



29.05.26

Environmental and Social Data Sheet

Overview

Project Name: *SID SLOVENIA SOCIAL AND AFFORDABLE HOUSING*
 Project Number: *20250692*
 Country: *Slovenia*
 Project Description: *Intermediated Framework Loan with SID Banka, the Slovenian national promotional bank, focused on supporting medium and small-scale investment projects with local authorities in Slovenia.*

Project included in Carbon Footprint Exercise¹: no

Environmental and Social Assessment

The operation is an Intermediated Framework Loan (the Project) with SID Banka (the Financial Intermediary or "FI"), Slovenia's national promotional bank, to finance the construction of new social and affordable rental housing and the renovation of existing public housing stock across the country. Eligible schemes will be implemented by public and non-profit housing providers and will be appraised at allocation to ensure compliance with EIB environmental and social standards and applicable EU/national requirements.

Environmental Assessment

Eligible schemes are expected to be located in consolidated urban or peri-urban areas across Slovenia, implemented by municipalities, social housing associations and other eligible public or non-profit entities.

Given the nature of the eligible schemes—primarily residential building construction and renovation requiring standard building permits under Slovenian law—an Environmental Impact Assessment (EIA) report is not expected in most cases. Nonetheless, some of the schemes may fall under Annex II of the EIA Directive 2011/92/EU as amended by the Directive 2014/52/EU, potentially requiring an EIA report based on the competent authority screening decision.

None of the Project's schemes is expected to have adverse effects on Natura 2000 sites or other protected areas, given their location in built-up zones.- Where relevant, individual schemes will apply avoidance or mitigation measures required under national nature protection procedures in alignment with the Habitats and Birds Directive.

The potential environmental impact of the schemes at the construction stage is expected to be short-lived and reversible, thus deemed acceptable. The temporary impacts typically include heavy traffic, noise, dust and construction-related disturbance, which will be mitigated through appropriate measures on site organisation, phasing of works, compliance with Slovenian environmental permitting requirements and good construction management practices.

All new construction financed under the Framework Loan will meet or exceed the minimum energy performance requirements set out in the national NZEB (Nearly Zero-Energy Building)

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.



standards. Renovation components are expected to significantly improve the energy performance of the existing building stock in line with national regulations. As such, the operation is expected to contribute to reductions in energy consumption and associated greenhouse gas emissions across the public rental housing sector.

Regarding alignment with the climate-resilient pathway, the schemes' components are expected to incorporate measures that enhance the resilience of buildings and public infrastructure to physical climate risks.

The ECS risks and impacts and mitigation measures for the schemes to be financed with EIB resources will be assessed by the FI and, when relevant, will be reviewed by the EIB.

SID Banka has in place presents robust environmental and social sustainability policies and practices at corporate level, including internal acts and procedures addressing environmental, social and governance (ESG) aspects. SID Banka also incorporates ESG factors into financing processes and presents an appropriate ECS governance and capacity. By reducing its carbon footprint, publishing regular sustainability reporting and obtaining relevant sustainability certificates, SID Bank confirms its commitment to sustainable, responsible and transparent operations.

Paris Alignment of projects

The Project has been assessed for Paris Alignment and is deemed aligned with both low-carbon and resilience goals, as set out in the EIB Climate Bank Roadmap. The Project is therefore considered compatible with a trajectory towards climate neutrality and with long-term adaptation objectives.

EIB Paris Alignment for Counterparties (PATH) Framework

The Borrower, SID Banka, has been screened under the PATH Framework. As a national promotional bank primarily financing public-sector and non-profit entities and not operating in high-emitting sectors or in activities incompatible with the climate-resilient and low-carbon pathway, SID is screened out of the PATH requirements.

Social Assessment

The Project is expected to deliver high-quality social and affordable housing for rent across Slovenia. By financing new construction and renovation schemes, the Project will help increase the renovation and supply of affordable rental housing, thereby enhancing social inclusion and reducing inequalities. The resulting improvements in the quality, accessibility and sustainability of the built environment are expected to support sustainable urban development and improve overall living conditions.

Public Consultation and Stakeholder Engagement

As is the case for housing developments in Slovenia, public consultation is carried out as part of the urban planning and permitting 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 will support the development and modernisation of social and affordable housing across Slovenia.

In investments where applicable, the Promoter will be requested to deliver to the Bank and before the Bank funds are allocated, the EIA report and the evidence of the compliance with the Habitats and Birds Directives. Upon the Bank's request, the Promoter will be requested to provide selected Energy Performance Certificates obtained in line with the EU Directive 2010/31/EU during implementation or after completion of works.



SID Banka capacity to manage the ECS risks and impacts linked to the Schemes is deemed adequate and it will be required to implement the following undertakings:

- The FI shall maintain an adequate procedure that integrates ECS considerations into the credit decision making processes in compliance with EIB's E&S requirements that include, inter alia: (i) compliance with applicable national and EU legislation; and (ii) EIB eligibility criteria and list of excluded activities.
- Where relevant, the FI shall not commit any EIB funds to schemes requiring an EIA report or biodiversity assessment under national legislation prior to receiving the development consent from the competent authority and the EIA Report made available to the public.
- Upon the Bank's request, the FI will be requested to provide selected Energy Performance Certificates obtained in line with the applicable national and EU legislation on the energy performance of buildings during implementation or after completion of works.

Therefore, subject to the conditions described above, the Project is acceptable for the Bank in environmental and social terms.