Consolidation plan at Torre Parc Joan Miró

Banca Collserola · the project and the starting point · October 2026

Bringing all of Banca Collserola together at its headquarters

Today, the headquarters at Torre Parc Joan Miró and six offices around the Barcelona area · tomorrow, everyone in the tower

Banca Collserola has 383 people at its headquarters, Torre Parc Joan Miró, and 102 across six offices; 8 of its 10 departments are split between the tower and one of the offices. The tower has room: on the busiest day in May there were 147 free workstations. The proposal is to **bring the office teams in**, with **each department together on one floor**, and close the six offices: 25% less per year.



office · headcount Torre Parc Joan Miró, the headquarters Approximate locations

485

people in 10 departments: 383 in the tower and 102 in the offices

6 offices

satellite offices, with 138 workstations, to be closed

351

people at the same time on the busiest day, with everyone in the tower

424 workstations

at Torre Parc Joan Miró: everyone fits

€644,880

less per year in rent and service charges

What we want to achieve

Everyone at headquarters
From seven buildings to one

Each department together
The whole team on the same floor

Enough room
Even on the busiest day

An orderly move
Three weekends in June 2027

Pay less
25% less every year

In the following pages

2 The tower before the project

3 Where each office is and who works there

4 Who goes to each floor: those already there and those arriving

5 How and when each team moves

6 How much is saved and what the move costs

Fictitious data. Banca Collserola is an invented organisation: offices, headcounts, workstations, contracts and dates are fictitious. Tower occupancy is as measured by iKnos at Torre Parc Joan Miró from 4 to 29 May 2026 (tag employee-custom-department; excluding the 25th, a public holiday in Barcelona); each day's figure is distinct people, an upper bound on how many could have been there at the same time. Office teams follow their department's daily pattern in the tower. Floors and workstations: iKnos, 1 October 2026.

Foot Analytics

Starting point: the tower in May 2026

Occupancy measured by iKnos and where each department works today

The tower in May 2026: 147 free workstations on the busiest day

Occupancy measured by iKnos · 19 working days, 4 to 29 May (excluding the 25th, a public holiday)

This is the headquarters before the project: Banca Collserola's ten departments work on six of its eight floors, with the occupancy measured by iKnos. The workstations left free on the busiest day are the room the plan relies on.

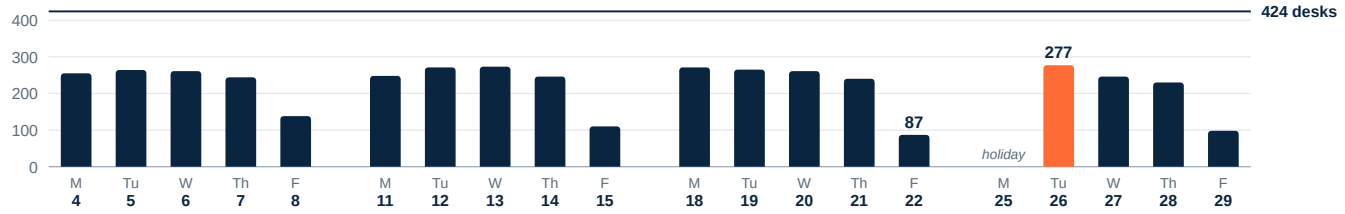
277
people on the busiest day, Tuesday 26 May

147
free workstations that day, out of the tower's 424

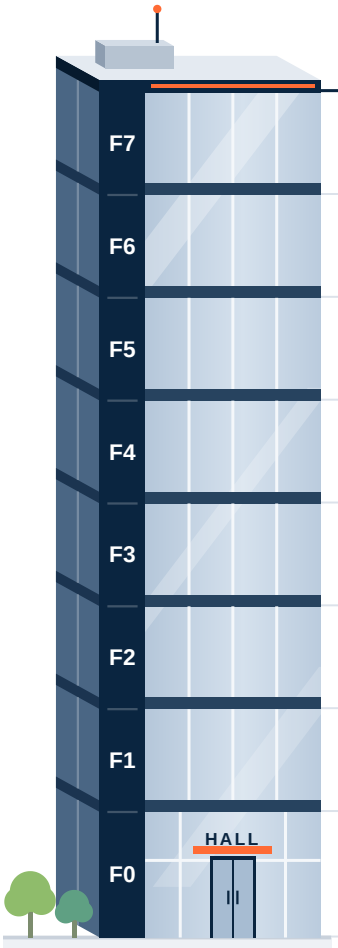
257
people on average Monday to Thursday

108
on average on Fridays: less than half

How the tower filled up each day · people from the ten departments, against the 424 workstations



Each floor today



DEPARTMENT · IKNOS ZONE AND WORKSTATIONS	BUSIEST DAY ON THE FLOOR (occupied / free)	PEOPLE PER DAY (avg. of daily max. · max.)
No department assigned: 9 collaboration rooms, 2 meeting rooms and 2 phone booths	**12 workstations** · no team assigned	
Finance & Treasury F6B · 29	**38 of 55** · 17 free	18 · 24
Human Resources F6A · 26		11 · 15
Data & Analytics F5B · 26	**51 of 80** · 29 free	14 · 19
IT & Digital F5A · 54		24 · 34
Operations & Payments	**23 of 24** · 1 free	18 · 23
Corporate & IB	**40 of 48** · 8 free	29 · 40
Risk & Compliance F2A · 41	**54 of 89** · 35 free	26 · 37
Wealth & Private Banking F2B · 48		13 · 17
Contact Centre	**90 of 99** · 9 free	24 · 30
Retail Banking		48 · 60
Ground floor (hall), no department assigned: 3 meeting rooms, 5 collaboration rooms and 4 phone booths	**30 workstations** · no team assigned	

Each square is a workstation. Occupied: the busiest day on each floor, adding up day by day the people from its departments. People per day: distinct people from each department that iKnos saw on their floor each day (tag employee-custom-department), over the 19 working days from 4 to 29 May 2026; the 25th was a public holiday in Barcelona and is not counted. Average of daily maximums: the average of those 19 days; maximum: the highest day. The assigned zone is iKnos configuration; the people are measured. People coming up from another floor for a meeting are not counted. In the building, with the tag laptop-connected-recurrent, the May maximum at the same time was 288 and on the busiest day 291 distinct people came in. Schematic drawing, not to scale.

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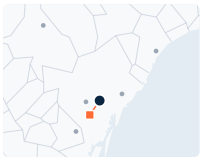
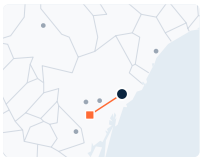
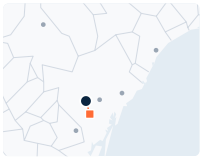
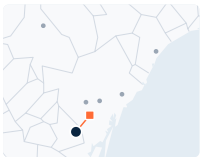
Starting point: the offices

Location, people, departments and role of each office in the move

Six offices, 102 people

Where each office is, who works there and what happens to it in the move

Each map marks the office in blue and the tower, the headquarters, in orange. For each office: **headcount**, **maximum at the same time** (those who overlapped on the busiest day) and **workstations**. Each department always has a frame in the same colour.

OFFICE	PEOPLE AND WORKSTATIONS	DEPARTMENTS · HEADCOUNT	WHAT HAPPENS TO IT IN THE MOVE
 **Passeig de Gràcia** Barcelona · Eixample **2.2 km** from the building	Headcount **18** **Max. at the same time** **13** Workstations **24** 54% of workstations	Wealth & Private Banking **12** Corporate & IB **6**	Wealth & Private Banking and Corporate & IB move to the tower in **wave 2** (12-13 Jun): Wealth & Private Banking to the ground floor, with the rest of their department, and Corporate & IB to F3. The lease expires on 30 June 2027.
 **Hub 22@** Barcelona · Poblenou **4.8 km** from the building	Headcount **30** **Max. at the same time** **21** Workstations **40** 53% of workstations	IT & Digital **24** Data & Analytics **6**	Emptied in **wave 3** (19-20 Jun): its teams go to F5, with the rest of IT & Digital and Data & Analytics. The lease does not allow leaving before its break, on 31 December 2027.
 **Diagonal Office** Barcelona · Diagonal **1.7 km** from the building	Headcount **12** **Max. at the same time** **9** Workstations **16** 56% of workstations	Finance & Treasury **8** Human Resources **4**	Finance & Treasury and Human Resources go to F6 in **wave 2** (12-13 Jun), with the rest of their departments. The lease expires on 30 June 2027.
 **Sant Cugat** Sant Cugat del Vallès **12.7 km** from the building	Headcount **12** **Max. at the same time** **10** Workstations **16** 63% of workstations	Risk & Compliance **12**	Risk & Compliance goes to F2 in **wave 2** (12-13 Jun), with the rest of its department. The lease expires on 30 June 2027.
 **L'Hospitalet** L'Hospitalet · Plaça Europa **2.7 km** from the building	Headcount **14** **Max. at the same time** **11** Workstations **20** 55% of workstations	Retail Banking **14**	Retail Banking goes to F1 in **wave 3** (19-20 Jun), once Contact Centre has already moved up to F2. The lease expires on 30 June 2027.
 **Badalona** Badalona · Centre **11.5 km** from the building	Headcount **16** **Max. at the same time** **13** Workstations **22** 59% of workstations	Retail Banking **16**	Retail Banking goes to F1 in **wave 3** (19-20 Jun), with L'Hospitalet. The lease expires on 30 June 2027.

What we see today

147

free workstations in the tower on the busiest day, for 102 people in the offices

8 of 10

departments split between the tower and the offices; Retail Banking, across three sites

6 leases

expire or reach a break between June and December 2027

Maximum at the same time: people in the office on the busiest of the 19 working days in May 2026 used by the plan (4 to 29, excluding the 25th, a public holiday). The offices do not reach their maximum on the same day: that is why the maximums add up to 77, more than the 74 people who overlapped on the busiest day overall. Approximate locations; straight-line distance to the building. Office teams follow their department's daily pattern in the tower, in proportion to their headcount.

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Foot Analytics

Who goes to each floor and where they come from

Those already in the tower and those arriving from the offices, each department on one floor

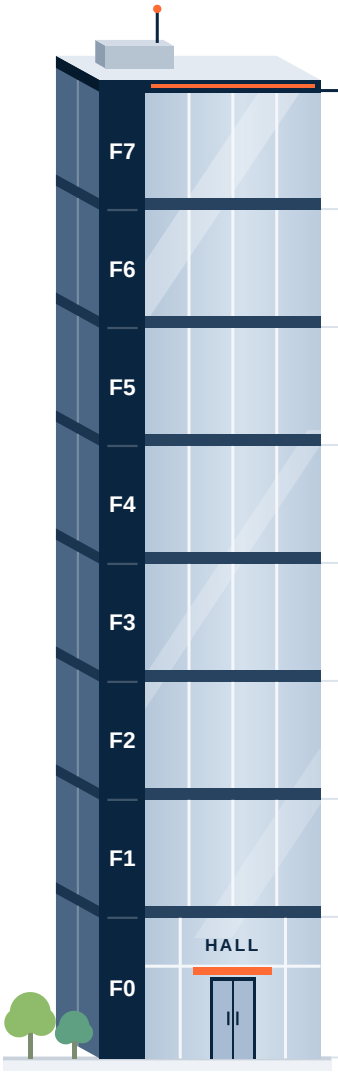
Everyone fits, each department on its own floor

Torre Parc Joan Miró · 7 floors and ground floor · 424 workstations

The 102 people from the offices join the 383 who already work in the tower. So that each team is together on one floor, two departments change floor: **Contact Centre** moves up from F1 to F2 and **Wealth & Private Banking** moves down from F2 to the ground floor. With everyone inside, 351 people would have overlapped on the busiest day.



Each floor after the move



	DEPARTMENT · HEADCOUNT	MAX. AT THE SAME TIME (already there · arriving · free)	COMING FROM · PEOPLE
F7	*No department: 12 free workstations for growth, 9 collaboration rooms, 2 meeting rooms and 2 phone booths*	**12 workstations** · free	
F6	**Finance & Treasury** · 38 **Human Resources** · 24	**47 of 55** · 8 free	Tower **30** · Diagonal Office **8** Tower **20** · Diagonal Office **4**
F5	**Data & Analytics** · 32 **IT & Digital** · 72	**71 of 80** · 9 free	Tower **26** · Hub 22@ **6** Tower **48** · Hub 22@ **24**
F4	**Operations & Payments** · 28	**23 of 24** · 1 free	Tower **28**
F3	**Corporate & IB** · 58	**45 of 48** · 3 free	Tower **52** · Passeig de Gràcia **6**
F2	**Contact Centre** · 34 **Risk & Compliance** · 58	**77 of 89** · 12 free	↑ **up from F1** · Tower **34** Tower **46** · Sant Cugat **12**
F1	**Retail Banking** · 105	**84 of 99** · 15 free	Tower **75** · L'Hospitalet **14** · Badalona **16**
F0	**Wealth & Private Banking** · 36	**26 of 30** · 4 free	↓ **down from F2** · Tower **24** · Passeig de Gràcia **12**

Each square is a workstation. Occupied: the busiest day on each floor, adding up its departments day by day: in dark blue, those who already work in the tower (measured by iKnos in May 2026); in teal, those arriving from the offices, who follow their department's daily pattern. With two departments on one floor, the sum is an upper bound. On F2, Risk & Compliance occupies F2A (41 workstations) and 6 on F2B, and Contact Centre the other 42 on F2B. The ground floor (today the hall) needs to be fitted out as a work zone: access, noise and hours still need confirming. Workstations by floor add up to 437; the building declares 424. F7 is left free: 12 reserve workstations. Schematic drawing, not to scale.

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Foot Analytics

How and when each team moves

Notices, floor changes inside the tower and arrival waves

Three weekends in June 2027

From the first notice to everyone at Torre Parc Joan Miró, on 21 June 2027

The order is set by the office leases and the room on each floor. Each team moves as a whole, in a single weekend, and the following Monday it is already working on its floor.

The three steps

DEC 2026 TO JUN 2027

Notify the landlords

Each lease requires notice: from **31 December 2026** (Diagonal Office) to 30 June 2027 (Hub 22@).

→

JUN 2027

Move in three waves

First, **two floor changes** inside the tower; then the office teams, each to its department's floor.

→

21 JUN 2027

Everyone in the tower

The whole organisation works in the tower. The offices are handed back on 30 June; Hub 22@, at its December break.

Why this order

Contact Centre has to leave F1 before the Retail Banking teams arrive, and **Wealth & Private Banking** has to be on the ground floor already when its Passeig de Gràcia team arrives. That is why the first wave brings no one from outside: only 58 people from the tower change floor. Then the offices arrive: first Passeig de Gràcia, Diagonal Office and Sant Cugat (42 people) and, last, the two largest groups: the 30 from Retail Banking, from L'Hospitalet and Badalona, and the 30 from Hub 22@.

The three June waves

June 2027

M	Tu	W	Th	F	Sa	Su
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

moving weekend

first day on the new floor

Wave 1 — 5-6 Jun

58 people — Contact Centre · Wealth & Private Banking

change floor inside the tower: Contact Centre from F1 to F2 · Wealth & Private Banking from F2 to the ground floor

Wave 2 — 12-13 Jun

42 people — Wealth & Private Banking · Corporate & IB · Finance & Treasury · Human Resources · Risk & Compliance

leave Passeig de Gràcia, Diagonal Office and Sant Cugat and arrive at **F0, F2, F3 and F6**

Wave 3 — 19-20 Jun

60 people — IT & Digital · Data & Analytics · Retail Banking

leave Hub 22@, L'Hospitalet and Badalona and arrive at **F1 and F5**

Who moves in each wave

WAVE	DEPARTMENT	LEAVES	ARRIVES AT	PEOPLE
Wave 1	Contact Centre	the tower, F1 · changes floor	**F2**	**34**
	Wealth & Private Banking	the tower, F2 · changes floor	**ground floor (F0)**	**24**
Wave 2	Wealth & Private Banking	Passeig de Gràcia · arrives from its office	**ground floor (F0)**	**12**
	Corporate & IB	Passeig de Gràcia · arrives from its office	**F3**	**6**
	Finance & Treasury	Diagonal Office · arrives from its office	**F6**	**8**
	Human Resources	Diagonal Office · arrives from its office	**F6**	**4**
	Risk & Compliance	Sant Cugat · arrives from its office	**F2**	**12**
Wave 3	IT & Digital	Hub 22@ · arrives from its office	**F5**	**24**
	Data & Analytics	Hub 22@ · arrives from its office	**F5**	**6**
	Retail Banking	L'Hospitalet · arrives from its office	**F1**	**14**
	Retail Banking	Badalona · arrives from its office	**F1**	**16**

People in each wave: the headcount that moves. The offices are handed back on 30 June 2027, except Hub 22@, whose lease does not allow leaving before the 31 December break.

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How much is saved and what it costs

What the offices cost today, what the move costs and when it pays back

€644,880 less per year on offices

Occupancy cost: rent and service charges, excluding VAT and CPI

The saving comes from closing the six offices: the tower is already fully leased and has free workstations for the 102 people arriving, so there is no new rent and the move only costs exiting the offices and moving. Today €2,608,488 a year is paid for the tower and the offices; afterwards, only the tower's €1,963,608.



€644,880
less per year: what the offices cost today

€5,378 → 4,049
per person per year, with the same headcount

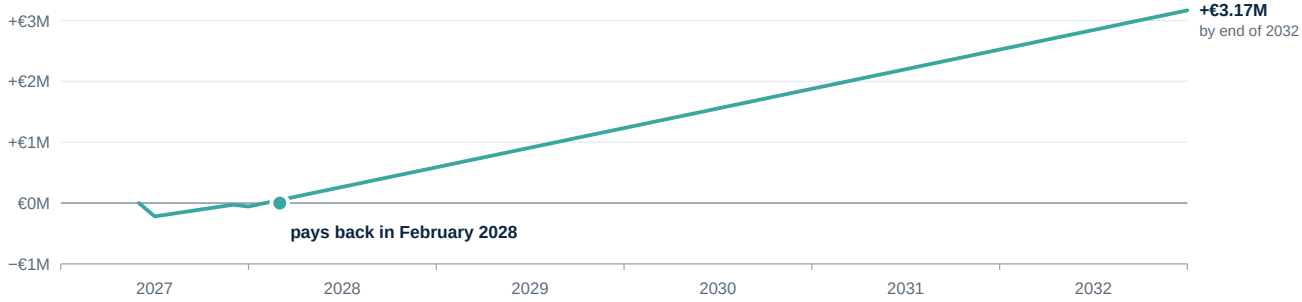
€379,270
one-off investment: exiting the offices and moving

8 months
to recover it after the move: in February 2028

Where each cost comes from

OFFICE	M²	RENT + CHARGES €/M² PER MONTH	COST PER YEAR	MARKET REFERENCE FOR RENT, €/M² PER MONTH	EXIT
Passeig de Gràcia · Barcelona	420	28.0 + 5.0	**€166,320**	CBD prime area: average €28.03 (Savills)	expires 30 Jun 2027
Hub 22@ · Barcelona	600	20.0 + 5.5	**€183,600**	22@: average €19.59 (BNP)	break 31 Dec 2027
Diagonal Office · Barcelona	280	30.0 + 5.0	**€117,600**	CBD: average €27.18 (BNP), prime €31.75 (C&W)	expires 30 Jun 2027
Sant Cugat	260	12.5 + 3.5	**€49,920**	Periphery: prime €12.50 (C&W)	expires 30 Jun 2027
L'Hospitalet	300	17.0 + 3.0	**€72,000**	Plaza Europa: about €17 (Forcadell)	expires 30 Jun 2027
Badalona	330	11.0 + 3.0	**€55,440**	Periphery: about €11 (Forcadell)	expires 30 Jun 2027
The six offices: what is saved	**2,190**		**€644,880**		
Torre Parc Joan Miró · F1 to F7	5,486	24.8 + 5.0	**€1,963,608**	already fully leased: no change	

When the investment pays back · cumulative saving minus investment, month by month, from the move (June 2027)



WHAT THE MOVE COSTS

€379,270, one-off

- **Handing back the six offices: €247,470** · 2,190 m² at €113/m²
- **Hub 22@ empty until its break: €91,800** · July to December 2027
- **Move: €40,000** · 160 people at €250, assumption

WHAT IT DEPENDS ON

Three things worth confirming

- **Handing back the offices.** If the leases do not require reinstatement to original condition, the investment drops to €131,800 and pays back in August 2027.
- **Hub 22@.** If its landlord allows leaving in June, without waiting for the December break, up to €91,800 is saved.
- **What is not counted.** More people in the tower means slightly higher cleaning and energy costs; receptions, security and travel between offices are saved.

Fictitious data. Offices, areas and leases are fictitious, with market prices for each area. Rents: Cushman & Wakefield (MarketBeat Barcelona Q2 2026), BNP Paribas Real Estate (Q1 2026), Savills (Barcelona Offices Spotlight, Q2 2026), Forcadell (Q1 2026) and C&W and JLL listings consulted on 1 October 2026. Office reinstatement: C&W, EMEA Fit Out Cost Guide 2026 (Barcelona). Tower: rent roll from the landlord scenario (fictitious) and service charges of €5/m² per month, assumption. Move: assumption without a market reference. Excluding VAT and CPI.