

Factorial chooses its new corporate headquarters in Barcelona in a Colonial building and reinforces its commitment to innovation

1. Factorial will be located in the 'Illacuna' complex, situated in one of the most sought-after areas of the 22@ district.
2. The building, owned by Colonial, has a total surface area of 20,500 m², divided into three office buildings. Factorial will occupy the entire Building C (5,600 m²) and two floors of Building A (2,400 m²).

Barcelona, March 6th, 2025.-

Factorial, one of the leading technological unicorns in Europe, has selected its new corporate headquarters in Barcelona in a Colonial building, to which it will move in the coming months. With an area of 8,000 sqm in the 22@ district, this move reinforces the company's solid growth and its commitment to Barcelona as the epicentre of innovation and technological talent.

Since its founding, Factorial has transformed team management in companies around the world. Now, with more than 1,000 people in the team and an accelerated international expansion, the company has established itself as an international benchmark in the sector, which has led to the need for a larger space adapted to its growth rate. Until now, its activity was distributed in several buildings located in the same area of the city.

"At Factorial we are in a unique moment, we are growing at an unstoppable pace, incorporating more than 40 people into the team every week. In these times of rapid growth, culture is more important than ever, which is why it was key to bring the whole team together in one place," said Jordi Romero, CEO of Factorial.

The new building, owned by Colonial, has been selected after an exhaustive search process led by BNP Paribas Real Estate. Located in the heart of the 22@ district, in the area known as Eix Llacuna, the 'Illacuna' complex has been recently refurbished and has a total area of 20,500 sqm, divided into three office buildings. Factorial will occupy the entire C building (5,600 sqm) and two floors of building A (2,400 sqm). The property is fully occupied.

"Illacuna is a '*prime Asset Class*' product that fits in with Factorial's commitment to innovation and is based on a 'Triple E' (Experience, Environmental, Efficiency) model, consisting of offering quality, transparent, and efficient spaces, which promote experiences for their tenants and have the highest standards in terms of sustainability" said Albert Alcober, business director of Colonial.

Illacuna is located in one of the most sought-after areas of the district, in a central environment and close to shops, shops and other services, and also has the BREEAM environmental seal. Factorial, therefore, will locate its headquarters in a prime office building, a segment within the office market that Colonial leads in Europe.

The operation is one of the most important in the Barcelona office market in terms of size and impact. The real estate consultancy BNP Paribas RE has advised on the search for the location for the new

headquarters. According to data from BNP Paribas RE, the dynamism of Barcelona's office market is unstoppable, with a growth in leasing of almost 15% in 2024. In addition, the 22@ district has concentrated 34% of the operations closed in the last quarter.

About Colonial

Grupo Colonial is a SOCIMI listed on the leading Spanish stock exchange in the prime office market in Europe, with a portfolio of prime offices totalling more than 1 million sqm valued at more than €11,000m.



"The information included in this document should be read in conjunction with all publicly available information, in particular the information available on the Colonial www.inmocolonial.com website."

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