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Resi4Rent PLN 2.437 billion portfolio transaction completed, marking a milestone for Poland's PRS sector

The sale of 18 completed Resi4Rent residential rental projects to Vantage Development, part of TAG Immobilien Group, has been completed, bringing to close the largest transaction recorded in Poland's institutional Private Rented Sector (PRS). The portfolio comprises 5,322 units across Warsaw, Kraków, Wrocław, Gdańsk, Łódź and Poznań was disposed following the receipt of unconditional approval from the Polish antimonopoly authority.

With a transaction value of over PLN 2.437 billion, equivalent to approximately EUR 575 million, the completed deal represents the largest transaction recorded in Poland's institutional Private Rented Sector (PRS) and a benchmark transaction for the continued institutionalisation of the country's residential rental sector. The purchase price corresponds to an expected forward-looking NOI yield of c. 6.3% in 2026. Following completion of the transaction, Resi4Rent will continue to operate and expand its remaining portfolio. The platform retains almost 4,000 units, including operating assets and projects under construction.

*– This transaction is a landmark moment not only for Resi4Rent, but for the entire institutional rental housing sector in Poland. Together with our partners, we have built a platform that set new standards for professionally managed rental housing and confirmed the long-term attractiveness of the Polish PRS market for international investors. The transaction demonstrates the maturity of the sector while enabling Resi4Rent's continued growth. We remain fully committed to expanding the platform's remaining portfolio of almost 4,000 units across Poland's key urban markets, with approx. 3,000 units expected to be operational in the first half of 2026 – says **Rafał Mazurczak, COO of Echo Investment.***

Resi4Rent is a joint venture between Echo Investment (30% share) and a global investment fund advised by Griffin Capital Partners (70% share). Following the transaction, both parties will continue to be involved in the development of Resi4Rent's remaining portfolio and potential future expansion.

– Since the establishment of Resi4Rent in 2018, Griffin has acted as its investment and asset manager, supporting the company's business and organisational growth, securing financing for its development and supporting its evolution into one of Poland's leading institutional rental housing platforms. The completion of this milestone transaction reflects the planned

rotation of a stabilised part of the portfolio and crystallisation of the value created for the investors. In the next phase, we will focus on further expanding the Resi4Rent platform as we continue to believe in the attractiveness of Polish private rental market being one of the most compelling investment opportunities driven by a persistent housing shortage, ongoing urbanisation and evolving consumer preference towards professional and flexible living solutions We see this as a continuation of the strategy that has been implemented in Resi4Rent from the beginning: building a scalable, professionally managed rental housing platform in Poland – comments Tomasz Kosieradzki, Director at Griffin Capital Partners.

Operating since 2018, Resi4Rent covers the full rental housing value chain, from design and development to leasing, property management and tenant service. Its furnished and fully equipped apartments are offered under transparent lease terms and professional management standards and are home to approximately 18,000 residents. Recent market data also indicates that Poland’s PRS market still has one of the highest growth potentials in Europe because it remains heavily underpenetrated compared with Western European markets, while demand fundamentals are exceptionally strong. Consequently, the institutional PRS sector in Poland is expected to grow from approximately 27,000 units at the end of 2025 to around 45,000 units by 2030, representing a 66% increase within four years.

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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.



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 twenty different platforms exceeds EUR 11 billion with a total invested equity of over EUR 4 billion.