

PRESS RELEASE

Warsaw, 18 December 2025

TRADEMARC SELLS COMPLETED PARK NEAR WARSAW

Trademarc Property Fund, a logistics platform providing a single entry-point to Warsaw, Central and Eastern Europe's most important industrial hub, co-owned and managed by Griffin Capital Partners, has sold an 88,000 sqm multi-function logistics park located in Radzymin, east of Warsaw. The project has been acquired by Trigea Nemovitostní Fond.

Panattoni Park Warsaw North II, developed in phases throughout 2021-2023, offers 88,140 sqm of modern logistic space across three multi-use buildings. The asset is located in Radzymin – one of the fastest-growing submarkets of Warsaw. It sits adjacent to the S8 expressway, 10 min drivetime from Warsaw, providing excellent connectivity with other major logistics hubs across Poland. The area offers competitive rental rates compared to inner-city Warsaw, making it an attractive option for companies seeking both expansion space and cost efficiency.

The property is leased by a leading e-commerce delivery platform in Europe as well as one of the leading international logistics operators, dynamically developing in the Central and Eastern Europe region – both tenants account for over 65% of income. Built to meet high technical standards, the asset provides flexible layouts suitable for nationwide logistics operations and has achieved a BREEAM New Construction "Very Good" certification, confirming its compliance with modern ESG requirements.

Auri Benatar, Executive Director at Trademarc Property Fund, commented: *"Panattoni Park Warsaw North II demonstrates Trademarc's commitment to delivering institutional-grade logistics assets in strategic locations and supported by high-calibre tenants. Developed across two phases, the project is an example of a modern, large-scale investment that has helped transform the eastern suburbs of Warsaw into a thriving logistics hub. The disposal marks an important milestone for Trademarc as our largest project to date and further validates our investment strategy. We remain confident in the strength and long-term prospects of the Polish industrial and logistics sector and are actively assessing new opportunities to continue expanding the platform."*

Piotr Podolak, Vice President Investments at Griffin Capital Partners, adds: *"We are pleased to announce another successful disposal of Trademarc. Over last 16 months, Griffin as an asset manager was able to execute on Trademarc's investment plan by originating the exits in excess of €98 million investment volume for the platform. This milestone-transaction enables refocusing of the investment strategy on the remaining landbank conversion as well as new investments extending the overall profit pool of our investors."*

Panattoni Warsaw North II was developed by Panattoni and was jointly managed by Griffin Capital Partners and Blue Assets. The property was financed by Erste who provided flexible financing



solution covering both development and investment facility. SKJB and JLL have advised the seller during the disposal process.

Trigea Fund is a Czech commercial real estate investment fund that specializes in acquiring assets in established locations within CEE markets, especially in the Czech Republic and Poland, with a focus on fully leased properties. The fund targets both conservative and more dynamic investors who want to gain exposure to the real estate market and appreciate the opportunity to diversify risk. Trigea was advised by Greenberg Traurig, Cushman & Wakefield, and Sentient.

About Trademarc Property Fund

Trademarc is a logistics real estate platform offering a single point of entry to CEE's most strategic industrial hub – Warsaw. The developments are delivered in partnership with Panattoni Europe, meeting top-tier technical standards and certified under the BREEAM® sustainability framework. The platform facilitated the delivery of approximately 184,000 sqm of GLA of which 122,000 sqm has been successfully disposed, with the balance comprising land earmarked for future development. Trademarc is co-owned and managed by Griffin Capital Partners.

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 largest, 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 nineteen different platforms exceeds EUR 8 billion with a total invested equity of over EUR 4 billion.

For further information:

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