



Luxembourg, 15.10.2024

## Environmental and Social Data Sheet

### Overview

Project Name:	DB GERMANY ENHANCED SUPPORT FOR EE
Project Number:	2023-0924
Country:	Germany
Project Description:	Mezzanine ABS Guarantee on an existing portfolio of assets in Germany, in return for on lending to new energy efficiency projects for private individuals in Germany.
EIA required:	no <sup>1</sup>
Project included in Carbon Footprint Exercise <sup>2</sup> :	no
Intermediated lending is not part of the Bank's CO <sub>2</sub> footprint.	

### Environmental and Social Assessment

The operation is related to energy efficiency refurbishments and construction of new highly energy efficient buildings (schemes) in built-up urban areas in Germany during the period 2024-2027. All schemes will be carried out by private individuals (final beneficiaries).

#### Environmental Assessment

Energy consumption for heating purposes in the buildings targeted by this project will be reduced while the use of renewable energies will be increased. The project is in line with the Bank's priority lending objectives for energy efficiency (EE) and renewable energy (RE) and supports the Climate Action objective (100%). The operation would contribute to EU energy objectives and energy efficiency projects and support the implementation of the EU Energy Performance of Buildings Directive 2024/1275 (EPBD).

Schemes allocated to the portfolio will satisfy the EIB's eligibility criteria for energy efficiency refurbishment of buildings or new construction of highly energy efficient buildings. The energy performance of the new buildings financed under this operation will exceed the minimum requirements of the German legislation.

Temporary inconveniences due to construction works (dust, noise) will be mitigated through appropriate site organisation and construction management. Asbestos risk will be assessed and mitigated by the final beneficiaries/contractors in line with regulatory requirements. Due to the nature of the investment, very limited environmental impacts are expected. However, the cumulative impact of schemes could generate significant environmental benefits in terms of reduction of air pollutants and GHG emissions.

The schemes will be required to comply with the Energy Performance of Buildings Directive as transposed by the national legislations. Given their scale, location in built-up urban areas and nature, the schemes of this operation are not expected to require an Environmental Impact Assessment (EIA). In the unlikely case an EIA is required, the Bank will require the Financial

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

<sup>2</sup> 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 CO<sub>2</sub>e/year absolute (gross) or 20,000 tonnes CO<sub>2</sub>e/year relative (net) – both increases and savings.



Luxembourg, 15.10.2024

Intermediary (FI) to 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 regulations, and shall upon request promptly deliver such documents to the Bank.

The capacity of the Financial Intermediary to carry out environmental and social assessment of projects in line with the Bank's requirements and the national legislation has been appraised and is deemed satisfactory.

### **EIB Paris Alignment for Counterparties (PATH) Framework**

Deutsche Bank (DB) is in scope of the PATH framework and screened-in for the low carbon aspects of PATH (>EUR 30bn total assets for low carbon only). Deutsche Bank publishes a dedicated reporting in accordance with the recommendation of TCFD (the 2023 report is available at the following link [Non-Financial-Report-2023.pdf \(db.com\)](#)). On this basis, DB meets the PATH requirements. No additional contractual undertakings will be required.

### **Social Assessment, where applicable**

The Project is expected to improve the living conditions of the inhabitants in the modernised buildings through better indoor air quality and the renewal of the facades. The attractiveness of these buildings will increase.

The construction of highly energy efficient buildings and building refurbishments generate local economic activity and contribute to employment generation.

The investments will generate social benefits, in terms of supporting better health through improving indoor air quality and supporting employment generation.

## **Conclusions and Recommendations**

The Bank has assessed the capacity of the Financial Intermediary (FI) to on-lend to eligible energy efficiency projects. The FI has adequate capacity to identify, assess, manage and monitor Environmental, Climate and Social (ECS) impacts and risks of the schemes benefiting from EIB support.

The following loan disbursement conditions and undertakings will be included in the FI's legal documentation:

- Upon request, after completion of works, the FI shall submit to the Bank Building Energy Performance Certificates issued in line with the EU Directive 2010/31/EU demonstrating the performance level of the newly- constructed buildings.
- If, exceptionally, a scheme falls under Annex II of the EIA Directive, the FI shall ensure that the final beneficiaries comply with the provisions of the EIA Directive as transposed into national law. When relevant, the FI shall deliver to the Bank the EIA report and other relevant environmental documents.

In view of the above findings and conditions, the operation is deemed satisfactory from an environmental and social compliance perspective.