

**Public**

## Environmental and Social Data Sheet

### Overview

Project Name: *BAVARIA SOCIAL AND ENERGY EFFICIENT HOUSING*  
Project Number: *20190884*  
Country: *Germany*  
Project Description: *Financing of the promoter's investment into highly energy efficient new buildings and social housing mainly located in Bavaria, Germany.*

EIA required: no

Project included in Carbon Footprint Exercise: no

(details for projects included are provided in section: "EIB Carbon Footprint Exercise")

### Environmental and Social Assessment

#### Environmental Assessment

The operation concerns the construction and refurbishment of new residential buildings ("The sub-projects") in urban areas mainly in the Bavaria region in Germany.

The sub-projects will be built or refurbished in line with current German regulations, and a large majority of them are expected to be at least 20% more efficient than the current NZEB criteria defined by the German Government. This energy performance would comply with the EE criteria of the ELP 2019.

The sub-projects are expected to have an overall positive environmental effect, since they will contribute to GHG emission reduction. The operation will generate energy savings estimated at 2,870 MWh/yr with an associated CO<sub>2</sub> reduction of 920 tons/year.

At construction stage, the implementation of the sub-projects may lead to increased noise and vibration levels and may affect air quality. Adequate mitigation measures will be implemented together with the enforcement of best practices. The impact of the sub-projects at construction stage will be reversible and temporary and at a level deemed acceptable.

None of the sub-projects are expected to be classified as Annex II of the EU EIA Directive or elsewhere in the national legislation. Nevertheless, in case one of the sub-projects of this operation is classified as being part of Annex II, the Promoter will promptly inform the Bank and will provide the screening in or screening out decision from the respective authority. In case a sub-project is screen-in, then the Promoter will inform the Bank and will provide the Non Technical Summary (NTS) as well as the full EIA report.

Luxembourg, 15.07.2020

Germany as an EU Member State, has harmonised its energy and environmental legislation in line with the relevant EU Directives: EIA Directive 2014/53/EU amending 2011/92/EU, SEA Directive 2001/42/EC and Habitats Directive 92/43/EEC, Birds Directive 2009/147/EC, the Directive 2012/27/EU on energy efficiency and the Energy Performance of Buildings Directive (Directive 2010/31/EU) amended by Directive (EU) 2018/844 of the European Parliament and of the Council of 30 May 2018.

### **Social Assessment, where applicable**

At construction stage, especially for the buildings being refurbished, interventions may be conducted in units already occupied by tenants. The promoter is however well experienced in these matters and will implement adequate mitigation measures to ensure no negative social impacts to the tenants during the Projects' period.

In addition, the Projects will be closely monitored by the Promoter's team during construction/renovation activities.

Overall, the operation is expected to generate positive social impacts by increasing the comfort of the tenants and increasing their overall quality of life.

### **Conclusions and Recommendations**

Given the location and nature of the Projects, no significant negative environmental impacts are expected. The promoter has sound environmental and social capacity, well proven in the construction, refurbishment and operation of similar buildings.

The promoter is considered capable of complying with the Bank's eligibility criteria, in particular regarding the environmental protection aspects. The project will contribute to climate change mitigation (i.e. energy efficiency) by supporting the construction and refurbishment of energy efficient buildings in Germany.

With the proposed conditions and eligibility criteria in place, this project is considered acceptable for Bank financing from an environmental and social perspective.