate Awards

- Griffin Capital Partners "Investor of the Year 2022"

Property EU

- Griffin Real Estate "Deal of the Decade 2006-2016"

CEE MERGERS AND ACQUISITIONS AWARDS

- Private Equity Deal 2019

Innowatory Wprost

- Griffin Real Estate "Construction 2016"

CEE Retail Building Awards

- Hala Koszyki "Shopping Center Innovation 2017"
- Hala Koszyki "Retail Renovation / Refurbishment Project 2016"
- Griffin Real Estate "Investor of the Year 2015"
- CH Renoma "Retail building of the Year 2009"

International Council of Shopping Centers Award

- CH Renoma "Marketing Award 2011 & 2012"
- CH Renoma "Expansion & Refurbishment 2009"

Property Design Awards

- Hala Koszyki "Revitalization of the Decade 2026"
- Halo Koszyki "Bryła — Centrum Handlowe 2017"
- Halo Koszyki "Bryła — Centrum Handlowe 2016"
- CH Renoma "Block — Shopping Centre 2016"

Mies van der Rohe Awards

- CH Renoma "Building of the Year 2010"

Top Builder

- Hala Koszyki "Investment, services, research 2017"

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