



Luxembourg, 20 June 2024

Environmental and Social Data Sheet

Overview

Project Name: TEPAK Student Residences (Cyprus)
 Project Number: 2023-0260
 Country: Cyprus
 Project Description: The project concerns the financing of the construction of student residences as well as the construction and/or renovation of academic and research facilities for the Cyprus University of Technology.

EIA required: Yes

Invest EU sustainability proofing required: Yes

Project included in Carbon Footprint Exercise¹: No

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

Environmental and Social Assessment

Environmental Assessment

This Project is a multi-component investment loan comprising the construction and renovation of higher education buildings and IT systems improvements to enhance and modernise the Promoter's campus locations in Paphos and Limassol.

University buildings of this kind are not specifically mentioned in the EIA Directive 2011/92/EU amended by Directive 2014/52/EU, though the Project is covered by Annex II of the Directive in relation to urban development. In Cyprus, there is a threshold for screening higher education campus projects, which is creating a campus with a capacity of 500 or more would require screening for an environmental impact assessment (EIA). The majority of the Project's investments in Limassol are within the development of a new campus. The new campus site is part of a wider development of a former army camp, which is the subject of an EIA covering the masterplan for its redevelopment. In addition, the two components comprising student residences were subject to screening and did not require an EIA. Other new constructions outside of the new campus site are subject to screening.

The EIA covering the former army camp was required due to the size and scale of the potential redevelopment to take place and its cumulative impacts on the local infrastructure. The EIA document is under preparation, the Bank will require the Promoter to provide a copy on its completion and approval.

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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Climate Assessment

The new buildings will be designed and built to meet Cyprus's nearly zero energy buildings (NZEB) standards and are expected to exceed those requirements meeting the Bank's requirements for contribution to climate action. The design is planned to include some passive and active design measures such as the installation of best available energy-efficient technologies, onsite renewable energy apparatus and enhancements to the building fabric and facades. The EIB will require the Promoter to provide a copy of the building permits for the new buildings. Of the buildings being renovated, they too are seeking energy efficiency improvements, so the EIB will require the Promoter to provide copies of the design stage energy performance simulation, model or audit or equivalent and a copy of the energy performance certificate (EPC) or equivalent for all new and renovated buildings on completion.

The Project investments include measures to adapt the buildings to future physical climate change vulnerabilities including increased temperatures and potential flooding. The Project has been assessed for Paris alignment and is considered to be aligned both against low carbon and resilience goals. The Promoter has confirmed that the Project components are neither located in a Natura 2000 site nor in other designated or protected sites.

Social Assessment

The Project does not have any significant negative social impacts, as the Promoters are expected to carry out the implementation in compliance with applicable Cypriot labour and social legislation.

The Project will provide additional facilities to modernise the teaching and learning environments and will also support increased research activity at the Cyprus University of Technology (TEPAK), thus promoting the formation of human capital in Cyprus. Furthermore, the investments in student accommodation will provide lower-cost accommodation for domestic and international students attending programmes at TEPAK.

Conclusions and Recommendations

The Project components form part of a strategic effort to modernise the higher education facilities enhancing the working environment for staff and students alike. Due to the investment and use of new materials and technologies, the new and renovated buildings will increase the overall energy efficiency at the university.

Conditions and undertakings:

The Promoter commits to designing and constructing the new buildings to achieve an energy performance rating of 10% lower than the minimum "A" rating benchmark in accordance with the Cypriot energy performance regulation.

The Promoter shall provide to the Bank a copy of the design stage energy performance certificate or equivalent for the new buildings demonstrating their energy performance in accordance with the Cypriot NZEB benchmark. This specifically applies to the Eratosthenes building, the Department of Multimedia and Graphic Art and the Department of Chemical Engineering.

The Promoter shall provide to the Bank a copy of the EIA screening decision or a copy of the building permit for the new buildings prior to the last disbursement being of an equivalent amount for the affected buildings. This specifically applies to the Eratosthenes building, the Department of Multimedia and Graphic Art and the Department of Chemical Engineering, as well as an update on the development of the PV park.



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For the new campus in Limassol, the Promoter shall provide to the Bank a copy of the EIA document on its completion and after the stakeholder engagement.

The Promoter shall perform air tightness tests and a thermal integrity test for the new buildings over 5,000m² and shall provide to the Bank evidence of the completed tests upon completion.

The Promoter shall provide the Bank with a copy of the Energy Performance Certificates for each component comprising new construction and renovation on completion of the Project.

Sustainability proofing conclusion: the Project is carried out in compliance with applicable national and EU environmental and social legislation. Based on the environment, climate and social (ECS) information made available by the Promoter and based on the review of the likely significant ECS risks and impacts and the mitigation measures and management systems in place, the Project is deemed to have low residual ECS risks and impacts. No further sustainability proofing is required.

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.