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Environmental and Social Data Sheet

Overview

Project Name:	GEWOBAG LIFE CYCLE HOUSING AND CARE BERLIN
Project Number:	2022-0120
Country:	GERMANY
Project Description:	Financing of the construction of four residential areas comprising different housing and care solutions for low and moderate-income households by the State of Berlin's housing company Gewobag.
EIA required:	yes
Project included in Carbon Footprint Exercise ¹ :	no

Environmental and Social Assessment

Environmental Assessment

The Project consists of an investment loan to Gewobag, which is a public company owned by the federal state of Berlin that provides rented housing for low and moderate-income households (“bezahlbarer Wohnraum/Wohnraum für breite Schichten der Bevölkerung”) in Berlin. The operation involves the construction of four new residential areas in Berlin comprising different housing and care solutions meeting the residents’ needs throughout their different life stages and circumstances. The Project comprises seven schemes and is expected to deliver just over 2,165 housing units, around 347 places in kindergartens, approximately 212 places in care facilities and some 646 places in short-term accommodation.

About a third of the units will have an energy efficiency performance going at least 10% beyond the near zero energy buildings (NZE) level objectives in Germany, in line with the EU Taxonomy requirements related to Sustainable Contribution to Climate Mitigation. These new construction projects will comply with the KfW55 or KfW40 building standard levels. The rest will target an energy performance in line with NZEB German national levels.

Consequently, the operation will contribute to the EU energy and climate objectives and support the implementation of the EU Energy Performance of Buildings Directive (EPBD) and the Energy Efficiency Directive (EED).

The construction of highly energy efficient buildings will contribute to reducing energy consumption and subsequent running costs of the new social and affordable housing units. Therefore, the Project will have yearly primary energy savings of 2.35 GWh/year and a reduction of approximately 1,440 tons of CO₂ equivalent per year.

¹ 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 CO₂e/year absolute (gross) or 20,000 tonnes CO₂e/year relative (net) – both increases and savings.



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The German constitution, i.e. the Basic Law for the Federal Republic of Germany, defines environmental protection as a national objective in Article 20a. The Constitution of the Federal State of Berlin also mentions that the environment has the special protection of the State in Article 31(1). Most environmental acts in Germany transposing EU law are federal laws, such as the EIA Act (UVPG) implementing the SEA and EIA Directives, the Federal Nature Conservation Act (BNatSchG), the Federal Water Act (WHG), and the Federal Immission Control Act (BImSchG), among others.

The seven schemes will be located in consolidated or redeveloped areas in Berlin. Given their scale and nature an EIA (Environmental Impact Assessment), as defined under the EIA Directive 2014/52/EU, amending the 2011/92/EU, is required as part of the building permit process (B-Plan) according to the national building construction legislation (BauGB). Two EIAs covering four schemes have already been submitted to the Bank and are deemed satisfactory. The Promoter will be requested to provide the outstanding EIAs to the EIB before the funds are disbursed. None of the sub-projects are located inside or near a Natura 2000 site and, therefore, the Project is not expected to negatively affect any site. The capacity of the Promoter to carry out an environmental assessment of projects in line with the Bank's requirements and the national legislation is deemed satisfactory.

The Project's environmental impact at the construction stage will be short-lived and reversible, and at a level deemed acceptable. Some of the expected negative effects include increased heavy traffic, noise and dust during construction, which will be alleviated by appropriate mitigation measures concerning site organisation and construction management.

Due to the nature of the investment, limited environmental impacts are expected. Moreover, the cumulative impact of highly energy efficient housing schemes and care facilities could generate significant environmental benefits in terms of the reduction of air pollutants and GHG emissions.

The main objectives of the project are the construction of either housing property developments or highly energy efficient residential buildings. Both components are Paris aligned according to the Climate Bank Roadmap.

EIB Paris Alignment for Counterparties (PATH) Framework

The Project is aligned to the Paris Agreement goals and principles of a low carbon pathway and will meet good environmental standards contributing to improve the quality of the built environment.

The Promoter has been screened out of the PATH framework given that their primary activity is not a high emitting sector and it is not engaged in any other high emitting sector.

Social Assessment, where applicable

The Project is expected to deliver high quality social and affordable housing and care facilities with high energy efficiency standards. Each one of the new residential areas comprised under the Project include different housing and care solutions aiming to meet residents' needs at different life phases. The integration of kindergartens and elderly care facilities (among other services) in social and affordable residential areas is expected to impact positively on women, who usually bear the largest share of family care responsibilities. Having these facilities in close proximity to each other has the potential to free up women's and caregivers' time to endeavour other productive activities, on the one hand, and to enable sharing family care responsibilities



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among other family members, on the other hand. Therefore, the Project is expected to contribute significantly to gender equality.

The construction of social and affordable housing units will contribute to increasing the housing supply for rent for low and medium income households, thus alleviating current shortages in the market and helping to meet the current strong demand in Berlin. In addition, the provision of care and education will benefit society and the broader economy, mainly in terms of improved health outcomes and skills development, but also in terms of other positive social outcomes such as increased female labour force participation and improved social cohesion for children. Overall, the Project will improve the social mix, intergenerational exchanges and will promote social inclusion.

Public Consultation and Stakeholder Engagement

As is the case for the new construction buildings, public consultation has been/will be carried out as part of the urban planning process, in conformity with the relevant national legislation. Given the Promoter's extensive experience in managing similar projects, their experience to engage key stakeholders and properly manage public consultation processes is deemed appropriate.

Other Environmental and Social Aspects

The capacity of the Promoter to manage and monitor the environmental, social and climate related issues is deemed good.

Conclusions and Recommendations

The overall environmental and social impact of the Project is expected to be positive, with notable social externalities. The Project is expected to increase the supply of social and affordable housing for rent and care facilities and to increase the market flexibility to respond to the current social and affordable housing and care needs. The Project will contribute to a better social mix, intergenerational exchanges and social inclusion and more widely, it will support sustainable urban development with improvements to the quality and attractiveness of the built environment.

The Promoter shall ensure environmental compliance of schemes in line with environmental EU Directives, including EIA (2014/52/EU amending 2011/92/EU), Habitats (92/43/EEC) and Birds (2009/147/EC) Directives as transposed into the national law. In addition, the Promoter shall ensure that all projects comply with national and European legislation (where applicable), as well as the Bank's Environmental and Social standards.

The Promoter shall not allocate EIB funds to components until, as necessary, E(S)IA and or the social (such as an RPF), biodiversity assessments as well as stakeholder engagement plans (as necessary) have been finalised and approved or endorsed by the relevant competent authorities and satisfactory to the EIB.

The Promoter shall provide an electronic copy of all E(S)IA documents, approved or endorsed by the relevant competent authorities and satisfactory to the EIB.

In addition, the Promoter will also be requested to provide selected energy performance certificates obtained in line with the EU Directive 2010/31/EU after the completion of works.



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Against this background, subject to the conditions described above, and given the well-defined regulatory framework in which the schemes will be implemented, the Project is acceptable to the Bank in environmental and social terms with conditions related to the achievement of the planned energy efficiency performance.