Luxembourg, 20 September 2023

Public

Environmental and Social Data Sheet[1]

Overview

Project Name:	MILAN STATALE UNIVERSITY CAMPUS DEVELOPMENT PPP
Project Number:	2017-0432
Country:	Italy
Project Description:	The project concerns the development of new academic, research and associated buildings forming a new modern campus at the heart of the Milan Innovation District (MIND) reusing the former 2015 Milan EXPO site. The development will comprise the formation of approximately 220,000m^2 of new teaching, learning and research space including laboratories as well as sports infrastructure supporting the new science and technology campus for Milan's Statale University. The project will be delivered through a Public Private Partnership (PPP) scheme.

EIA required: yes

Project included in Carbon Footprint Exercise[2]: no

(details for projects included are provided in section: "EIB Carbon Footprint Exercise")

Environmental and Social Assessment

Environmental Assessment

The project includes the construction of a new science campus and associated sports infrastructure for the State University of Milan. The project forms a key part of the regeneration of the former Milan 2015 International Expo site and transforming the site into the Milan Innovation District (MIND). The new campus will bring together the natural science departments into a single site enabling increased collaboration of the various departments.

The entity responsible for the regeneration of the former expo site Arexpo, has prepared an EIA report in the period 2018 to 2019 that covers the entire former expo site including the construction of the new university campus. The former expo site does not affect any Natura 2000 sites.The EIA report is published on the SILVIA platform[3] developed by the Lombardy region (https://www.silvia.servizirl.it/silviaweb/#/elenco-studi?tipoArchivio=3&tipoLista=A&idTipoProcedura=3&idTipoEnte=7&annoAvvio=2020, reference VIA1110-RL). The competent authorities approved the EIA report in February 2020.

[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.

[3] The homepage of the SILVIA platform is: https://www.silvia.servizirl.it/silviaweb/#/home

Luxembourg, 20 September 2023

The project did not require an Appropriate Assessment according to the requirements of the Habitats Directive.

According to the proposals for the whole former expo site, there will be a site-specific district heating system developed to provide hot water and heating as well as to assist in the cooling of the site's buildings. Beside the university campus to be financed by the EIB, a hospital, an innovation centre, residential and other commercial facilities are part of the overall site development. Complementing the district heating system, the site-wide developer intends to install photovoltaic solar panels to provide for approximately one third of the electrical energy needs of the site.

The SPV leading the design and construction of the new university campus is seeking to achieve a LEED Gold certification, which will include using sanitary ware (toilets, showers and taps) that will significantly lower water consumption. Moreover, the site is a brownfield regeneration development, the SPV is aiming to use biomaterials, recycled or repurposed materials in the permanent construction, they will seek to provide environmental material disclosure for up to 20 different permanently installed construction products and will prepare a lifecycle analysis (LCA) as part of achieving the LEED certification. The SPV will be required to provide a copy of the LEED certification and the LCA on completion of the project.

Climate Assessment

Milan has a well-established climate adaptation strategy that has identified physical climate risks to buildings within the city. Moreover, the SPV has performed its own form of climate change risk analysis aligned to the Milan's strategy. In order to address future physical climate change risks likely to affect the project, the SPV has incorporated a number of measures, detailed below, into the design of the new campus, which provide increased climate resilience as confirmed by the Bank's own climate risk assessment of the project.

Specifically related to the university campus, its design is carefully considering the energy consumption keeping this low and being designed to meet the Italian NZEB requirements through the use of the best available technologies for its ventilation system and in selecting the materials for its fenestration, insulation and other façade treatments. Moreover, the university campus is seeking to keep its greenhouse gas emissions low by avoiding fossil fuels and using an all-electric solution comprising heat pumps, chillers and photovoltaic panels. In addition, the new university campus will optimise the use of natural light, install rainwater capture and harvesting systems to reduce external water consumption and use materials and create landscaped green areas to reduce the heat island effect. The SPV shall provide to the Bank a copy of the building permit, the dynamic energy assessment and on completion of the project a copy of the energy performance certificate and evidence of the enhanced commissioning tests for air-tightness and thermal integrity.

The project has been assessed for Paris alignment and is considered to be aligned with both low carbon and resilience goals against the policies and criteria set out in the EIB Climate Bank Roadmap. Finally, the Project is expected to contribute substantially to the Bank's objectives of Climate Action and Environmental Sustainability by supporting investments in climate adaptation, the sustainable use and protection of water resources, and the transition to a circular economy.

Social Assessment

The Project does not have any significant negative social impacts. The SPV and its principal sub-contractors are considered to have the experience, capability and capacity to deliver the Project successfully. The Project participants also have the necessary processes and procedures, including ISO certifications, in place to ensure that they perform their duties

concerning health and safety, the environment and ensuring the Project delivers on its commitments to climate and social aspects.

The project is a key part of improving the university's academic and research infrastructure by providing modern learning and working environments for their students and staff. In addition, the project is expected to generate positive social impacts through improved knowledge production and dissemination, technological transfer through the outputs of the research activity of the university with more opportunities for collaboration with industry and by providing additional sports amenity facilities for the former expo site.

Public Consultation and Stakeholder Engagement

On 25 January 2019, a notification of the call for the public's opinion on the EIA reports was published on the SILVIA website, alongside the EIA reports. The Lombardy Region's Investigation Report stated that no comments were received from the public. Additional statutory stakeholder consultation took place (conference of services or *conferenza di servizi*) principally among the regional, provincial and two local authorities who were the competent authorities approving the EIA reports as well as with other various key stakeholders.

Other Environmental and Social Aspects

The lead company within the SPV as well as the design and construction partners all possess ISO 9001 (Quality Management) and ISO 14001 (Environmental Management) certification for their respective economic activities.

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Conclusions and Recommendations

The project concerns the construction of a new university campus designed to provide modern teaching, research and learning environments consolidating the principal science departments in one location. The project's SPV possesses the appropriate experience and governance systems to deliver the project in accordance with the requirements of the approved EIA.

The project will be implemented using high environmental standards as the new construction intends to follow many best practices in terms of energy efficiency, climate adaptation, use of construction materials and resource use including minimising water consumption and waste.

The SPV will be required to provide the following information undertakings: a copy of the LEED certification including the LCA, a copy of the energy performance certificate and evidence of the enhanced commissioning tests for air-tightness and thermal integrity on completion of the project. In addition, the SPV shall provide to the Bank a copy of the building permit and the dynamic energy assessment.

In the light of the above, the project is acceptable for the Bank's financing in environmental, climate and social terms.