

**PRESS RELEASE**

Warsaw, 5<sup>th</sup> February 2025

**GRIFFIN CAPITAL PARTNERS OPENS OFFICE IN GERMANY**

**Griffin Capital Partners (GCP), the largest privately-owned investment and asset manager specializing in private equity and real estate across Central and Eastern Europe (CEE), Germany, and other selected EU countries, is strengthening its operations in the German market with the opening of a new office under the leadership of seasoned real estate and private equity investment professional Marcel Hertig. Expansion under Griffin Capital Partners Germany follows several high-profile transactions in the region, including the acquisition of Bauwert in April 2023.**

Griffin Capital Partners Germany will be led by Marcel Hertig, who has been appointed Managing Director and Head of Germany at Griffin Capital Partners. With over 15 years of industry experience, Marcel is an experienced investment professional in the real estate and private equity industry. In his new role, he will focus on identifying and acquiring real estate and private equity investment opportunities as well as overseeing Griffin's projects in Germany, including those tied to Bauwert, one of the country's leading real estate developers. Before joining Griffin, Marcel managed German investments at Patron Capital and later led real estate private equity activities in Germany and BeNeLux as Investment Director at TPG Angelo Gordon.

**Nebil Senman, Co-Owner and Managing Partner at Griffin Capital Partners, says:** *“Germany is a strategically important region for us, both personally and professionally. The opening of our new office, under the leadership of an experienced expert like Marcel, marks a significant milestone in strengthening our presence in Germany, as we do believe that we are well-positioned to deliver even greater value to our investors and partners, by setting up a local presence in Germany, a market offering compelling opportunities within the evolving political and economic environment.”*

**Marcel Hertig, Managing Director at Griffin Capital Partners Germany, says:** *“I am thrilled to lead Griffin Capital Partners Germany and contribute to a market with immense potential and strategic importance. Our focus will be on identifying attractive investment opportunities and applying Griffin's proven investment approach in Germany. My goal is to leverage our expertise and the strength of Griffin's platform to deliver impactful projects and generate long-term value for our partners and investors.”*

**Maciej Dyjas, Co-Owner and Managing Partner at Griffin Capital Partners, adds:** *“In a challenging environment we have achieved significant milestones and established our position as a leading investor in the region. In 2024, we continued to develop our pool of existing real estate and private equity platforms with a value of over EUR 8 bn by setting up two significant new platforms, with StudentSpace, a new student housing platform and OnTrain, a new*

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Przemysław Czuk – Member of the Management Board, Monika Kaczmarek – Member of the Management Board



*platform that will offer modern locomotives to European rail operators in the leasing model. In Germany, we have already made significant and successful investments and are eager to increase our presence further.”*

Griffin Capital Partners Germany reflects not only the favourable market conditions and the company’s strong interest in the region, but also a strategic move to secure GCP’s interests on the ground. As part of its broader efforts in Germany, GCP, in partnership with WING Group as the majority shareholder, successfully acquired a 60% stake in Bauwert in April 2023, with the remaining 40% retained by the existing shareholders. In 2022, through the logistics investment platform International Industrial Properties (IIProp), GCP sold two BTS projects with a transaction value over EUR 110 million; these facilities were developed for a global e-commerce leader, serving as regional distribution centers. Additionally, GCP completed two new grade-A logistics projects in 2022, which were sold successfully in 2023 for over EUR 40 million.

This expansion underscores Griffin Capital Partners’ dedication to offering comprehensive, one-stop-shop solutions for international investors looking to enter or grow their presence in the CEE, Germany, and other selected Western European markets.

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## **About Griffin Capital Partners**

**Griffin Capital Partners** is the largest 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 region’s most active and innovative investor of its kind in the CEE region. It is a recognized private equity and real estate leader, originating and introducing innovative concepts and formats to the market. With a strong track record and extensive private equity and real estate know-how, it is a one-stop-shop for international investors willing to invest in the CEE, Germany and other selected Western European markets. Partners at Griffin Capital Partners have a long and successful track record of investing and asset managing in Europe and the US. 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.

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