



Luxembourg 04/08/2022

## Environmental and Social Data Sheet

### Overview

Project Name: ESADE DIGITALISATION AND CAMPUS RENOVATION  
 Project Number: 2021-0309  
 Country: Spain  
 Project Description: The project comprises the Promoter's investments in digitalisation, the construction of a flagship building in Barcelona, and the modernisation of existing facilities that will be used for teaching, research and offices in Spain.

EIA required: to be confirmed

Project included in Carbon Footprint Exercise<sup>1</sup>: no

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

### Environmental and Social Assessment

#### Environmental Assessment

The project includes interventions in two different locations in Spain (Barcelona and Madrid). The interventions in Madrid include the improvement of some of ESADE's rented facilities mainly aimed at obtaining energy savings. In Barcelona, there are plans to refurbish 3 buildings focused on reducing energy consumption. The project also includes a new construction that will replace the existing building in Pedralbes (Barcelona), ESADE's flagship building, designed to the highest international environmental standards, which will be recognized through LEED or BREEAM ES certifications, as well as WELL certification focused specifically on the health and well-being of the building's occupants. The sub-projects will be located in urban areas and will be developed within an approved land use plan.

University facilities are not specifically mentioned in the EIA Directive 2014/52/EU amending Directive 2011/92/EU, though may fall under Annex II of the Directive in relation to urban development.

The Promoter confirms that the competent authorities do not require an EIA for the issuance of building permits for these sub-projects. However, since the building permits for some of them are still pending, it remains possible that some of these sub-projects could be screened in. If any of the remaining sub-projects require an EIA, the Promoter shall make the relevant documentation available to the EIB.

<sup>1</sup> Only projects that meet the scope of the Carbon Footprint Exercise, as defined in the EIB Carbon Footprint Methodologies, are included, provided estimated emissions exceed the methodology thresholds: 20,000 tonnes CO<sub>2</sub>e/year absolute (gross) or 20,000 tonnes CO<sub>2</sub>e/year relative (net) – both increases and savings.



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The Promoter has confirmed that the new building in Pedralbes (new construction over 5,000 m<sup>2</sup>), will exceed the current NZEB<sup>2</sup> standards by 10% or more. The refurbishments will seek to improve the energy performance of these buildings. Moreover, the project investments will seek to reduce their energy consumption with the installation of the best available energy efficient technologies, including renewable energy apparatus onsite. Overall, the project is expected to achieve a net reduction in energy consumption thus reducing GHG emissions due to the energy efficiency. The Promoter shall send a copy of the energy performance certificate upon completion to the EIB. The Promoter shall also send a copy of the commissioning tests for air tightness and thermal integrity for the new building exceeding 5 000m<sup>2</sup>.

Furthermore, the new building will include measures and installations that will reduce water consumption and/or collect rainwater for reuse in the building (such as toilet flushing) or for irrigating external landscaped areas.

The project has been assessed for Paris aligned and is considered to be aligned due to measures to reduce energy consumption and GHG emissions and the measures introduced to reduce water consumption as well as measures addressing potential future physical climate change risks.

## Conclusions and Recommendations

As the project concerns construction and refurbishment works in an urban area within or close to the existing facilities, no significant impact is expected on the environment. Positive social and environmental outcomes are expected as a result of the project especially with respect to the improved energy efficiency of the building estate, for a safer and healthier learning environment for students and staff.

Receiving a copy of the full EIA, when required, will be a disbursement condition, while the Energy Performance Certificates for the respective buildings at project completion will be requested as an undertaking in the finance contract.

In light of the above, the overall environmental and social rating of the project is therefore considered to be acceptable for the Bank's financing.

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<sup>2</sup> Nearly zero energy buildings