

PRESS RELEASE

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NEW STOKADO BUILDING IN WARSAW ALREADY IN USE

Stokado, the second largest operator on the Polish self-storage market, has opened its second facility in Warsaw, in Bemowo district. A newly opened building offering over 4,800 sqm of Net Leasable Area and approx. 950 storage units, marks a yet another milestone in the company's continued expansion across Poland and is the second opened facility since its acquisition by Redefine Properties (JSE: RDF) and Griffin Capital Partners in 2023.

The new facility spans 7,200 sqm of gross building area, with over 4,800 sqm of rental space available in the form of approx. 950 modern, functional storage units. Located at Moździerz Street, near residential areas and major transport routes like Połczyńska Street, the new Stokado site offers excellent accessibility for customers.

The building, designed with a modern aesthetic and functionality in mind, features three above-ground floors and one underground level. The newest Stokado facility is equipped with a reception area, staff facilities, a covered loading zone, elevators, and underground parking. It was the first self-storage facility in Warsaw already designed in line with BREEAM certification requirements. It incorporates energy-efficient solutions such as a ground-source heat pump, heat recovery ventilation, LED lighting, and a stormwater retention system.

Pieter Prinsloo, Chief Executive Officer at Redefine Europe BV, says: *“As urban living spaces change, consumer expectations evolve with them. We are responding with solutions that combine flexibility, security, and seamless experience – things that matter most in both personal live and small businesses operations. The Bemowo project marks a yet another step in Stokado's ongoing growth, reinforcing our confidence in the potential of the Polish self-storage market.”*

Marcin Rękawiczny, Vice President Investments at Griffin Capital Partners, adds: *“As fundamentals supporting Poland's self-storage sector remain highly attractive, we focus on building a scalable platform that combines modern amenities with the flexibility that today's consumers demand. Our new property in Bemowo reflects our long-term commitment to serving Polish customers with facilities that meet their everyday needs and demonstrates how modern self-storage can deliver superior customer convenience while minimizing environmental impact.”*

The facility will also offer fully automated access systems, allowing customers to open and close their storage units, as well as entry gates, through a mobile app or individual access codes, without the need for physical keys. This digital-first approach enhances security while providing seamless user experience.

Stokado, co-owned by Redefine Properties (JSE:RDF), Griffin Capital Partners, and founders Dawid and Klaudiusz Behcicki, is Poland's second-largest self-storage operator. The company manages over 36,500 sqm of NLA across 19 locations, with a network spanning Warsaw, Kraków, Wrocław, Poznań, Bydgoszcz, and other major cities.

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 nineteen 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 Behcicki 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, Kraków, Wrocław, Poznań, Bydgoszcz, Legnica, Zabrze, Dąbrowa Górnicza, Piekary Śląskie, Chorzów, Gliwice and Zielona Góra. The Company currently operates over 36,500 sqm of NLA in 19 locations.

For further information:

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