

# EA Property Services

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## Case Study: Warner Bros. Discovery

Client: Warner Bros. Discovery

Regions Covered: EMEA, LATAM, APAC

Services: Real Estate Operations & Workplace Solutions

### Overview

EA Property Services partnered with Warner Bros. Discovery as part of a high-functioning, global real estate team, delivering comprehensive real estate operations and workplace solutions across EMEA, LATAM, and APAC. Our role focused on ensuring operational excellence, financial control, strategic workspace planning, and seamless stakeholder collaboration across diverse international markets.

### The Challenge

Operating across multiple regions presented complex challenges, including:

Managing varied lease portfolios and capital projects across international jurisdictions

Ensuring consistent governance and financial oversight of real estate operations

Supporting agile workplace strategies while monitoring space utilisation and performance

Coordinating multiple internal stakeholders to deliver projects on time and within budget

Warner Bros. Discovery required a trusted partner capable of operating at both strategic and operational levels, while integrating seamlessly within an established global team.

### Our Role & Responsibilities

EA Property Services provided hands-on support across day-to-day operations and strategic initiatives, including:

- Real Estate Operations Management
- Supporting daily real estate operations across international offices, ensuring continuity, compliance, and efficiency.
- Budget & Financial Management
- Managing real estate budgets, reviewing capital expenditure, tracking costs, and ensuring alignment with financial objectives
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### Capital Projects Oversight

Providing leadership and oversight for capital projects across multiple regions, including project status reviews, administration, and reporting to key stakeholders.

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## Stakeholder Engagement & Client Relations

Acting as a key point of contact between internal teams, leadership, and external partners to ensure clear communication and delivery of objectives.

## Business Analytics & Reporting

Analysing real estate and workplace strategy reports, space utilisation studies, and performance data, identifying variances and escalating insights to the Workplace

Strategy team and Senior Vice President.

## Lease Portfolio Support

Supporting the management and analysis of the international lease portfolio to inform strategic decision-making.

## Workspace Strategy & Agile Support

A core component of our engagement involved actively supporting space planning and workplace strategy initiatives, including:

Monitoring workspace planning and allocation to ensure alignment with agile working models

Identifying risks or variances that could impact agile adoption and operational success

Advising on adjustments to space usage to optimise efficiency and employee experience

We also provided move and relocation management support, ensuring minimal disruption to business operations during transitions.

## Cross-Functional Collaboration

EA Property Services worked closely with:

IT and AV teams to support technology integration

Security teams to ensure safety and compliance

Senior stakeholders and regional teams to align projects with business priorities

This collaborative approach ensured that projects were delivered effectively and consistently across all regions.

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## Outcome

Through strong governance, proactive communication, and strategic insight, EA Property Services supported Warner Bros. Discovery in:

Maintaining effective oversight of international real estate operations

Delivering capital projects with clear reporting and stakeholder alignment

Enhancing workspace utilisation and supporting agile working strategies

Ensuring continuity and efficiency across a complex, global real estate portfolio

## Client Impact

EA Property Services continues to be a trusted partner, contributing to the successful management of Warner Bros. Discovery's real estate operations across EMEA, LATAM, and APAC, while supporting long-term workplace and business