

Environmental and Social Data Sheet

Overview

Project Name:	CO-INVESTMENT DWS EV HOME CHARGING INFRA FRANCE
Project Number:	2025-0697
Country:	France
Project Description:	Co-investment alongside Sustainable Growth Infra Fund managed by DWS to support the deployment of electric vehicles charging infrastructure in cooperatives, in France.
E&S Risk categorisation	Low

Project included in Carbon Footprint Exercise¹: yes

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

Environmental and Social Assessment

The EIB-financed project consists of a co-investment into WAAT, a French electric charging vehicle infrastructure (EVCI) whose operations include the installation, operation and management of charging points, with the objective to finance its growth strategy in the residential and non-residential buildings sectors (social, condominium housing and offices) in France.

The EIB-financed project - part of wider investment program - consists of the installation, management and operation of about 87,000 new slow-charging (3.7, 7.4 and 11kW) points in about 10,000 different locations (buildings) in France, in co-operative housing developments, between 2026 and 2031.

The operation is presented under the EIB energy efficiency co-investment program with the *DWS Sustainable Growth Infrastructure Fund* (the “Fund” or “SGIF”), in which the EIF also invested, approved in 2023². The Fund is managed by DWS, a reputed and experienced asset manager with a robust ESG policy framework through its infrastructure-specific frameworks.

Environmental Assessment

The installation, operation and management of low-voltage electric charging points in the residential and office sectors does not fall under Annex I or II of the Directive 2014/52/EU amending the Directive 2011/92/EU on the assessment of the effects of certain public and private projects on environment (EIA Directive) meaning that a screening opinion from the environmental competent authority is not required.

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.

² DWS Project True Green [Environmental and Social Data Sheet](#)



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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 against the policies set out in the Banks' Climate Bank Roadmap (CBR) and the Transport Lending Policy. The rollout of electric vehicle charging infrastructure (EVCI), along with the development of related services, are critical enablers in the decarbonisation of the transport sector.

EIB Carbon Footprint Exercise

It is estimated that the project will generate 9 kt of CO₂ emission (absolute) per year, on average over the project assessment period. This is an estimation based on the initial expected consumption figures as reported by the Promoter, and it takes into account the electricity consumption using the grid factor of the respective countries, France in this case. The Promoter will purchase renewable electricity. If this renewable electricity is accounted as zero emissions, there will be no upstream absolute CO₂ emissions.

Moreover, the project is expected to result in indirect CO₂ equivalent (CO₂e) emission savings of approximately 86 kt CO₂e per year, on average, over the project assessment period. The emission savings result from the replacement of conventional cars operating on fossil fuels with electric cars powered by less carbon intensive electricity.

For the annual accounting purposes of the EIB Carbon Footprint, the project emissions will be prorated according to the EIB lending amount signed in that year, as a proportion of project cost.

EIB Paris Alignment for Counterparties (PATH) Framework

The Fund Manager, DWS, is in scope of the PATH Framework, and it is screened in as it has assets under management in excess of EUR 500m. The core business of the Fund Manager is as investment manager across clean energy, water treatment and energy efficiency. The Fund Manager is head of group of the co-investment vehicle. There is good governance within the Fund Manager towards Environmental, Social and Governance (ESG) related issues. Through its investment strategy the Fund Manager implements climate solutions, ESG integration and carbon impact reporting. The Fund's impact report currently follows the Task Force on Climate-Related Financial Disclosures (TCFD) recommendations.

The counterparty is deemed to meet the requirements of the PATH framework. No further action is required from the counterparty.

Other Environmental and Social Aspects

DWS infrastructure-specific ESG policies involve incorporating ESG factors into investment decisions, acting as active owners, and engaging in appropriate disclosure from portfolio companies. The Fund is governed by DWS's group-level ESG policy and robust infrastructure team due diligence processes.

The Fund carried out an enhanced due diligence on the investee company, WAAT, in order to assess its Environmental, Social and Governance (ESG) and Health and Safety (H&S) strategies, skillset and resources, as well as an initial assessment on the ESG and H&S risks of all its operations in line with EIB Group requirements and complementary requirements.

For sustainable investments, DWS assesses also the company's positive contribution to an environmental or social objective, requires a "Do No Significant Harm" check, and ensures good governance practices.



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Based on the due diligence carried out, the results are satisfactory. WAAT possesses a good understanding on the potential environmental impacts of its activities and showed capacity to manage and execute these investments from an environmental and social point of view. WAAT is also in the process of implementing an ESG Roadmap to 2030 (disclosed in its 2024 CSR Report) and will strengthen its supplier due diligence oversight to support responsible sourcing and its upcoming engagement with the Science Based targets initiative (SBTi) in 2026.

Conclusions and Recommendations

The project will contribute to the rollout of electric vehicle charging infrastructure across residential and corporates building, accelerating the transition to low-emission mobility, reducing carbon footprints, and contributing to resilient and sustainable cities.

In the context of this project, the project undertakings are as follows:

Undertakings:

- Appropriate measures to be implemented by the Company over its supply chain shall be included, in order to mitigate the risk of forced labour in supply chain of the investments financed, to the satisfaction of the EIB Group services.
- EIB eligibility, monitoring and reporting requirements shall be incorporated into the legal documentation of the co-investment vehicle or be agreed to in another appropriate legal form.

In this context, the project is acceptable for EIB financing in Environmental, Climate & Social terms.