

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

EUR 8+ BN

gross asset value across 18 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 large team of over 70 professionals with diverse expertise, strong track record, and extensive private equity and real estate know-how, with a combined 370 years of industry experience and over 100 successful exits in the last 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 eighteen different platforms **exceeds EUR 8 billion, with a total invested equity of over EUR 4 billion over last 10 years.**

KEY TRANSACTIONS IN THE LAST 10 YEARS

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 is 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

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 LifeSpot, a PRS platform offering affordable apartments for rent in mid-sized and large cities across Poland, is launched in partnership with Ares

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 Real Estate, 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 Acting as the deal manager and co-investor, Griffin 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 370 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 Germany)

- A team of over 70 top-class specialists with diverse expertise, a strong track record and extensive PE & RE know-how
- German office opening planned for H1 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 around technology
- Consumers



STRATEGIC INVESTORS



CURRENT PORTFOLIO



Resi 4 Rent



CURRENT PORTFOLIO



- Bauwert AG is one of the leading and most recognized German real estate developers, with focus on Berlin and its surroundings. Currently the company has secured a pipeline of projects whose gross development value exceeds EUR 2.5bn



- The biggest Polish developer in the office, commercial and residential real estate sector. The company is listed on the Warsaw Stock Exchange. It has completed over 250 projects with a total area of over 2,600,000 sqm located in an array of Polish cities



- One of the largest and most experienced residential developers in Poland, active on the Polish market for over 22 years
- Since its inception, until the end of 2023, the company carried out 81 multi-stage residential investments, in which 411 buildings were constructed, containing over 27,200 apartments



- A new student housing platform aiming to develop, as a first step, an operating portfolio of 5,000 purpose-built, modern, and energy-efficient student beds across key academic cities in Poland over the next three to five years. The current portfolio of secured & approved projects amounts to more than 3,400 beds across six projects in key academic hubs in Poland – Warsaw and Cracow



- LifeSpot offers affordable apartments for rent in mid-sized and large cities across Poland
- The platform operates ca. 2,000 units in Warsaw, Cracow, Wroclaw, Tricity, Lodz and Katowice with further ca. 2,100 units under construction and a pipeline of more than 2,000 units with building permits or in permitting stage which are expected to become operational within the next 1-3 years



- R4R is the first residential-for-rent platform in Poland with 4,400 units in operation, 4,500 units under construction, and approximately 1,900 apartments at advanced permitting stage and coming online in the next 18-24 months



- European Logistics Investment is a logistics platform that is dynamically developing on the Polish market, delivering high-quality facilities located in the most sought-after locations across the country



- 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 is a logistics platform providing a single entry-point to the CEE's most important industrial hub – Warsaw. The platform comprised 3 projects (of which 1 is already exited) in sought-after, core locations with access to the Warsaw metropolitan area, including one at Warsaw airport



CURRENT PORTFOLIO



- 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



- 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 439,000 sqm



- Stokado is the second-largest operator in the fast-growing self-storage industry in Poland. The company currently operates 27,000 sqm of NLA and stores goods belonging to ca. 3,000 private and B2B customers in its countrywide network of dedicated self-storage facilities



- The largest non-banking real estate related lending platform in Poland providing senior stretch/ mezzanine financing



- 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



- 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. 350 MW under construction, and another 500 MW with Grid Connection Conditions



- A new platform that will offer modern locomotives to European rail operators in the leasing model along with maintenance services



- SMYK is an iconic children's brand with a 94% brand awareness, exceptional brand trust, and clear market leadership in the children's market



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





PORTFOLIO





BAUWERT

Bauwert AG is one of the leading and most recognized German real estate developers, with 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 2.5bn.

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.





ECHO investment

ECHO INVESTMENT

The biggest 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 250 projects with a total area of over 2,600,000 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.





MURAPOL

Murapol is one of the largest and most experienced residential developers in Poland, active on the Polish market for over 22 years. Since its inception, until the end of 2023, the company carried out 81 multi-stage residential investments, in which 411 buildings were constructed, containing over 27,200 apartments.

Murapol has a well-diversified landbank in both larger agglomerations, such as Warsaw, Cracow, Wroclaw, Poznan, Lodz and the Tri-City, 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 December 2023, Murapol successfully conducted an 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.

Since Q1 2020, a majority stake of the company has been owned by a joint venture between a fund managed by the Real Estate Group of Ares Management Corporation and Griffin.





STUDENTSPACE

STUDENTSPACE

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

The existing portfolio of secured and approved projects spans over 3,400 beds. Of the total six projects, three are in Cracow, accommodating over 1,800 beds, while the remaining three projects are planned for development in Warsaw, providing approximately 1,600 beds. The first projects are scheduled for delivery for the academic year 2025/2026.

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 investment and asset manager while Echo Investment acts as the development manager of the venture.





LifeSpot

LIFESPOT

LifeSpot offers affordable apartments for rent in mid-sized and large cities across Poland.

The platform currently operates 2,019 units in Warsaw, Cracow, Wroclaw, Tricity, Lodz and Katowice with further 2,072 units under construction and a pipeline of more than 2,000 units with building permits or in permitting stage which are expected to become operational within the next 1-3 years.

The platform's ambition is to maintain a leading role in the popular segment of Poland's nascent PRS market by achieving the size of more than 6,000 units within the next 3 years.

The platform has been established by Griffin and Ares Management Corporation in Q3 2021. Griffin acts as co-owner and asset manager.





Resi 4 Rent

RESI4RENT

R4R is the first PRS platform in Poland. With 4,400 units in operation, 4,500 units under construction, and approximately 1,900 apartments at an advanced permitting stage and expected to come online in the next 18-24 months, it is the largest institutional rental operator and PRS developer in the Polish market. The platform's target is to manage a minimum of 10,000 units. 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 (Cracow, Wroclaw, Tri-City, 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 currently employs approximately 95 FTEs.





EUROPEAN LOGISTICS Investment

EUROPEAN LOGISTICS INVESTMENT

European Logistics Investment (ELI) is a logistics platform that is dynamically developing on the Polish market. ELI delivers high-quality 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 10 logistics hubs across Poland, with a total GLA of 1.3m sqm, including 1,000,000 sqm of standing assets, 58,000 sqm of space under construction, and a secured pipeline of 191,000 sqm.

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





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 2023, the company sold three single-let logistics assets in Germany and Spain, totaling 70,000 sqm. The projects were located in Neuenburg am Rhein, Bensheim and in Murcia, Spain. All developments were leased to a 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 107,000 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. 342,000 sqm, of which over 108,000 sqm are stabilized 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 platform providing a single entry-point to the CEE's most important industrial hub – Warsaw.

The platform comprised 3 projects (out of which 1 is already exited) in sought-after, core locations with access to the Warsaw metropolitan area, including one at Warsaw airport. The projects are developed jointly with Panattoni Europe and provide the highest technical certifications, including BREEAM® certificates.

Following the successful disposal of BTS Warsaw West project, which spanned 37,590 sqm in August 2024, the remaining portfolio includes one stabilized and yielding large-scale logistics project of 88,000 sqm located in Warsaw North, as well as land for future development strategically located at Warsaw Airport.

Trademarc is co-owned and managed by Griffin Capital Partners, along with several 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 35 projects with a total value of approx. EUR 2.8bn and a leasable area of over 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 439,000 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.

Establishing of the Horse Group is the biggest transaction on the retail market 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, Wrocław, Poznań, Bydgoszcz, Kalisz, Legnica, Zabrze, Dąbrowa Górnicza, Piekary Śląskie, Chorzów, Gliwice, and Zielona Góra. Stokado currently operates over 27,000 sqm of NLA in 20 locations.

In 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 within this sector. In the same year, Stokado acquired the Polish operations of a self-storage rental company Top-Box, including its operating facility in Warsaw. This acquisition added 4,500 sqm of NLA to Stokado's portfolio and an additional 5,000 sqm of NLA to its development pipeline.

Stokado's goal is to develop 150,000 sqm of NLA (over 30 modern, high-quality buildings), focusing on Warsaw, Cracow, Wrocław and Tri-City over the next 5 years and to become the largest operator in the Polish market.

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





GRIFFIN PROPERTY FINANCE

The largest non-banking, real estate related, lending platform in Poland run jointly with Oaktree Capital Management and PIMCO – providing senior stretch/ mezzanine financing, 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 asset manager, sources potential transactions which may be financed by the Griffin Property Fund, and monitors the disbursed loans.





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 higher quality and resulting in a lower complaints rate.

In Q1 2023, a JVCo of Griffin Capital Partners & Kajima Partnership Limited signed the acquisition of 70% of shares in Hymon.





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. 350 MW under construction, and another 500 MW with Grid Connection Conditions.

The investments' renewable capacity exceeds 2 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 investment manager of the platform.





ONTRAIN

OnTrain, a locomotive leasing platform that will offer modern locomotives to European rail operators in the leasing model along with maintenance services.

The platform has already signed contracts for delivery of 80 locomotives new, modern locomotives, sourced from best-in-class manufacturers. OnTrain's offering will further support 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.





Cafy 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 240 of its own "brick & mortar" stores in Poland, along with over 40 stores abroad (in Romania and Ukraine).

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. (July 2023)





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.





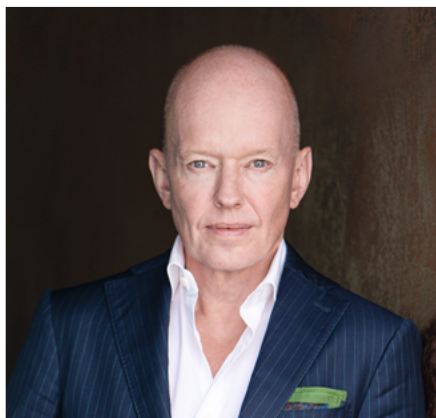
TEAM



Maciej Dyjas

MANAGING PARTNER

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



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

MANAGING PARTNER

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



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 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.

Piotr Fijołek

CO-MANAGING PARTNER

Piotr Fijołek is a top Merger & Acquisition expert with over 17 years of operational experience exclusively dedicated to real estate and private equity. Piotr has, from the beginning of his professional career, been associated with Griffin.



His impressive track record contains more than 100 successful transactions, with a total volume exceeding EUR 4 bn. For more than a decade, he has orchestrated several flagship Griffin projects, including takeover of the M1 portfolio and the acquisition of a majority stake in Murapol, a leading Polish property development company, which he is currently overseeing as Deputy Chairman of the Supervisory Board.

In addition to this, in his capacity as Co-Managing Partner, Piotr's key role is also asset management. Currently, he is heading several investment platforms, among them Murapol and Horse, projects with a GAV of EUR 1.0+ million. He also actively acts towards Griffin's expansion into foreign markets and the development of new business lines.

Piotr completed management studies at the Warsaw School of Economics and spatial economy at the Warsaw University of Life Sciences, as well as an Executive MBA programme from Kozminski University.

Tomasz Mrowczyk

CO-MANAGING PARTNER

Tomasz Mrowczyk is a financial markets specialist with more than 15 years' professional experience. At Griffin Capital Partners he is responsible for the development of the private equity arm.



Before joining Griffin, Tomasz worked at PZU Group for 11 years, where he headed the private equity, venture capital and private credit businesses, including Group Investment Committee capacity.

At PZU Group Tomasz originated, structured and executed over 100 transactions, with an aggregate value exceeding EUR 5bn across different capital structures. Tomasz started his career at the Warsaw office of Ernst & Young Corporate Finance in the M&A and Valuation team.

Tomasz graduated from the University of Economics in Katowice, and also holds CFA and CAIA charters, as well as an Executive MBA from the University of Illinois Urbana-Champaign and Warsaw University.



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., Student Depot Investments 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. As Chief Financial Officer & Senior Partner at Griffin Capital Partners, he oversees the financial operations of the company and manages all of the platforms' operational and financial activities. His responsibilities include financial company planning, raising finance, risk management and restriction of projects. Additionally, he is instrumental in all major Griffin transactions.

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.



Marek Obuchowicz

SENIOR PARTNER

Marek Obuchowicz is a real estate investment professional particularly focused on the living sector.



As Senior Partner, Marek oversees the development and operations of LifeSpot, 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 Stokado.

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 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, acquiring new projects, organizing bank financing for the platforms' further development, and collaborating with the platforms' management on strategic initiatives. 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.

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.



Tomasz Kosieradzki

SENIOR VICE PRESIDENT INVESTMENTS

An investment professional with a strong background in private equity, investment banking and transaction advisory.

He is responsible for sourcing, executing and monitoring private equity investments, including set-up and supervision of implementation of the business plan for the Resi4Rent and Hymon platforms.

He is a CFA Charterholder and holds FCCA accreditation.



Jan Niepiekto

SENIOR VICE PRESIDENT INVESTMENTS

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

He has 9 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.



Hubert Rossa

SENIOR VICE PRESIDENT INVESTMENTS

Hubert Rossa is a specialist in real estate investments. His main responsibility is the day-to-day operations of the European Logistics Investment BV (ELI) and International Industrial Properties (IIProp) platforms, along with the Stokado company. He is responsible for the platforms' development, focusing primarily on identifying and executing new business opportunities, as well as actively attracting potential investors.

Hubert is a Certified Commercial Investment Member (CCIM) and a member of the Royal Institution of Chartered Surveyors (MRICS).



Bartosz Sobota

SENIOR VICE PRESIDENT INVESTMENTS

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

Bartosz is responsible for the development of two investment platforms: Murapol Group and Echo Investment. He has been involved in the company's numerous strategic transactions including the acquisition of the 98% stake in Murapol Group.

He holds 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.



Łukasz Toczek

SENIOR VICE PRESIDENT INVESTMENTS

Łukasz Toczek is a specialist in financial modelling and expert in data analysis.

He oversees day-to-day operations across the European Logistics Investment B.V. (ELI) and International Industrial Properties (IIProp) platforms. He is responsible for the platforms' development, identifying new business opportunities, maintaining investor relations and attracting potential investors.

Łukasz is also actively involved in Griffin Capital Partners' projects outside Poland, and he was, previously, engaged in the development of Chariot Top Group B.V.'s portfolio.



Our team consists of over 70 seasoned professionals with extensive, specialized knowledge, rich experience in operations, capital investment and financing, which along with our strong track record of iconic market transactions, constitute the drivers behind boosting the value of our investments and building strong, best-in-class management teams for portfolio companies.



TRACK RECORD



TRACK RECORD PLATFORM REAL ESTATE DEALS

Student Depot

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

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

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.



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.



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.



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.



Deutsche Wohnen

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



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.



Rosota

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

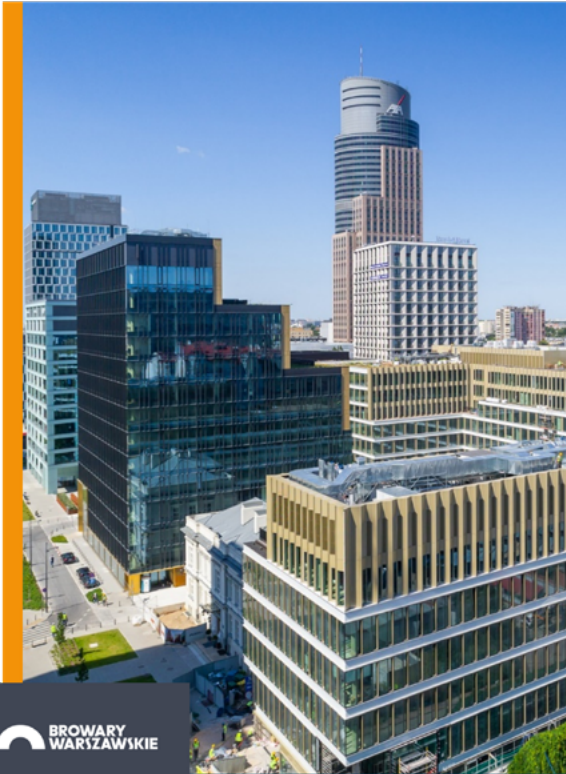
8,000 m2 office building in Berlin City West, disposed of to a private investor for €30m.



Adelaide

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





BROWARY
WARSZAWSKIE

CBD ONE WARSAW

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

Q22

Q22

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



Koszyki

Hala Koszyki

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





WARS SAWA JUNIOR



WARS SAWA JUNIOR

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



CBD ONE WARSAW

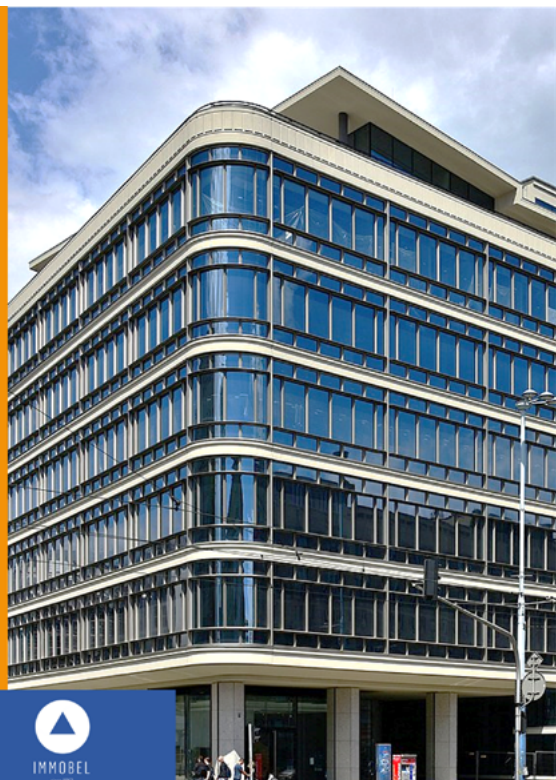
Located in the centre of Warsaw, project currently under construction by Immobel.



RENOMA

RENOMA

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



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, converted to multifamily rental use, NYC.



67 Wall Street

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





TWENTY
EXCHANGE

20 Exchange Place

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



70 PINE

70 Pine Street

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



IMMOBEL

BELAIR

86,000 m2 GLA office development in the very heart of Brussels.



Black Pearl

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



Hotel & Office Campus Berlin

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



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



CORNERSTONE VENTURE PARTNERS

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



Avenega

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. €1 bn, 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.



Learning Systems Poland

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



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.



SMYK.com

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



AGEAS

International insurance group headquartered in Belgium. Exited via IPO.



Volumetric Building Companies

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



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.	Imaging diagnostics	Imaging diagnostics Minority investment in the imaging diagnostics (PET, CT) business in Poland.	Industrial construction	Industrial construction Minority investment in the leading industrial construction general contractor in Poland specialized in complex solutions the energy sector.
Hospital chain	Hospital chain Minority investment in the leading private general hospital chain in Poland.	Rail cargo operator	Rail cargo operator Minority investment in the leading rail cargo operator in Poland.	Residential developer	Residential developer Minority investment in the leading homebuilder in Poland.
Outpatient clinics	Outpatient clinics Principal add-on acquisition of 2 companies operating networks of outpatient clinics 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.	Universal bank	Universal bank Acquisition of one of the most innovative universal banks as a part of execution of assurbanking strategy.
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.	Leading e-commerce platform	Leading e-commerce platform Second-lien facility in the LBO of the leading e-commerce platform in Poland.	TV broadcaster and mobile telecom	V broadcaster and mobile telecom LBO facility in the TV broadcaster and mobile telecom.
Cable TV and internet provider	Cable TV and internet provider Dividend recap of the Cable TV and internet provider.	Mobile telecom	Mobile telecom Dividend recap of a mobile telecom operator.	Deepwater terminal operator	Deepwater terminal operator Capex financing for the extension of the second terminal.
Leading mountain cable car operator	Leading mountain cable car operator Portable recap / LBO facility of the mountain cable car operator.	Convenience retail chain in Poland	Convenience retail chain in Poland LBO financing of the leading convenience retail chain in Poland.	Cable TV operator	Cable TV operator Dividend recap of a cable TV operator in Baltic states.
Internet classified operator	Internet classified operator Second lien facility in the LBO of the leading internet classified operator in Baltic states.	Food producer and distributor	Food producer and distributor LBO of the major branded food producer and distributor.	NPL	NPL Financing of retail non-performing loan portfolio.





SELECTED AWARDS





Prime Property Prize

- 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"



CEE MERGERS AND ACQUISITIONS AWARDS

- Private Equity Deal 2019



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"



Property Design Awards

- Hala Koszyki "Bryła — Centrum Handlowe 2017"
- Hala Koszyki "Bryła — Centrum Handlowe 2016"
- CH Renoma "Block — Shopping Centre 2016"



Top Builder

- Hala Koszyki "Investment, services, research 2017"



Property EU

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



Innowatory Wprost

- Griffin Real Estate "Construction 2016"



International Council of Shopping Centers Award

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



Mies van der Rohe Awards

- CH Renoma "Building of the Year 2010"





CONTACT

Griffin Capital Partners

1 Litewska Street

00-581 Warsaw, Poland

info@griffin-cp.com

+48 22 212 19 40

www.griffin-cp.com