

Luxembourg, 31.10.2023

Environmental and Social Data Sheet

Overview

Project Name: ERSTE GREEN HOUSING II FL
 Project Number: 2023-0215
 Country: Austria
 Project Description: Intermediated Framework Loan for the financing of (i) high energy efficient new residential buildings and (ii) energy refurbishments of existing buildings, in Austria.

EIA required: no¹

Project included in Carbon Footprint Exercise²: no

Environmental and Social Assessment

Environmental Assessment

The project consists of energy refurbishment in residential buildings and in the construction of new highly energy efficient residential buildings, going at least 10% beyond the near zero energy buildings (NZEB) level objectives in Austria. The investments are expected to reduce the energy consumption in buildings through the following refurbishment measures: building shell insulation, improvement of HVAC (heat, ventilation, and air conditioning) and lighting systems and building energy management systems. The new buildings are highly energy efficient and will also generate energy savings, when compared with the estimated energy consumption of reference buildings (NZEB).

Therefore, 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 proposed projects will adhere to the Austrian building code regulations transposing the Energy Performance Building Directive.

Due to the nature of the investment, very limited negative environmental impacts are expected. Temporary nuisance due to construction works (dust, noise) linked to the renovations or the constructions shall be mitigated through appropriate site organisation and construction management. On the other hand, the cumulative impact of sub-projects could generate significant environmental benefits in terms of reduction of air pollutants and GHG emissions.

The project is excluded from the carbon footprint exercise. However, the absolute emissions are 5 kt CO₂/year and the relative emissions are 4.8 kt CO₂/year.

The projects are not expected to require an Environmental Impact Assessment (EIA). In the unlikely case an EIA is required, the Bank will require the Financial Intermediary (FI) to check, store and keep updated any documents that may be relevant for the project (including EIA screening decisions, environmental studies, environmental monitoring reports or equivalent documents) supporting the compliance with the EIA Directive and national environmental

¹ On an exceptional basis, a scheme might fall under Annex II of the EIA Directive.

² 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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regulations. The Financial Intermediary shall upon request promptly deliver such documents to the Bank.

Schemes located inside of the Natura 2000 areas and schemes located in the vicinity of Natura 2000 sites which are subject to an appropriate assessment in line with art 6(3) of the Habitats Directive shall not be eligible.

The project will be compliant with Paris alignment as it will be focused on EE renovations in residential buildings and the construction of new highly energy efficient residential buildings. It is therefore fully compliant with the Energy Performance in Buildings Directive (EPBD) and consequently aligned with the Paris Climate Objectives and the Annex 2 of the Climate Bank Roadmap which defines the “Paris aligned” activities.

EIB Paris Alignment for Counterparties (PATH) Framework

ERSTE Bank is in scope of the PATH procedure for financial intermediaries. It already publishes dedicated reporting in line with TCFD recommendations (the 2022 report is available at the following [link](#)). It is hence considered to meet the PATH requirements.

Social Assessment, where applicable

The investments will generate social benefits, in terms of alleviating energy poverty, increasing the security of supply and supporting employment generation.

Public Consultation and Stakeholder Engagement

For the new buildings construction, when applicable, public consultation has been/will be carried out as part of the urban planning process, in conformity with the relevant EU and national legislation.

Conclusions and Recommendations

The intermediary has a comprehensive Environmental and Social Risk Management System (ESMS) in place, which comprises adequate policies (including excluded activities) and procedures to identify, assess, manage, monitor and report environmental, climate and social (ECS) risks and impact of the sub-projects benefiting from EIB support. The FI has integrated the ECS risk assessment into its overall risk management procedures and decision-making process, with responsibilities for implementation assigned in different departments and at top management level. Regular training is provided to employees that are tailored based on their responsibilities for the implementation and oversight of the ESMS. Erste Bank's policies are consistent with EIB's E&S requirements on labour and working conditions and occupational, health and safety.

The FI will fulfil the following undertakings:

- The FI shall ensure that sub-projects benefiting from EIB support comply with national and EU legislation (where applicable).
- For schemes listed under Annex I or Annex II of the EIA Directive, the FI shall deliver to the Bank the EIA screening decisions, or EIA Reports.).

Under these conditions, the project is considered to be acceptable for Bank financing from an environmental and social compliance perspective.