

PRESS RELEASE

Warsaw, 4th August 2025

STUDENTSPACE SECURES FINANCING FOR THREE DORMITORIES IN KRAKÓW

StudentSpace, a student housing platform, has secured PLN 177.8m in financing from Bank Pekao S.A. to support the development of three modern student dormitories in Kraków. Since its inception in 2024, the platform has actively acquired land for future developments. It is currently delivering three projects across two locations in Kraków, which will be ready to accommodate over 1,200 students starting from the upcoming academic year.

These new developments respond directly to the growing demand for high-quality student accommodation in Kraków, driven by an increasing number of both domestic and international students. The three buildings - one located at 29 Listopada Alley and two on Wita Stwosza Street - will collectively add approximately 1,200 beds to the city's student housing stock. The facilities will offer modern, comfortable living spaces and communal areas, with convenient access to Kraków's leading academic institutions.

Marek Obuchowicz, Senior Partner at Griffin Capital Partners, says: *"A year ago, together with our partners, we launched StudentSpace with the ambitious goal of delivering 5,000 beds within the next 3 to 5 years. Over the past few months, we have made significant progress, with three projects already underway in Kraków and three more in the pipeline in Warsaw. Our secured and approved project portfolio now exceeds 2,800 beds. We are grateful to Pekao S.A. for their continued trust and support, and for sharing our belief in the long-term potential of the student housing sector in Poland."*

The Company's current pipeline includes six projects spanning 2,800 beds - three in Kraków and three in Warsaw. The StudentSpace investment platform was launched in March 2024 as a joint venture between Signal Capital Partners, Griffin Capital Partners and Echo Investment and aims to redefine the student living experience. The platform is committed to creating vibrant, safe, and inclusive communities that support academic success, personal growth, and a strong sense of belonging.

Griffin Capital Partners acts as the investment and asset manager of the platform. Artem Kovtun, Vice President Finance at Griffin Capital Partners and Oskar Miller, Finance Manager at StudentSpace led the transaction on the StudentSpace side.

About StudentSpace

StudentSpace is a student housing private dormitory platform developed by Signal Capital Partners, Griffin Capital Partners and Echo Investment. Launched in March 2024, the JV goal is to build 5,000 modern and energy efficient beds across key academic cities in Poland over the next three to five years.

About Signal Capital Partners

Signal Capital Partners is a €4.5bn London-based investment firm focused on opportunistic credit and special situations investing across private and public markets in Europe. Signal was established in 2015 by a highly seasoned management team, with an extensive working history and deep industry expertise. With a long and successful track record, the firm has consistently delivered strong, reliable returns across market conditions. Signal Capital's leadership is driven by a commitment to disciplined investment and strategic innovation, ensuring robust and sustained performance for its investors.

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.

For further Information:

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