

Lessons learned & ideas from Green Gateway and related activities in the support to financial intermediaries

for scale up meeting – 29th January 2025



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- 20 years of experience with supporting financial institutions on Green Finance
- Directly working with several dozen financial institutions (commercial and development banks) inside and outside the EU
- aimplifin provides digital tools and facilitates strategy development for Green Finance
- **Green Gateway** – advice for financial institutions
greengateway.eib.org



SC & DNSH CRITERIA: CONSTRUCTION & REAL ESTATE

Depending on the type of real estate related operation, the SC and DNSH criteria differ

	Acquisition and ownership of buildings	Construction of new buildings	Renovation of existing buildings	Install, maintain, repair of EE equipment
Substantial Contribution mitigation	Building older than JAN 2021: EPC with rating A Building from JAN 2021: SC criteria for construction of new buildings apply	Primary energy demand = NZEB - 10%, availability EPC; Buildings > 5.000sqm: additional criteria	Meeting requirements for major renovations OR Minimum 30% energy savings	Must be one or several of the listed measures; Compliance with EU Directive; Highest two EE classes where applicable
DNSH adaptation	Generic Appendix A criterion			
DNSH water	N/A	Requirements on water appliances; note: NOT APPLICABLE FOR RESIDENTIAL BUILDINGS		N/A
DNSH circular	N/A	70% of waste prepared for recycling / recovery		N/A
DNSH pollution	N/A	Non contaminated site	Generic App. C + formaldehyde emissions	Generic App. C + asbestos survey/proper handling
DNSH biodiv	N/A	Generic App. D+ no building on arable land, forest land, land with high biodiversity value	N/A	N/A

Further activities in the “Construction and Real Estate” sector of the EU Taxonomy:

Installation, maintenance and repair of charging stations for electric vehicles in buildings (and parking spaces attached to buildings)

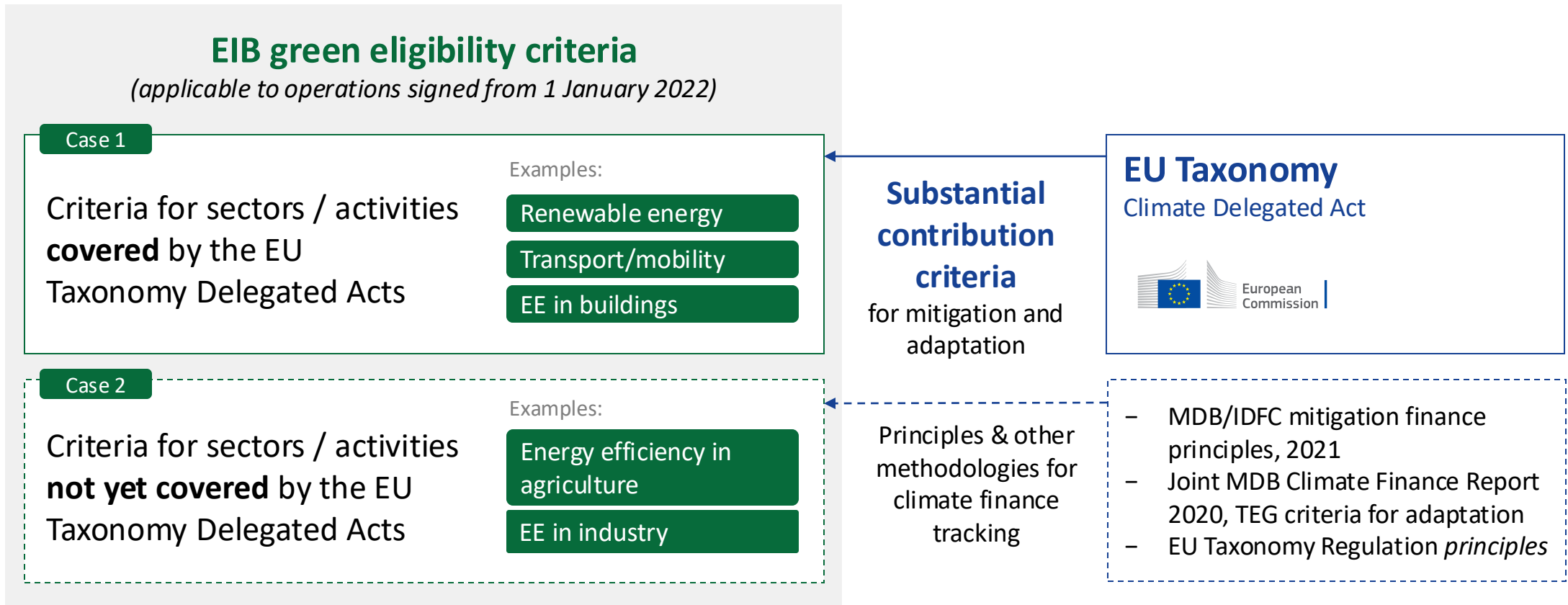
Installation, maintenance and repair of instruments and devices for measuring, regulation and controlling energy performance of buildings

Installation, maintenance and repair of renewable energy technologies

<https://ec.europa.eu/sustainable-finance-taxonomy/activities/activity/229/view>

EIB GREEN CRITERIA AND THE EU TAXONOMY

The EIB's green eligibility criteria apply the EU Taxonomy's substantial contribution criteria where activities are covered by the EU Taxonomy's Delegated Acts





BUILDING RENOVATION – EFFICIENCY

From FIs' perspective, for example:

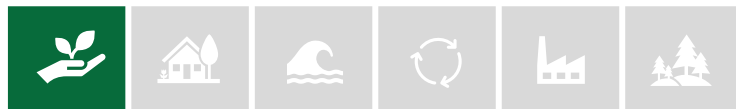
Mortgage loan to renovate a residential building to **improve the building's energy efficiency**

Sector Construction and real estate

Activity **Renovation of existing buildings**

Description Construction and civil engineering works or preparation thereof

Assessment against the Taxonomy for



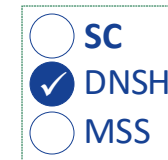
Climate change mitigation

Activity classification





BUILDING RENOVATION – EFFICIENCY



From FI's perspective, for example:

Mortgage loan to renovate a residential building to **improve the building's energy efficiency**

Substantial contribution criteria



Climate change mitigation

The building renovation complies with the applicable **requirements for major renovations** (applicable national and regional building regulations implementing Directive 2010/31/EU).

Alternatively, it leads to a **reduction of primary energy demand (PED) of at least 30%**.

Do no significant harm criteria



Climate change adaptation

Climate risk and vulnerability assessment (generic criteria in Appendix A)



Water & marine resources

Specified water use for appliances is attested by product datasheets, a building certification or an existing EU product label.



Transition to a circular economy

At least, 70% (by weight) of the non-hazardous waste is prepared for reuse, recycling and other recovery.



Pollution prevention & control

Building components and materials used in the construction comply with the generic criteria in Appendix C (pollution prevention and control regarding use and presence of chemicals).



Biodiversity & ecosystems

N/A → nothing needs to be checked

CASE STUDY: ENERGY EFFICIENCY IN BUILDINGS



Loan to a residential building to install new energy efficient windows

STEP 1: SPECIFY THE USE OF PROCEEDS

Use of proceeds: **Financing new energy efficient windows**

STEP 2: SPECIFY THE NATURE OF THE CONTRIBUTION

Sector: Construction and real estate → Installation, maintenance and repair of energy efficiency equipment → energy efficient windows → **NACE code F43.32**



Climate change mitigation

Activity is Taxonomy-eligible both for **mitigation and adaptation**. The most relevant will be applied (here: mitigation)

STEP 3: REQUIRE CLIENT TO PROVIDE INFO TO CONFIRM SUBSTANTIAL CONTRIBUTION TO ONE OF THE ENV. OBJECTIVES

Check if/confirm that the individual renovation measures **meet local minimum energy performance standards**

An economic activity in this category is an **enabling activity**

Substantial contribution criteria

Individual measures need to comply with minimum requirements set for individual components and systems in the applicable national measures implementing Directive 2010/31/EU and, where applicable, are rated in the highest two populated classes of energy efficiency in accordance with Regulation (EU) 2017/1369 and delegated acts adopted under that Regulation

CASE STUDY: ENERGY EFFICIENCY IN BUILDINGS



Loan to a residential building to install new energy efficient windows

STEP 4: REQUIRE CLIENTS TO PROVIDE INFORMATION TO MEET DNSH AND MSS

DNSH and MSS are related to generic criteria

- a climate risk and vulnerability assessment has to be performed (Appendix A)
- the activity does not lead to the manufacture, placing on the market or use of listed pollutants, e.g. mercury (Appendix C)

Do no significant harm criteria

Adaptation	Compliance with generic criteria (Appendix A Annex I Taxonomy Regulation)
Pollution prevention & control	Compliance with generic criteria (Appendix C Annex I Taxonomy Regulation)

STEP 5: ADDITIONALLY, DNSH AND MSS CHECKS MAY RELY ON ASSUMED COMPLIANCE WITH RELEVANT LEGISLATION

The UNEPFI report suggests to **use certification and labels and to presume compliance** of EU based companies and assets with applicable EU legislation unless evidence to the contrary is available to banks.

💡 Information that indicates potential non-compliance with DNSH / MSS should trigger due diligence

STEP 6: REPORT THE GREEN ASSET RATIO

PRINCIPLES FOR IMPACT@SCALE

with high visibility and low transaction cost

Scalable

The system needs to be scalable, this is more likely if:

Standard financial instruments are used i.e.

- Loans
- Guarantees

Low transaction cost for FIs are given i.e.

- Rather than change only **small add-ons** to FI processes are necessary
- **Minimal training requirements** for staff

Customizable

Institutions can customize the standard process and tools to their **specific needs**

Visible

High visibility with **high number** of loan transactions

Measurable

Impact quantification embedded in the eligibility checking

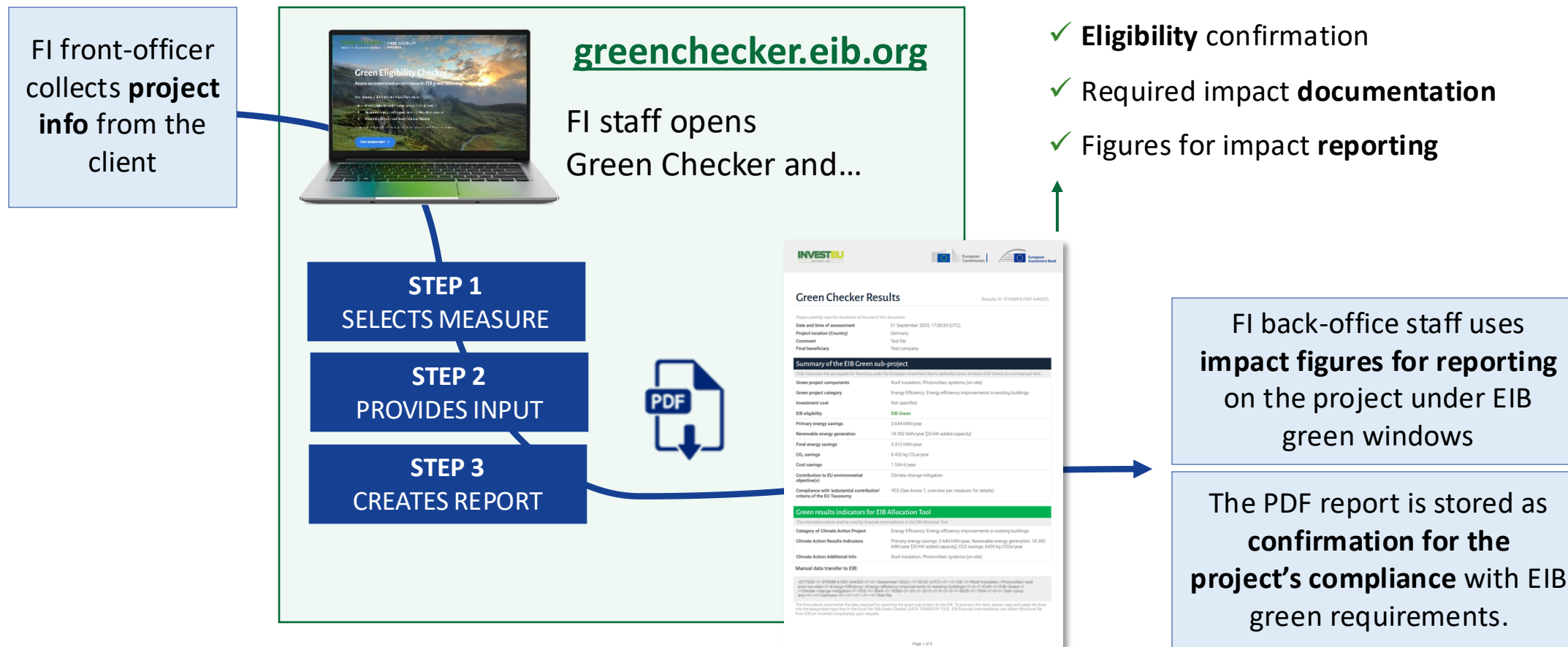
Utilised **for reporting** and potentially for targeted green investment incentives.

Replicable

The scale-up mechanism applied can be replicated **across countries and regions**.

GREEN CHECKER USER JOURNEY

From basic data collection to eligibility, documentation, and impact reporting in 3 steps



GREEN CHECKER USER JOURNEY

Users can select from more than 40 investment types in the Green Checker

STEP 1 SELECT MEASURE

Select one of **> 40 measures (investment types)** in the areas of energy efficiency and small-scale renewables in buildings, industry, agriculture, and transport.



Search and filter functions help you to navigate through the list of measures:

Search investment measures by keyword, name or green category

Filter by: **GREEN CATEGORY** ↓ **ECONOMIC ACTIVITIES** ↓ **ENVIRONMENTAL TARGETS** ↓ **ALWAYS EIB GREEN (YES/NO)** ↓ ⓘ

Energy efficiency in buildings (building envelope)

Accounting for approximately 40% of energy consumption and 37% of total carbon emissions, the building sector is effectively the world's largest energy consuming sector. Energy efficiency measures to improve the building envelope, such as wall insulation, therefore play a key role in achieving global energy efficiency targets.



Basement and ground floor insulation

Enhanced basement and ground floor insulation results in an improved thermal performance of the building and thus a reduction of heat losses in the winter and a mitigation of heat gains in the summer.



Green roofs and walls

Green roofs can help regulate a building's internal temperature, reduce stormwater runoff, and mitigate the urban heat island effect. Green walls can also help reduce sound reflection.



Roof insulation

Enhanced roof insulation improves the thermal performance of the building and thus reduces heat losses in the winter and mitigates heat gains in the summer.



External shading devices

External shading devices such as blinds, awnings, overhangs or vertical fins



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03/10/2025

GREEN CHECKER USER JOURNEY

To assess eligibility and impact, users specify each measure based on own input or default values

STEP 2 PROVIDE INPUT

Provide **basic input details** for the planned measures. For some questions, you may rely on (country-specific) technical default values or fine-tune the assessment by changing default assumptions.

For some measures, you can switch on the 'advanced mode' for a more precise assessment.

Roof insulation ⓘ

☐ Advanced mode ⓘ

Do you confirm compliance with the local minimum energy performance standards in line with the EPBD? ⓘ

☒ Yes ☐ No

In which region is the building located?

Germany (Undefined region) ▼

Do you know the U-values of the roof before and after the insulation? ⓘ

☐ Yes ☒ No

When was the roof last renovated? If no renovation has occurred, provide the year the building was constructed.

1970-1979 ▼

How thick is the insulation that will be applied? ⓘ

16 cm

What is the area of the roof surface that will be insulated?

100 m²

Eligibility status

EIB GREEN ✓

Estimated Impacts

CO ₂ e savings	Primary energy savings ⓘ
669 kg CO ₂ e/year	3 644 kWh/year
Final energy savings ⓘ	
3 312 kWh/year	

Done →

✕ Cancel



Measures labelled as 'EIB Green' are eligible for financing under EIB's dedicated green windows.

EIB GREEN



NOT EIB GREEN

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GREEN CHECKER USER JOURNEY

Once an assessment is completed, users obtain a summary and download the PDF report

STEP 3 CREATE REPORT

View the results of the assessment, add or edit measures, include client details (optional), or conclude the assessment by downloading the **Green Checker Results**.



The PDF report Green Checker Results contains a box with reporting indicators

STEP 1
SELECT MEASURE

STEP 2
PROVIDE INPUT

STEP 3
CREATE REPORT

Selected measures: Reset / new project assessment

EIB GREEN

Roof insulation

Estimated green impact

CO₂e savings
669 kg CO₂e/year

Primary energy savings
3 644 kWh/year

Final energy savings
3 312 kWh/year

Investment data

Investment cost
Not specified

Cost savings estimate
267 €/year

EIB GREEN

Photovoltaic systems (on-site)

Estimated green impact

CO₂e savings
5 757 kg CO₂e/year

Renewable energy generation
18 392 kWh/year

Investment data

Investment cost
Not specified

Cost savings estimate
1 287 €/year

NOT EIB GREEN

Passenger cars and category L vehicles

This measure is not eligible for EIB green financing since it exceeds the emission threshold of 50 gCO₂/km in WLTP terms (41.32 gCO₂/km in NEDC terms).

Note that this measure can however be supported by the EIB's general intermediated debt products since it satisfies the 'Paris alignment' emission threshold of 115 gCO₂/km in WLTP terms (95.04 gCO₂/km in NEDC terms).

Add measure +

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European Investment Bank

Green Checker Results Results ID: 976689-b1991-b44325

Please carefully read the disclaimer at the end of this document.

Date and time of assessment
21 September 2023, 17:00:35 (UTC)

Project location (Country)
Germany

Comment
Test file

Final beneficiary
Test company

Summary of the EIB Green sub-project

Only measures that are eligible for financing under the European Investment Bank's dedicated green windows (EIB Green) are summarised here.

Green project components
Roof insulation, Photovoltaic systems (on-site)

Green project category
Energy Efficiency: Energy efficiency improvements in existing buildings

Investment cost
Not specified

EIB eligibility
EIB Green

Primary energy savings
3 644 kWh/year

Renewable energy generation
18 392 kWh/year [20 kW added capacity]

Final energy savings
3 312 kWh/year

CO₂ savings
6 426 kg CO₂e/year

Cost savings
1 554 €/year

Contribution to EU environmental objective(s)
Climate change mitigation

Compliance with 'substantial contribution' criteria of the EU Taxonomy
YES (See Annex 1, overview per measure, for details)

Green results indicators for EIB Allocation Tool

The information below shall be used by financial intermediaries in the EIB Allocation Tool

Category of Climate Action Project
Energy Efficiency: Energy efficiency improvements in existing buildings

Climate Action Results Indicators
Primary energy savings: 3 644 kWh/year, Renewable energy generation: 18 392 kWh/year [20 kW added capacity], CO₂ savings: 6 426 kg CO₂e/year

Climate Action Additional Info
Roof insulation, Photovoltaic systems (on-site)

Manual data transfer to EIB:

YDT002-976689-b1991-b44325-21-September-2023-17:00:35-UTC-DE-Root-insulation-Photovoltaic-systems-on-site-Energy-Efficiency-Energy-efficiency-improvements-in-existing-buildings-0-0-EUR-EIB-Green-Climate-change-mitigation-YES-3644-18392-20-312-3-312-6426-1554-Test-comp-any-Germany-Test-file

The lines above summarise the data required for reporting the green sub-project to the EIB. To process this data, please copy and paste the lines into the designated input box in the Excel file 'EIB Green Checker_DATA TRANSFER TOOL'. EIB financial intermediaries can obtain this Excel file from EIB (or involved consultants) upon request.

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EIB GREEN CRITERIA AND EU TAXONOMY

The EIB's Green Eligibility Checker indicates correspondence to the substantial contribution criteria of the EU Taxonomy, where applicable

Green Checker Results PDF summary



European Investment Bank
European gateway to investment support



European Commission



European Investment Bank
The EIB

Green Checker Results

Results ID: 12015a-9f4a8-b484d7

Please carefully read the disclaimer at the end of this document.

Date and time of assessment: 9 November 2022, 5:39:45 (UTC)

Project location (Country): Greece

Summary of the EIB Green sub-project

Only measures that are eligible for financing under the European Investment Bank's dedicated green windows (EIB Green) are summarised here.

Green project components	Tractor replacement, Modernisation of lighting technology, Infrastructure for low carbon transport, Wall insulation
Green project category	Agriculture
Investment cost	Not specified
EIB eligibility	EIB Green
Primary energy savings	62 443 kWh/year
Final energy savings	50 791 kWh/year
CO ₂ savings	15 624 kg CO ₂ e/year
Cost savings	5 442 €/year
Contribution to EU environmental objective(s)	Climate change mitigation
Compliance with 'substantial contribution' criteria of the EU Taxonomy	PARTIAL COMPLIANCE (See Annex 1, overview per measure, for details) The sub-project comprises measures for which alignment with the 'substantial contribution' criteria of the EU Taxonomy is currently not assessed by the Green Checker.

Information for data transfer to EIB:

vDT002-v-12015a-9f4a8-b484d7-v-9-November-2022-5:39:45-(UTC)-v-EL-v-EL-v-Tractor-replacement-Modernisation-of-lighting-technology-Infrastructure-for-low-carbon-transport-Wall-insulation-v-Agriculture-v-0-v-EUR-v-EIB-Green-v-Climate-change-mitigation-v-PARTIAL-COMPLIANCE-v-62443-kWh-year-50791-kWh-year-15624-kg-CO2e-year-5442-euro-year

The lines above summarise the data required for reporting the green sub-project to the EIB. To process this data, please copy and paste the lines into the designated input box in the Excel file EIB Green Checker DATA TRANSFER TOOL. EIB financial intermediaries can obtain this Excel file from EIB (or involved consultants) upon request.

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Wall insulation

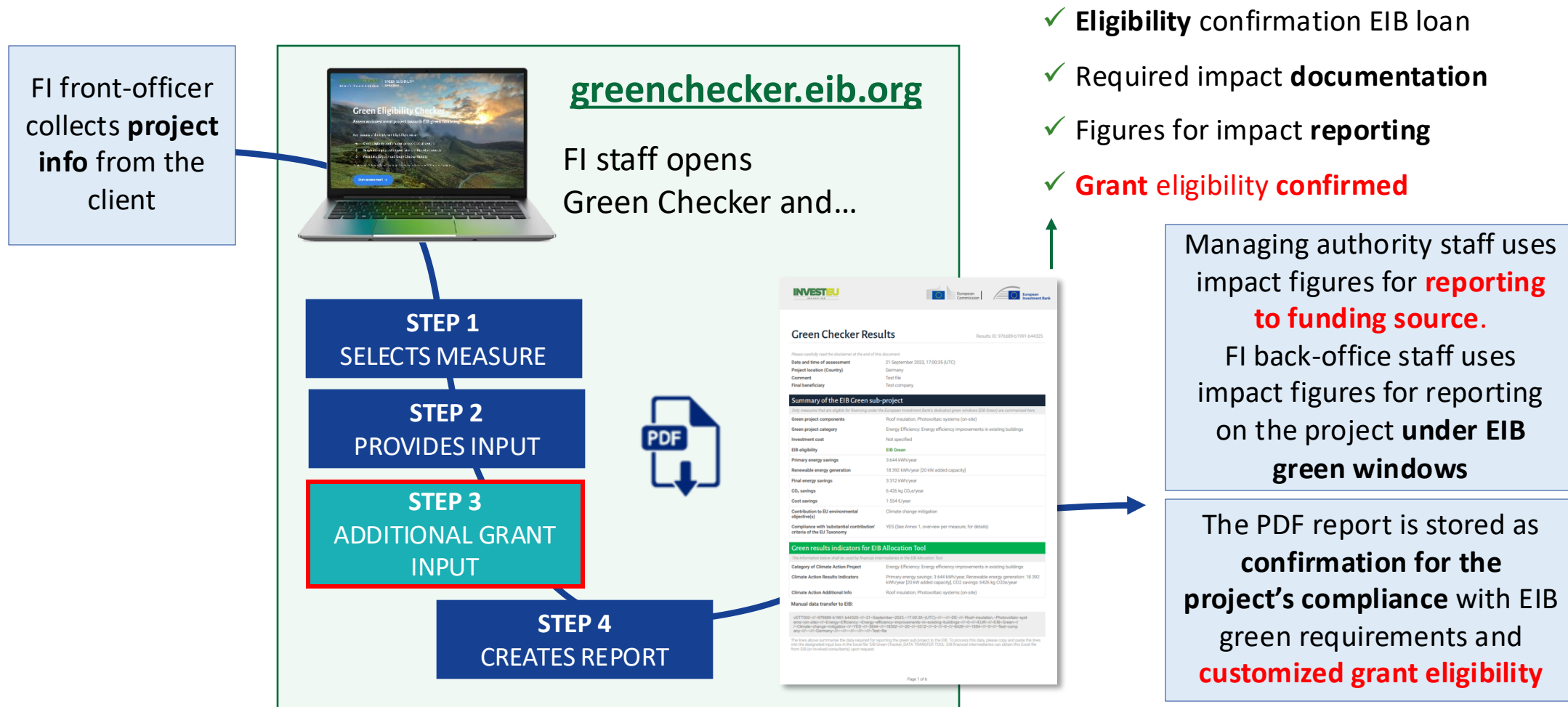
Enhanced insulation in external walls improves the thermal performance of the building and thus reduces heat losses in the winter and mitigates heat gains in the summer.

Measure category	Energy efficiency in buildings (building envelope)
Investment cost	Not specified
EIB eligibility	EIB Green
Primary energy savings	7 189 kWh/year
Final energy savings	6 161 kWh/year
CO ₂ savings	1 742 kg CO ₂ e/year
Cost savings	640 €/year (See Annex 2, energy tariff assumptions)
Contribution to environmental objective	Climate change mitigation
Compliance with 'substantial contribution' criteria of the EU Taxonomy	YES (climate change mitigation, activity 7.3, see Annex 4) To be fully aligned with the EU Taxonomy for Sustainable Finance, the measure must also comply with the 'do no significant harm' criteria and the minimum social safeguards of the EU Taxonomy. This is not assessed by the Green Eligibility Checker.
Impact assessment approach	Simplified mode (See Annex 3, glossary of terms)
Default assumptions changed	No

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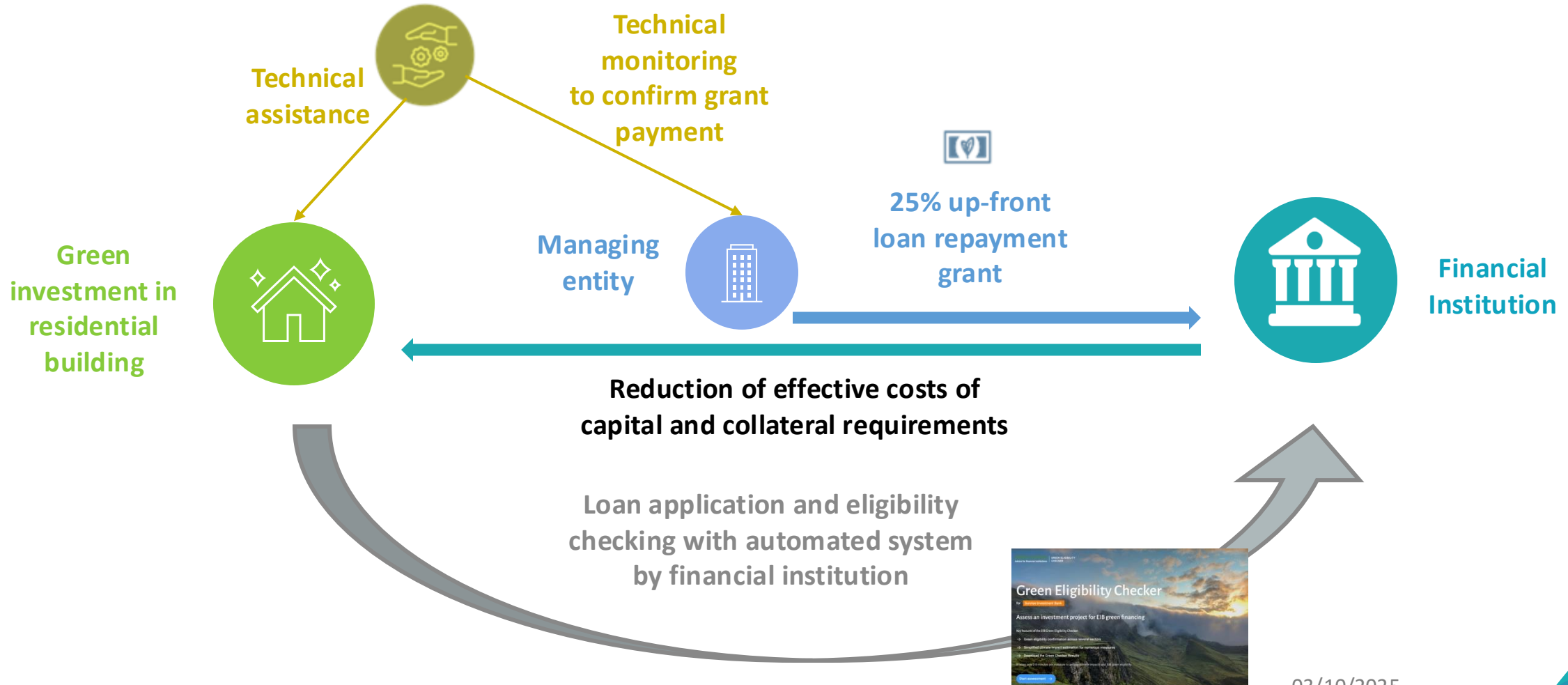
INTEGRATION OF GRANT MECHANISM

From basic data collection to EIB eligibility, documentation, grant eligibility and impact reporting in 4 steps



GRANT AND LOANS COMBINED

An idea based on the Green Checker experience in the Green Gateway (scaled, visible, replicable, measurable & customized)



An aerial photograph of a wind farm in a lush green landscape. Several large white wind turbines are visible, with one in the foreground being particularly prominent. A small pond is nestled in the middle of the fields. The entire image is overlaid with a semi-transparent green and blue gradient.

MERCI

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