



15.04.26

Environmental and Social Data Sheet¹

Overview

Project Name:	GEWOBAG AFFORDABLE HOUSING BERLIN
Project Number:	2025-0289
Country:	Germany
Project Description:	The Project will support one of the larger housing companies of the State of Berlin in the implementation of its multiannual investment programme. The related investments comprise the new construction of about 1,465 social and affordable homes for rent and related urban development infrastructure.

E&S Risk Categorisation:	High
Invest EU sustainability proofing required	No
Project included in Carbon Footprint Exercise ² :	No

Environmental and Social Assessment

Based on the article 4.18 of the EIB Group Environmental and Social Policy, the overall risk categorisation is considered high, as one of the Project's components requires an EIA report.

Environmental Assessment

All Project's components are located in consolidated urban areas in the German city of Berlin.

All Project's components fall under Annex II of the EIA Directive 2011/92/EU as amended by the Directive 2014/52/EU. One component requires an EIA report, some components have been screened out and some fall below the thresholds under the EIA national legislation.

None of the Project's components is expected to have adverse effects on NATURA 2000, or other protected areas. One Project component includes replacement and compensation measures related to species protection at the project site. For some Project's components the derogation for the protection of designated species, as required by the art 16 of the Habitats Directive, was granted by the competent authority.

The Project's environmental impact at the construction stage will be short-lived and reversible, and at a level deemed acceptable. Some of the expected temporary negative effects include increased heavy traffic, noise and dust during construction, which will be alleviated by appropriate mitigation measures concerning site organisation and construction management.

¹ The information contained in the document reflects the requirement related to the environmental, social and climate information to be provided to Investment Committee as required by the Invest EU Regulation and it represents the equivalent of the information required in the template of the InvestEU sustainability proofing summary

² 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.



Climate Assessment

Climate change mitigation:

The Project's components, as relevant, will be required to comply with the Energy Performance of Buildings Directive (EPBD) as transposed into the national legislation.

Climate change adaptation:

Regarding alignment to the climate resilient pathway, the Project is expected to include solutions that will increase the buildings' resilience against the physical climate change risks.

Paris Alignment of projects:

The Project has been assessed for Paris Alignment and is deemed aligned both, with low carbon and resilience goals, as set out in the EIB Climate Bank Roadmap.

EIB Paris Alignment for Counterparties (PATH) Framework

The Borrower, Gewobag Wohnungsbau-AG Berlin, is in scope, as a corporate, and it has been screened out of the PATH framework given that its primary activity – i.e. construction and management of housing infrastructure – is not a high emitting sector, it is not active in incompatible activities, and it is not operating in high vulnerability.

Carbon Footprint Calculation

Not applicable, as the Project is under the applicable thresholds.

Social Assessment

The Project is expected to deliver high quality social and affordable housing. One of the new construction schemes incorporates a kindergarten as part of the building.

The Project is expected to increase the supply of social and affordable housing for rent and to increase the market flexibility to respond to the needs of low- and medium-income households. The Project will contribute to social inclusion and it will support sustainable urban development with improvements to the quality and attractiveness of the built environment.

Public Consultation and Stakeholder Engagement

As is the case for the new construction buildings, public consultation is carried out as part of the urban planning process, in conformity with the relevant national legislation.

Conclusions and Recommendations

The overall environmental and social impact of the Project is expected to be positive. The Project is expected to expand the availability of social and affordable rental housing and enhance the housing market's ability to respond to the current social and affordable housing needs in the City of Berlin. The Project will promote social inclusion and support sustainable urban development by improving the quality and overall appeal of the built environment.

Sustainability proofing

Based on the environmental, social and climate information provided by the Promoter during project appraisal, the residual risk identified is low and therefore further sustainability proofing is not required.

Based on the information available and with appropriate conditions and monitoring, the Project is acceptable for EIB financing in environmental and social terms.