



Environmental and Social Data Sheet

Overview

Project Name:	HEMSOE ENERGY EFFICIENT PUBLIC BUILDINGS
Project Number:	2025-0170
Country:	Sweden, Finland and Germany
Project Description:	The project will finance the construction and renovation of energy efficient schools and other public buildings in Sweden, Finland, Germany
E&S Risk categorisation	Low

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

The Project consists in financing new construction and renovation of buildings such as schools, a police station and a health centre located in Sweden, Finland and Germany. The buildings under this operation are located in consolidated urban areas, thus having a limited impact on the environment.

Given the scale and nature of the sub-projects an EIA (Environmental Impact Assessment), as defined under the EIA Directive 2014/52/EU, amending the 2011/92/EU, is not required.

The countries, as EU Member States, have harmonised their environmental legislation with the Energy Performance of Buildings Directive 2010/31/EU as amended by 2024/1275/EU. The sub-projects for new construction will have an energy consumption of at least 10% better than the regulatory minimum applicable to Nearly-Zero Energy Buildings and are expected to have positive environmental and social impacts. The renovation of buildings will generate energy savings above 30% of previous consumption. The Project is therefore aligned with the Paris agreement objective and contributes at 100% to Climate Action - Mitigation.

Overall, expected primary energy savings as compared to the baseline scenario are estimated at 3677 MWh/year (a 44% reduction vs. the baseline, defined by the existing regulation).

At the construction stage, the project implementation may lead to increased traffic and waste during operation, also may lead to higher noise and vibration levels and may impact groundwater and air quality. Adequate mitigation measures have been and will be implemented together with the enforcement of good construction practices. The project's impact at the construction stage will be temporary and reversible at a level that is deemed

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.



acceptable. The Promoter has the necessary experience and expertise to mitigate the impacts previously identified.

The Promoter has an established energy management system to ensure the energy savings are achieved through the operation.

EIB Paris Alignment for Counterparties (PATH) Framework

The Counterparty HEMSOE FASTIGHETS AB is in scope of PATH and screen out of the PATH framework because it is not considered high emitting or high vulnerability.

Social Assessment

The new infrastructure will ensure access to high quality education, increase security and support the provision of health services.

Other Environmental and Social Aspects

The Promoter is an experienced real-estate company that develops, constructs and rents out public properties.

The promoter is a member of SGBC – Sweden Green Building Council Organisation and Green Building Council Finland Organisation that promote sustainable construction and urban development. The company's annual report includes sustainability reporting in accordance to the Global Reporting Initiatives (GRI) standards.

Conclusions and Recommendations

Given the location and nature of the Project in built-up urban areas, it is expected not to have any significant negative environmental impact. The Promoter is deemed to have sound environmental and social capabilities, well-proven in the construction and operation of similar buildings. The Project will contribute to climate change mitigation (i.e. energy efficiency) by decreasing the energy consumption, compared to the baseline defined as current regulation, of the public buildings. Through a condition to the contract with the EIB, the Promoter will ensure that all necessary permits and licenses to be obtained in a timely manner.

Based on the above considerations, the Project is acceptable for the Bank in environmental and social terms.

The legal documentation to be concluded between the Promoter and the Bank shall include an obligation on the Promoter to ensure that all projects comply with national and European legislation (where applicable), as well as the Bank's Environmental and Social standards.