PRESS RELEASE

Warsaw, 21st October 2025

STUDENTSPACE ENTERS WARSAW

StudentSpace, a student housing platform developed by Signal Capital Partners, Griffin Capital Partners, and Echo Investment, has commenced construction of the project in Warsaw on Wołoska Street. The eight-story development, scheduled to open in October 2026, will add over 500 beds to Warsaw's PBSA market. Rising on the former site of Curtis Plaza – Poland's first Class A office building – the project marks a significant milestone in the ongoing transformation of the Mokotów district.

8 floor building will offer 500 modern beds in private, fully furnished rooms, as well as multiple communal areas and five retail units on the ground floor. Located in the heart of Warsaw, the project offers a strategic, well-connected location providing students with easy access to major universities, transport hubs, and essential amenities. With its modern infrastructure and full-service offering, the development is well-positioned to serve as a dynamic hub where students live, study, and connect, aligned with StudentSpace's mission to create vibrant, sustainable communities that support both academic and personal success. This will be a continuation of two projects in Cracow in 2025 to further expand the platform's presence. The building will be ready and open for the school year 2026/2027.

Colman McCarthy, Partner at Signal Capital Partners, says: "The goal of the StudentSpace platform is to deliver modern, sustainable housing that meets the needs of today's students. With its central location, high-quality design, and community-focused approach, we are excited for this project to help establish a new benchmark for student living in Poland."

Marek Obuchowicz, Senior Partner at Griffin Capital Partners, adds: "The new StudentSpace development on Wołoska Street is being built on the site of Curtis Plaza, Poland's first Class A office building and a landmark in Warsaw's business landscape. This project reflects the broader evolution of this part of Mokotów into a dynamic, mixed-use district, where residential, educational, and commercial functions increasingly coexist. By introducing modern student housing in this location, we're proud to contribute to the transformation of urban spaces and support the creation of inclusive, future-oriented communities."

Rafał Mazurczak, Board Member and COO of Echo Investment, comments: "The younger generation of students has clear expectations – they are looking for dorms with high quality, interesting design, proximity to services and entertainment, as well as good communication with universities. We meet these expectations 100% by creating spaces that not only provide accommodation but also address the needs of the student community. We focus on convenient locations, access to culture and entertainment, and, what is particularly important to us as Echo, sustainable development."

Strategically located near major academic institutions, including the Warsaw School of Economics and the Faculty of Management at the University of Warsaw, the residence will offer students a modern, fully integrated living environment. The building will feature private rooms with en-suite bathrooms and kitchenettes, high-speed internet, and shared amenities including study zones, shared kitchens, recreational areas, and fitness facilities. Parking and on-demand services such as cleaning and equipment rental will further enhance the living experience. The development also incorporates renewable energy systems, smart building technologies, and resource-efficient design to minimize environmental impact.

This investment is part of StudentSpace's broader strategy to provide modern, energy-efficient student housing across Poland's key academic cities. The project contributes to the company's ambitious goal of delivering 5,000 student beds within the next three years. Griffin Capital Partners serves as the investment and asset manager of the platform. In October 2025, StudentSpace made its operational debut in Poland by opening its first private dormitory buildings in Kraków.

***

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

About Signal Capital Partners

Signal Capital Partners is a €4.5bn London-based investment firm focused on opportunistic credit and special situations across private and public markets in Europe. Founded in 2015 by a seasoned management team with decades of experience in complex investing, the firm combines investment discipline with strategic innovation to deliver consistent performance for investors across market cycles.

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.

About Echo Group

ECHO Group is a capital group bringing together leading brands in Poland's real estate market: Echo Investment, Archicom, Resi4Rent, StudentSpace, and CitySpace. The Group's unified identity highlights its strength in diversity – from commercial properties and residential units for sale and rent to private student housing and flexible offices. Each company operates independently, yet together they build the image of a strong and modern market leader. The Group pursues its development strategy under the motto "Next Generation Cities", focusing on innovation, sustainable growth, and future-oriented urban planning. Echo Investment S.A. plays a leading role within the Group's structure. Listed on the Warsaw Stock Exchange since 1996, the company's main shareholders are WING IHC Zrt and Griffin Capital Partners.

For further Information:

Griffin Capital Partners
Ewa Gawron-Jasińska
Marketing & PR Director
Email: egawron-jasinska@griffin-cp.com
Phone: +48 696 244 235

Signal Capital Partners
Prosek Partners
Email: pro-signalcapital@prosek.com