

06/05/2026

Environmental and Social Data Sheet

Overview

Project Name:	<i>BEW DISTRICT HEATING AND SUPPLY BERLIN</i>
Project Number:	<i>2025-0512</i>
Country:	<i>Germany</i>
Project Description:	The Project concerns a part of the Promoter's multi-annual investment programme in the district heating network and heat generation. Part of the investment is dedicated to the expansion and modernisation of the existing network infrastructure and construction of new pipelines, substations and client connections. The investment component dedicated to heat generation will finance the construction of a large-scale heat pump, waste heat utilisation and infrastructure to connect new heat generation capacity, which will displace the coal fired power plant scheduled for decommission in in 2029, to the district heating system. The district heating investments will improve operations, connect approximately 1200 new users, increase share of renewable energy heat generation and enable affordable heating in the long-term.
E&S Risk categorisation	<i>Medium</i>
Project included in Carbon Footprint Exercise ¹ :	yes
(Details for projects included are provided in section: "EIB Carbon Footprint Exercise".)	

Environmental and Social Assessment

The Project concerns a part of the Promoter's multi-annual investment programme in the district heating system and heat generation over a four-year period.

The Project entails construction of new heat generation capacities (waste-water heat pump and steam turbine using waste heat) as well as modernising and extending the network by refurbishment of existing network infrastructure and construction of new pipelines, substations and client connections. The investment in the district heating system will modernise and expand the district heating system, improving operations, connecting new users and increase the use of renewable energy, thereby reducing the absolute amount of local air pollutants. Another part of the investments aims to replace existing heat generation capacity using coal.

Environmental Assessment

None of project schemes in the investment programme envisaged for financing do fall under Annex I of the EIA Directive (2014/52/EU amending the EIA Directive 2011/92/EU); the heat pump, steam turbine and network elements are considered included in Annex II of the Directive. However, the expected scope of the heating network modernisation does not meet the

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.



threshold requiring a screening as set in the German national legislation, implementing the EIA Directive.

The investment comprising the installation of a heat pump and steam turbine are both not listed as a measure requiring an EIA in the German national legislation implementing the EIA Directive as there is no fuel combustion. The German water authority assessed the installation for the heat pump, which discharges water, indicating that no further environmental assessment is necessary for this investment. The steam turbine is supplied with steam by from an existing combustion facility owned by a third party.

Overall, the environmental impacts of the Project are expected to be minor and related mainly to noise, vibration, dust, and traffic disruption during the construction and general operations of heat production. Water discharge of the heat pump to the adjacent water body is monitored to ensure compliance with temperature thresholds.

The Promoter has the capacity and is committed to implement the necessary mitigating measures at the design, construction, and operation stages. They include, for example, an appropriate planning and special construction procedures to minimize damages and disturbance, and traffic management measures.

Overall, the Project's potential positive environmental and social impacts result from advantages of district heating over individual boilers and from advantages of using renewable and waste heat instead of fossil fuels.

The Bank will contractually ensure that if for any of the project schemes an EIA or nature conservation area impact assessment is required based on the criteria in national legislation or a screening decision of competent authority, will be completed, and the related decision of the competent authority will be received prior to allocating the Bank's funds. Copies of the relevant documents, including the consents, will have to be provided to the Bank.

The envisaged project schemes of the investment programme will be implemented in urban or industrial environment, at existing sites of the Promoter.

Physical climate change risks relevant to the area of installation of the project schemes, i.e. mainly flooding and water availability, wildfire, are mitigated in the design stage, by adapting - as necessary - the design or the location of the equipment.

The operation has been assessed for its Paris alignment. It is considered to be aligned for low carbon and resilience, in line with the policies set out in the Climate Bank Roadmap and with the EIB's Energy Lending Policy.

EIB Carbon Footprint Exercise

In accordance with the Bank's current Carbon Footprint methodology, the proposed investments will generate around ~371.5 kt CO₂e/year of absolute emissions and the total relative effect of the Project is a net reduction in CO₂ equivalent emissions by ~303.6 kt CO₂e/year.

Emission calculations are based on the additional heat supply provided through network expansion and the replacement heat production of coal fired power plant by the heat pump. In addition, the emissions resulting from the steam supply of the third party for the waste heat utilisation are considered in the absolute emission. However, no net increase for the waste heat utilisation is expected as the investment finance the like for like replacement of the steam turbine.

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

As a public commercial company BEW is in scope for the PATH Framework but not considered demonstrating high vulnerability to climate change in terms of adaptation. However, with high-emission activities representing above 20% (from heat generation from fossil fuels) of total revenues, BEW is screened in for climate change mitigation. The counterparty already meets the requirements of the EIB PATH framework with its existing alignment plan that is publicly available and is not involved in incompatible activities.

Social Assessment, where applicable

The areas of works related to the Project are densely populated urban areas and already existing industrial sites heavily influenced by human activity. The operation of the Project does neither result in significant changes in the landscape or the built cultural environment, nor does the Project have significant adverse effects on human health, comfort or living conditions. During the implementation of the Project, no land acquisition and no expropriation are planned. The Project will have positive temporary employment effects during implementation and create permanent employment opportunities for the operational phase of the investments. The employment conditions and the level of inclusion will be in line with national regulations.

Public Consultation and Stakeholder Engagement

Public consultations, when necessary, are organised by the competent authority, as part of the permitting process. BEW offers public tours of the Reuter West, the site of the existing coal fired power plant (to be decommissioned by 2029) and the new heat generators, including those financed by the Project.

Other Environmental and Social Aspects

The environmental management capacity of the Promoter is reflected through standard certifications obtained such as ISO 50001 and ISO 14001. The environmental and social due diligence focussed on the Promoter's capacity and capability to implement the programme in line with EIB environmental and social standards and requirements. Based on this assessment, the environmental capacity of the Promoter is deemed to be good; it has the experience and the capacity to appropriately manage the investment programme.

Conclusions and Recommendations

Based on the information available, the Project is expected to have minor negative residual impacts and thus is acceptable for Bank financing from an environmental and social perspective provided the fulfilment of the following undertakings:

The Borrower undertakes:

- Not to commit any EIB funds against schemes that require an EIA or biodiversity assessment according to EU and national law without, prior to commitment, receiving consent from the competent authority, and the Non-Technical Summary of the EIA having been made available to the public and EIB.
- To identify potential impacts to sites of nature conservation (for all program schemes) and should they be likely to be significant, the Promoter undertakes to engage with the relevant authority and implement the procedures under Articles 6(3) and (4) of the Habitats Directive.
- To store and maintain updated the relevant documents (including environmental studies related to the EIA, the Non-Technical Summaries of the EIAs, and Nature/Biodiversity Assessments or equivalent documents supporting the compliance with the EU Habitats and Birds Directives and the absence of significant impact to be provided to the Bank upon



request. In case the EIB requires such documentation, the Borrower shall provide all documents requested promptly.

- To implement conditions expressed in any screening-out decision or EIA consent granted by the competent authority for nature and environment.
- Not to engage in incompatible activities, as defined in the EIB Group PATH Framework.