PRESS RELEASE

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CONSTRUCTION BEGINS ON STOKADO'S LATEST SELF-STORAGE PROJECTS IN WROCŁAW AND WARSAW

Stokado, the second largest operator on the Polish self-storage market, has started construction of two new development projects in Wrocław and Warsaw. These initiatives represent the company's fourth and fifth ground-up developments since its acquisition by Redefine Properties (JSE: RDF) and Griffin Capital Partners in 2023, further strengthening its position in Poland's rapidly expanding self-storage sector.

The Wrocław development, located on Awicenny Street in the city's southwest, will add over 5,000 sqm of NLA to Stokado's growing portfolio. As the company's sixth facility in the Wrocław metropolitan area, it is designed to meet the rising demand for secure and accessible storage in fast-developing residential zones such as Bielany Wrocławskie, Oporów, Klecina, Krzyki, Ołtaszyn, and Grabiszyn. The site's location – well-connected and close to both residential and retail infrastructure – makes it ideal for a next-generation self-storage facility. Construction is being led by general contractor SAVI, with completion expected in autumn 2026.

Meanwhile in Warsaw, construction is now underway on a new 5,500 sqm NLA facility on Radzymińska Street. Situated near the M1 shopping center and surrounded by the densely populated districts of Bródno and Targówek, the project marks a strategic step in Stokado's expansion in the capital city. Standing approx. 20 meters tall – equivalent to six storeys – the Warsaw facility will be one of the tallest self-storage buildings in Poland**.** The project is being delivered by general contractor MBT, with handover planned for autumn 2026.

Pieter Prinsloo, Chief Executive Officer at Redefine Europe BV, says: "*We are pleased to see our development pipeline in Poland progressing at pace. Since acquiring Stokado, one of our core objectives has been to accelerate the delivery of high-quality, environmentally responsible assets in key urban locations. These new projects in Wrocław and Warsaw exemplify our long-term vision: to build a resilient, future-ready portfolio that meets the evolving needs of both our customers and the communities we serve."*

Marcin Rękawiczny, Vice President Investments at Griffin Capital Partners, adds: "*Wrocław holds a special place in Stokado's history, and we are proud to continue investing in the city where the brand was born. At the same time, Warsaw remains a strategic priority for us. With our Bemowo facility nearing completion, we are actively pursuing further development opportunities in the capital to support our long-term growth ambitions. These new projects reflect our confidence in the Polish market and our commitment to delivering best-in-class self-storage infrastructure*."

Both new buildings – in Wrocław and Warsaw – have been designed and will be constructed with the goal of achieving a Very Good rating under full BREEAM certification. Sustainability features include photovoltaic panels, ground source heat exchangers with high-efficiency heat pumps, intelligent energy management BMS systems, and energy-efficient LED lighting, all aimed at minimizing environmental impact and reducing operational costs. In line with Stokado's customerfirst approach, the new facilities will offer flexible rental solutions tailored to both individual and business clients. These fourth-generation self-storage buildings will feature fully contactless service, 24/7 access, CCTV for entire outdoor and indoor areas, “Direct Access” units, and a dedicated mobile app that allows users to manage bookings, contracts, and payments seamlessly. This digital-first model enhances operational efficiency while delivering superior user experience.

Stokado, co-owned by Redefine Properties (JSE:RDF), Griffin Capital Partners, and founders Dawid and Klaudiusz Bechcicki, is Poland’s second-largest self-storage operator. The company manages over 32,000 sqm of NLA across 19 locations, with a network spanning Warsaw, Kraków, Wrocław, Poznań, Bydgoszcz, and other major cities.

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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 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 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 nation-wide network of dedicated self-storage facilities located in Warsaw, Kraków, Wrocław, Poznań, Bydgoszcz, Kalisz, Legnica, Zabrze, Dąbrowa Górnicza, Piekary Śląskie, Chorzów, Gliwice and Zielona Góra. The Company currently operates over 32,000 sqm of NLA in 19 locations.

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