



Luxembourg, 21 November 2023

Environmental and Social Completion Sheet (ESCS)

Overview

Project Name: ART NORBLIN BUILDING PROJECT

Project Number: 2018-0432

Country: Poland

Project Description: Redevelopment of a brownfield site and construction of a mixed-use complex (offices/retail/culture function) in Warsaw, Poland.

Summary of Environmental and Social Assessment at Completion

EIB notes the following Environmental and Social performance and key outcomes at Project Completion.

The Project entailed the development of an exemplary mixed-use urban regeneration on the site of a former metallurgical industrial plant in Warsaw, where production stopped in 1982 and some of the buildings have since been listed as of historical importance. The Project was subject to a local zoning plan that was adopted on 3 July 2014 by the Council of the City of Warsaw in relation to the area surrounding Żelazna Street.

The building permit was issued on 24 August 2014, and the project was screened out by the competent authority of the need to carry out an EIA. The project was located in an urban area of Warsaw.

According to the information provided by the promoter, the project did not affect any protected area, including areas designated as Natura 2000. The project did not have significant negative impacts.

Relevant environment EU Directives have been transposed into national legislation (SEA Directive, EIA Directive, Birds and Habitats Directives, Energy Performance of Buildings Directive). Given the industrial activities on the site, soil samples and groundwater samples were tested for environmental contamination and levels of TPH and metals were discovered. An environmental study was carried out and submitted to the competent authority and was made available for the public which was invited to submit comments. Subsequently the project was "screened out" from the need to carry out an EIA. As part of the environmental permit, a remediation plan was presented to and approved by the Warsaw Directorate of the Environment. The remediation of the contaminated soil was managed and carried out by the main contractor and monitored by an independent environmental expert. The remediation completion report delivered in July 2020 by the Regional Director of Environmental Protection in Warsaw was sent to the Bank. No residual impact was depicted.

The Project generated social benefits. It followed the Warsaw local development plan that was developed with a focus on social urban issues. Notably, the Project supported the implementation of the strategy by enabling re-use of a former brownfield site and countering the former trends of suburbanization by bringing jobs to the city centre and creating high quality public pedestrianized space with linkages to other priority areas of the city, thus improving the citizens quality of life.



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The Polish Law provides for adequate labour standards and occupational health and safety provisions. Also, the Project planning process included public consultation according to the local laws that have adequate provision for protection of interest of all involved stakeholders.

The Project energy performance is very good as demonstrated by the EPC provided. Also, the installation of photovoltaic panels in the roofs enabled on-site production of renewable energy.

The Project included fast charging stations for electric vehicles, planted over 100 new trees in the area, and installed green roofs over the office area increasing biodiversity, rainwater retention and thermal insulation.

Lastly, the Project obtained a green building certificate BREEAM level "Outstanding" for the refurbished office component, level "Excellent" for the new office component, and level "Very Good" for the retail components in the refurbished factory premises. The certificates were sent to the Bank and attest of the high environmental standards, energy performance and adaptation measures implemented in the Project.

Summary opinion of Environmental and Social aspects at completion:

EIB is of the opinion, based on reports from the promoter, and/or inputs provided by Lenders' Supervisors and others, where applicable during Construction, that the Project has been implemented in line with EIB Environmental and Social Standards, applicable at the time of appraisal.