



Luxembourg, 18 July 2023

Environmental and Social Data Sheet

Overview

Project Name:	INSEAD RENOVATION CAMPUS EUROPE 2
Project Number:	2022-0739
Country:	France
Project Description:	The Project finances a part of the modernization and extension programme of the INSEAD campus, called Europe Campus Renewal (ECR), located in the city of Fontainebleau. The programme is divided into 6 phases and it is planned for the years 2024-2033. The Project concerns phase 1 to 3, which will be implemented from 2024 to 2028.
EIA required:	no
Project included in Carbon Footprint Exercise ¹ :	no

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

Environmental and Social Assessment

Environmental Assessment

The Project is a multicomponent investment loan that finances the renovation of an existing university campus, where no new land is required and where constructed building replace obsolete existing infrastructure. The construction of buildings (including those for universities and scientific institutions) is not specifically listed in EIA Directive 2011/92/UE amended by Directive 2014/52/UE though it is listed under Annex II of the Directive Point 10b in relation to urban development. The EIA French legislation establishes a threshold for urban development projects. None of the project’s components is above this threshold.

New construction and renovations will aim to use the best available technology to achieve the energy performance necessary to comply with national NZEB requirements. The Project components will also seek to include renewable energy, most likely solar photovoltaic panels, possibly solar thermal panels and geothermal energy sources to provide heating to the campus.

Each of these investments will aim to improve the energy performance of the buildings using the best available technology through a combination of improved heating, ventilation and cooling systems, green roofs, façade insulation and the replacement of single glazing with better performing glazing.

The EIB will require the Promoter to provide a copy of the building permits for the new buildings when available and “Certificats de Performance Energétique” (CPE) at project completion.

Even if the project is bordering a Natura 2000 site, it is in line with the applicable and approved Plan Local d’Urbanisme of Fontainebleau City, which considers nature protection requirements. As the project schedules only reconstruction of existing buildings and not new construction as such (which may require new land), it is legitimate to consider that significant negative effects upon concerned Natura 2000 sites are not regarded likely.

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 Project has been assessed for Paris alignment and is considered to be aligned both against low carbon and resilience goals.

Finally, the Project will contribute substantially to the Bank's objectives of Climate Action and Environmental Sustainability by supporting investments that contribute to reducing carbon emissions.

Social Assessment

The Project supports a higher education institution by providing modern and high quality infrastructure.

EIB Paris Alignment for Counterparties (PATH) Framework

The counterparty, being a private entity, is in scope of the PATH framework. The counterparty is screened out as it does not operate in a high-emitting sector and is not considered a highly vulnerable counterpart.

Conclusions and Recommendations

As the Project concerns construction and refurbishment works in an urban area within or close to the existing facilities, significant environmental impacts are not expected.

The Project will be subject to the Promoter's compliance with the following requirements:

- The EIB will require the Promoter to provide a copy of the building permits for the new buildings when available and "Certificats de Performance Energétique" (CPE) at project completion.
- For buildings larger than 5,000 m², after completion, the building is tested for air tightness and thermal integrity, and any deviation from the performance levels established at the design stage or defects in the building envelope shall be reported to the Bank. Alternatively, the thermal integrity test can be replaced by a robust and traceable quality control process during construction.

With the proposed conditions in place, this Project is considered to be acceptable for Bank financing from an environmental and social perspective.