

## PRESS RELEASE

Warsaw, 14 May 2026

### STOKADO OPENS ITS SECOND FACILITY IN KRAKÓW

**Stokado, the second largest operator on the Polish self-storage market, owned by Redefine Properties, Griffin Capital Partners and the founders, has opened a new self-storage facility in Kraków. The warehouse located at Nowohucka Street is Stokado's second asset in the city and marks another step in the platform's continued expansion across Poland. Comprising more than 600 storage units, the facility offers over 3,200 sqm. NLA of modern space.**

The facility has five floors and nearly 20 metres in height. It has been designed as a modern and fully functional self-storage building, equipped with a reception area, staff facilities, technical zones, and convenient access to all floors via two freight lifts.

Located at Nowohucka street, in a well-connected part of Kraków, close to residential neighbourhoods and service areas, the facility is well positioned to serve both private and business customers. Its location offers strong commercial potential and fits Stokado's strategy of developing assets in densely populated urban areas with convenient access and high visibility.

**Pieter Prinsloo, Chief Executive Officer at Redefine Europe BV**, says: "The Polish self-storage market is still at an early stage of development compared with Western Europe, which creates substantial room for further growth. Projects such as Nowohucka enable us to build scale in the right locations while positively contributing to the overall quality of the self-storage sector in Poland"

**Marcin Rękawiczny, Vice President Investments at Griffin Capital Partners**, adds: "We see this self-storage as an attractive long-term opportunity, combining resilient demand fundamentals with the ability to develop high-quality, scalable and sustainable assets in strategic urban locations. It is Stokado's third new location delivered in less than eight months, which illustrates the pace of platform's growth and the consistency with which we are building its nationwide presence."

The property incorporates a range of solutions characteristic of fourth-generation self-storage facilities, with a strong focus on convenience, security and automation. Customers can access the facility 24/7 and open storage units, gates and entrance zones using a mobile application or an individual access code. The project also features automatic locks for rental units, full access control and 24-hour CCTV monitoring, ensuring a high level of security and ease of use.

The project has also been designed with sustainability and energy efficiency in mind and has been prepared to meet the requirements of BREEAM certification. The building includes

a photovoltaic installation, a heat pump, a ground heat exchanger, energy-efficient LED lighting and a rainwater retention tank.

The Nowohucka project is another addition to Stokado's growing portfolio in Poland, as the company continues to scale its presence in the country's largest urban markets and strengthen its position in one of the most promising segments of the real estate sector.

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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 twenty different platforms exceeds EUR 11 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 20 locations.

### **For further information:**

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