

PRESS RELEASE

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STOKADO OPENS ITS FIRST SELF-STORAGE FACILITY IN KRAKÓW

Stokado, the second largest operator on the fast-growing Polish self-storage market, owned by Redefine Properties (JSE:RDF), Griffin Capital Partners, and the company's founders, has completed the construction of a new, state-of-the-art self-storage facility in Kraków. The building, offering over 5,000 sqm of net lettable area (NLA), will be the first self-storage development in Poland to be commissioned with full BREEAM certification from the development stage, rather than under the In-Use scheme typically applied to existing facilities. It also marks Stokado's first development project delivered since its acquisition by Griffin and Redefine in 2023.

Strategically located on Sosnowiecka Street in Kraków, in the close proximity of the largest shopping centre in Bronowice and numerous residential areas, the new Stokado facility offers flexible storage rental solutions for both individual and business customers. This modern, fourth-generation self-storage building is designed with customer convenience in mind, featuring fully contactless service options. The facility is accessible 24/7 and supported by a mobile app, allowing users to manage their rentals and access their units with ease. Customers also benefit from a spacious and user-friendly loading and unloading zone, complimentary transport trolleys, and an on-site packing materials store to enhance their overall experience. For customers who prefer in-person service, on-site staff will be available to provide assistance, offer guided tours of the facility, and manage standard rental agreements. They will also offer additional services, such as parcel drop-off and collection on behalf of clients, further enhancing the convenience and functionality of the facility.

The building will be the first self-storage facility in Poland to achieve a "Very Good" rating under full BREEAM certification from the design and construction phase – rather than the In-Use standard applied to existing buildings – demonstrating Stokado's commitment to top-tier sustainability standards. The project incorporates photovoltaic panels, a heat pump, and energy-efficient LED lighting to significantly reduce both operational costs and environmental impact.

Pieter Prinsloo, Chief Executive Officer at Redefine Europe BV, says: *"Stokado's self-storage facilities stand apart from conventional warehouses. Purpose-built with the end user in mind, they offer a range of unit sizes to accommodate everything from personal belongings to large-scale business inventory. The facilities feature state-of-the-art security measures, such as 24/7 CCTV surveillance, electronic access controls, and individual unit alarms, ensuring a level of protection and peace of mind that other storage options often lack."*

Piotr Fijołek, Co-Managing Partner at Griffin Capital Partners, adds: *"While there are approximately 9,500 self-storage facilities across Europe, Poland accounts for only around 200¹."*

¹ FEDESSA, European Self Storage Industry Report 2024

Since acquiring Stokado in 2023, we've focused on expanding the platform in key urban areas. Our ambition goes beyond Kraków and Warsaw, and we are set to grow further into other Polish cities, with the next developments already underway and several prime plots secured in high-growth locations. By the end of 2025, we plan to break ground on three new facilities across the country, each designed to minimise environmental impact and maximise customer convenience. Our latest investment in Kraków, which is the first self-storage facility in Poland to receive BREEAM certification, demonstrates our commitment to this strategy."

All of Stokado's ongoing development projects are BREEAM-compliant and fully digitised. With 24/7 access and a mobile app that allows customers to manage their rentals, bookings, contracts, and payments online, the platform delivers unmatched flexibility and convenience. This digital-first approach not only boosts operational efficiency but also elevates the overall user experience.

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 recognised 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 management 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.

About Redefine Properties

Redefine is a South African-based Real Estate Investment Trust (whose property portfolio is predominately anchored in South Africa through directly held and managed retail, office and industrial properties, which is complemented by a strong presence in retail and logistics property assets in Poland. Redefine's goal is to grow and improve cash flow to deliver quality earnings, which will underpin growth and sustained value creation for all stakeholders.

About Stokado

Stokado, owned by Redefine Properties (JSE:RDF), Griffin Capital Partners and the founders, Dawid and Klaudiusz Bechcicki is the second largest operator in the fast-growing self-storage industry in Poland. The company currently stores goods belonging to approximately 3,000 private and B2B customers in its nationwide network of dedicated self-storage facilities located in Warsaw, Wrocław, Poznań, Bydgoszcz, Kalisz, Legnica, Zabrze, Dąbrowa Górnicza, Piekary Śląskie, Chorzów, Gliwice and Zielona Góra. The Company currently operates 28,000 sqm of NLA in 20 locations.

For further Information:

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