



Financiación y asesoría en Desarrollo Urbano

Banco Europeo de Inversiones

Seminario sobre Orientaciones Técnicas Cambio Climático UE

15 Octubre 2025

EIB Group 2024-2027 Strategic Roadmap [link](#)

1

The role of the EIB Group as “The Climate Bank”

2

Digitalization & deployment of the whole value chain of new technologies

3

Support to Europe’s security and defence industry

4

Contribute to a modern cohesion policy

5

Support agriculture and the bio-economy

6

Reinforce Europe’s social infrastructures

7

Focus on high impact investments outside the EU

8

Pioneer the Capital Markets Union

Key role for cities

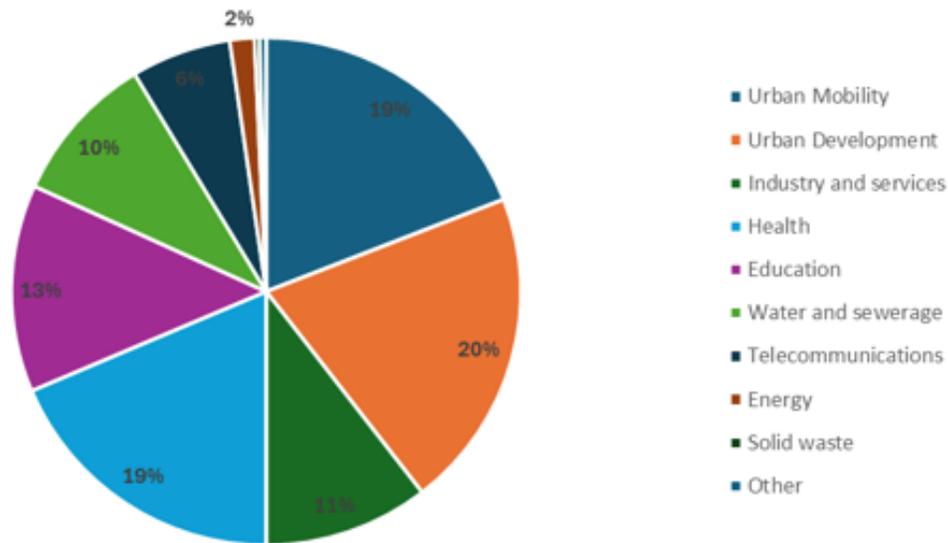
NEW flagship initiatives:

- SME energy efficiency programme
- Strategic Tech-EU, incl. extension of European **Tech Champions** initiative
- **NEW water** programme
- Pan-European **agriculture** programme
- **Pan-European investment platform for affordable and sustainable housing**

The EIB: Urban lending in 2024

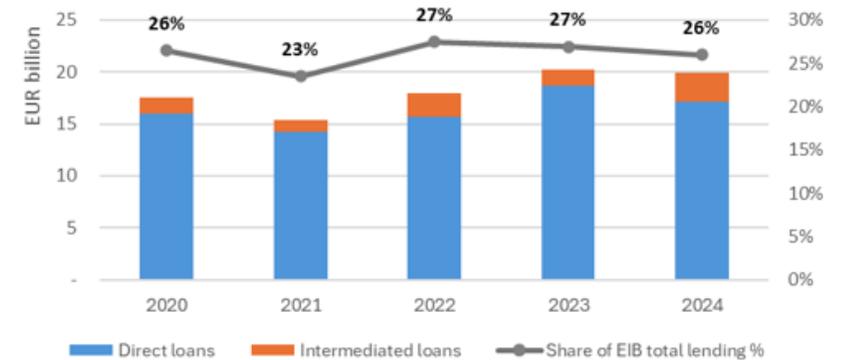
- ▶ EUR **19.9 billion** in urban lending – supporting 304 operations
- ▶ EIB urban lending represented **26%** of total EIB lending signed in 2024 (EUR 76.6 bn).
- ▶ In 2024, **86%** of the EIB urban lending volume was signed directly with project promoters and cities, while 14% was channelled to investments through intermediaries (e.g. commercial or promotional banks).

EIB Urban lending by sector, 2020-2024, EUR 90.9 bn in total

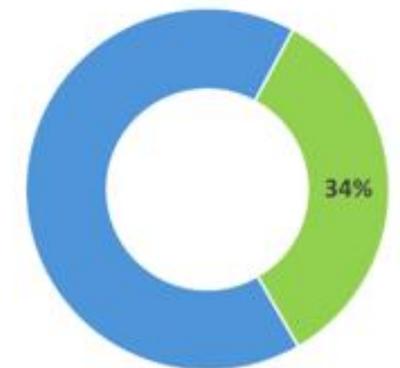


- ▶ **Over 79%** of EIB direct urban lending contributed to the EIB Climate Action and Environmental Sustainability.
- ▶ EIB urban lending in 2024 was dedicated primarily to **EU countries (92%, EUR 18.3 bn)**

EIB urban lending (direct and intermediated), total in 2020-2024: EUR 90.9 bn



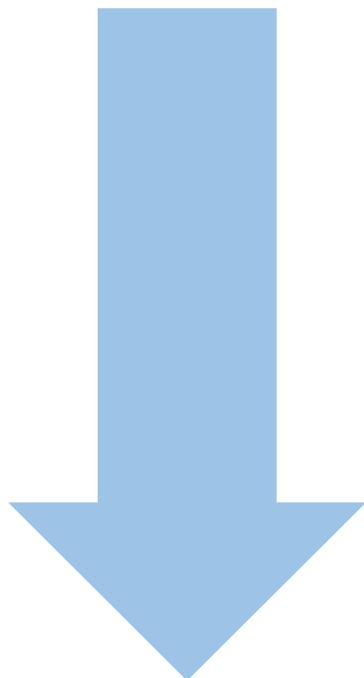
EIB climate finance in 2020-2024



- EIB total climate finance (EUR 172.8 bn)
- of that: contribution of urban projects (EUR 58.5 bn)

EIB Financing Tools for the Urban Sector

DIRECT PROJECT INVESTMENT



INVESTMENT VIA INTERMEDIARIES

Instrument	Key Features
Investment Loans	<ul style="list-style-type: none"> • Direct loan for a specific investment project or programme • Usually with an equal or larger than EUR 100m project cost • All investment components identified / appraised up front
Framework Loans (FL) direct to a City	<ul style="list-style-type: none"> • Loan to a city, usually > 75,000 people, > EUR 100m • Finances a 3-5 year investment programme • Multi-sector investments (> EUR 1-2 million) meeting defined criteria but not finally prepared at time of signing
FL via an Intermediary	<ul style="list-style-type: none"> • Facility for financing smaller municipalities • Relies on a good intermediary which applies financing criteria agreed with EIB
Equity Funds	<ul style="list-style-type: none"> • Investment into an urban development, infrastructure fund or brownfield fund • Targeted investment criteria leading to new investment

EIB ADVISORY SUPPORT THROUGHOUT THE PROJECT CYCLE

From an enabling environment...



UPSTREAM

- Policy & programme development support
- Preliminary project assessment



...through preparation and planning...



PREPARATION

- Technical advice
- Financial advice incl. structuring and PPPs
- Selection & supervision of consultants



... to high quality (large / smaller) projects on the ground



IMPLEMENTATION

- Advice on project implementation
- Enhanced monitoring

CAPACITY BUILDING

Knowledge-sharing on technical / financial issues – Practitioner communities and resources - Dissemination of best practices & case studies

EIB ADVICE HELPS CITIES LEVERAGE INVESTMENT:

1) EIB urban investment

- Project investment loans for cities, private/public service providers
- Framework loans to finance multi-project & multi-sector urban investment programmes
- Intermediated loans via NPBs, commercial banks, or urban agencies
- Investment funds for urban regeneration

2) Co-financing with EU funding

- EU infrastructure grant funding via ESIF
- EU funding via financial instruments
- Investments under the InvestEU framework
- Specific EU facilities (eg. under the Just Transition Fund)

3) Co-financing by other MDBs and banks

- Financing alongside or via NPBs, municipal banks, commercial banks active in municipal finance
- Co-financing with other IFIs, MDBs – especially outside EU

4) National public and private co-financing

- Investment by municipalities
- Co-investment into loan or equity investment funds
- Financing under project finance / PPP structures

AND SOMETIMES... A MIX OF ALL TYPES OF CO-FINANCING



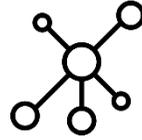
EIB advisory - urban– KEY programs

Advisory Programme	Key Features	Funding / Partners
InvestEU Advisory Hub	<ul style="list-style-type: none"> • Support for sustainable infrastructure, social infrastructure • Targets support for projects linked to potential EIB lending • Includes ADAPT+, EMBRACE, C3, Fi compass advisory platforms • Website: https://advisory.eib.org/about/the-hub 	<ul style="list-style-type: none"> • EC – DG ECFIN • EC – DG REGIO, DG MOVE, DG ENERGY, DG RTD
Fi-compass	<ul style="list-style-type: none"> • Support set up financial instruments • Dissemination and training for financial instruments • fi-compass Financial instruments under EU shared management 	<ul style="list-style-type: none"> • EC – DG REGIO, AGRI, EMPLOYMENT...
ELENA	<ul style="list-style-type: none"> • Dedicated instrument to support energy efficiency and cleaner transport • Support repaid if investment fails to meet the applicable leverage • Website: https://www.eib.org/en/products/advisory-services/elena/index 	<ul style="list-style-type: none"> • DG ENERGY, DG MOVE, DG RTD
JASPERS	<ul style="list-style-type: none"> • Support for projects, tackling investment barriers and capacity building • Organized via country programs • Advisory must be linked to potential or ongoing EU investment • Website: http://jaspers.eib.org/ 	<ul style="list-style-type: none"> • EC – DG REGIO, DG MOVE, DG NEAR

EIB Advisory support to cities



Support for the development of projects
(incl integrated projects, multi-sector) –
methodological guidance, advice, project
appraisal



Advice on horizontal issues



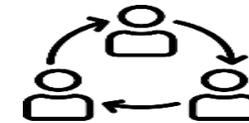
Assistance in preparation of **sustainable
urban** strategies, plans



Support for the preparation of **city
programmes and schemes**
(neighbourhoods, city, functional regions)



Selective **support** – **pilot project advisory**
incl. replication mechanisms



Capacity building - networking, training,
knowledge transfer

Urban Mobility Advisory

An integrated offering for supporting investment in urban areas, to respond to the social, economic and environmental needs of our towns and cities

- 1 Strategic Planning:** SUMP, Sector Plans, Public Transport Policy, Spatial Planning, E-Mobility, NECP
- 2 Infrastructure:** Urban Rail Systems, Metro, Tram, Waterways, Transport Interchanges, Information Systems, Traffic Control Systems
- 3 Asset Renewal:** Bus Fleet Renewal, Metro Fleet Renewal/Upgrade, Zero-Emission Municipal Vehicles, Infrastructure Refits, Ticketing Systems
- 4 Policy:** Urban Nodes, Mobility Indicators, Programme Governance, EU Aquis in Transport (PSC, CVD, AFIR)

Policy

Climate

Climate Action for Cities (Cities Mission Support, Project Resilience)

TEN-T

Collaboration with MOVE (Urban Nodes, NSSP, SUMP, Pax Interchanges)

PSC (1370/2007)

National reform programmes to unlock financing (Poland, Romania, Bulgaria, Greece)

National Procedures

Standardisation of Project Frameworks for project delivery

AFIR – Alt Fuels

Refuelling Infrastructure for Cities (eMobility Policy and Municipal Charging)

How do we Engage?

With counterparts (National/Municipal Counterpart):

- 
- Large Projects:** Direct technical support to project teams and the project promoter
 - Project Packages:** Direct technical support to Project Teams, in addition to the coordinator of relevant programmes
 - Horizontal Actions:** Technical Guidance, Policy Development, Management Systems, Programme Support, Training
 - Informal Support:** Webinars, Workshops, Consultations

EIBG Action Plan for Affordable & Sustainable Housing

Summary of Key Components



Increased EIBG Financing

- Increase financing from current EUR 3bn per year to **4.3bn** in 2025
- Expand lending into new countries
- Lending Envelope for innovative construction
- **75% EIB co-financing** for affordable housing where combined with existing 75% for energy efficiency
- case by case cumulation of **EIB+EU funding to 100%**
- **EIBG Definition & Criteria** for Affordable Housing: Regulatory framework, Paris Alignment, integrated urban development, rental preference.



EIBG Advisory Services

- Develop **affordable housing policy frameworks**
- Prepare **scalable financing models**



Strong Partnerships and Additionality

- Contribute to **EU Affordable and Sustainable Housing Action Plan**
- Collaborate with and complement **EC, NPBIs, Member States, cities and regions, housing networks**



EIBG Permanent Task Force & Web Platform

- Dedicated support for **housing clients**
- **Disseminate** via Roadshow to Member States, events

Unlocking Critical dependencies !

- **EC Model Financial Instrument**
(cooperation with DG REGIO)
- **InvestEU – Social Infrastructure & Skills Window**
(additional funds to be allocated)
- **State Aid Review**
(exempt affordable housing schemes from notification)
- **Public Debt for Housing**
(exemptions from deficit criteria)

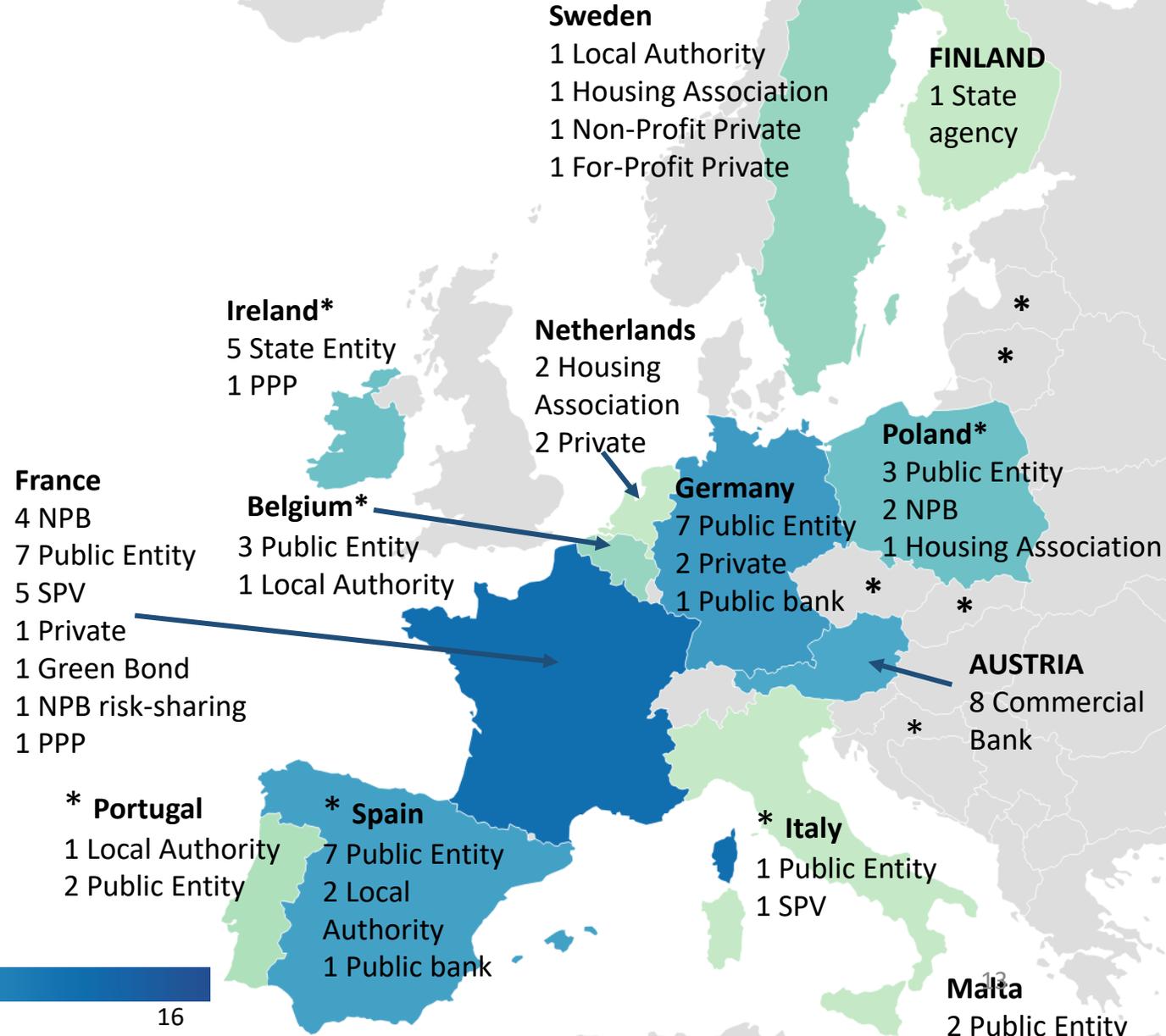
EIB financing & advising support for housing

Sustained and substantial support to affordable and sustainable housing across the EU, with **financing of over EUR 13.4 bn between 2019 and 2023**

A comprehensive set of financial products:

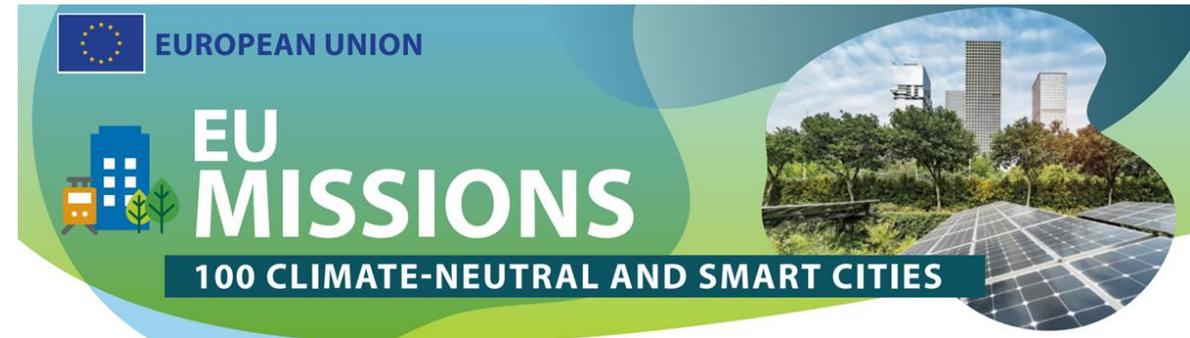
- **Direct lending** to local authorities, public entities, housing associations, private promoters, SPVs, PPPs
- **Indirect lending** through NPBs, agencies, public and commercial banks (incl. NPB risk-sharing)
- **Risk sharing (banks, NPBs)** : guarantees and contingent loans
- **Capital markets instruments** : Green bonds, Covered Bonds, RMBS/ABS
- **Equity** infrastructure funds
- **Advisory*** on policy, regulatory, technical and financial matters

Legend: Types and number of EIB counterparts



The EU Climate Neutral Cities Advisory support & Lending Envelope

- Partnership with the EC to support 112 Climate Neutral and Smart Cities – Advisory and Financing support
- EUR 2 billion “umbrella” facility to support EU CNC Cities striving to achieve climate neutrality by 2030.
- Priority sectors are **sustainable urban renewal and regeneration, sustainable mobility and energy efficiency.**
- Sub-operations will also be addressing **social Infrastructure** (schools, social and affordable housing, health facilities, etc.), **waste management, water, wastewater and flood management, energy transition/energy networks, modernization of urban roads and ICT systems** (digitalisation, etc).
- Approved operations with **LEUVEN (EIB loan of MEUR 150), PORTO (loan of MEUR 200) and BARCELONA (loan of MEUR 275).**
- Operations under appraisal with **Lyon (FR), Thessaloniki (GR), Nantes (FR) and Tampere (FI) and Barcelona (ES).**



BACKUP: EXAMPLES

Example: Multi-sector advisory support to facilitating EU, EIB and City own investment - Gdańsk, Poland

EIB has provided advice and financial support across the full spectrum of city investments

- **Urban transport:** tramway system improvement, metropolitan railways and light rail, railway connection to ports, urban roads.
- **Ports:** modernization of breakwaters in the North Harbour in Gdańsk.
- **Culture:** European Solidarity Center.
- **Water and wastewater:** ensuring compliance with the EU environmental acquis and the connection of new users to the sanitary sewage system and storm water protection system in the Bay of Gdańsk.
- **Waste-to-Energy:** construction of a Waste-to-Energy facility.
- **Energy:** Gdańsk-Żydowo-Słupsk power transmission line.
- **Climate Change Adaptation Action plans:** contributing to the screening and identification of priority investments (water and biodiversity sectors).
- **Social Housing:** Supporting prioritization of investment.



European Solidarity Centre



Port of Gdańsk



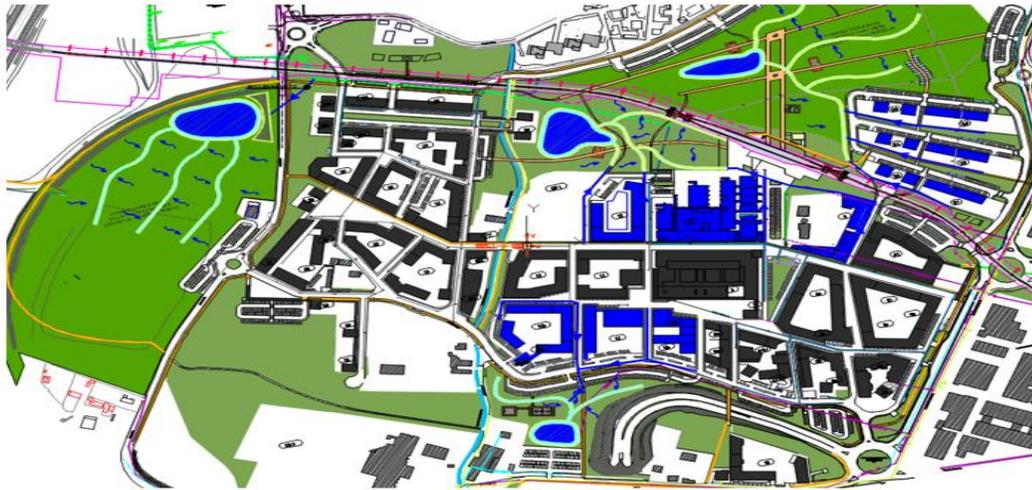
Pomeranian Metropolitan Railways

Project identification and development

Bologna – identifying investments in urban climate adaptation

Value:

- ▶ PJ advisory identified priority investments in climate adaptation
- ▶ Incorporation of investments into FLs
- ▶ Enhance resilience of the schemes selected for allocation
- ▶ Strengthen partnership with the city for potential new operations



water sensitive re-design of green areas



28.000 m³/y available for watering of 9 ha green areas

Upstream and Capacity Building

Poland Social & Affordable Housing Investment Platform – URBIS platform

Value:

- ▶ PJ / EIAH supported a market study and issues analysis on best practice in rent to buy for affordable housing
- ▶ Development of a new investment programme



Project development and implementation support

One Stop Shop house refurbishment in France

- ▶ PJ advisory assistance in preparation of ELENA grant application
- ▶ ELENA grant supported the set up of dedicated one stop shop entity: SPEE Picardie
- ▶ Advisory in designing a financing scheme for long term loans
- ▶ This led to a finance agreement with EIB of up to EUR 43.5m



Example Advisory Hub assignments



Climate mitigation and resilience to natural disasters

Project preparation support for “Athens Resilient City: Climate Mitigation”, within the framework of the URBIS initiative



Cleaner Buses in BG, HU and FR

The Hub’s technical assistance is helping the city decide on options to fund and finance a new electric bus fleet for the city of Sofia. The Hub is also helping the bus company and the municipality prepare a potential application for ELENA. Similar projects underway in Hungary and France



Circular economy

Market assessment for exploring the viability of creating and structuring an investment platform for the Netherlands Investment Agency. Joint initiative for Circular Economy support, together with NPBs: KfW, CDP, CDC, ICO and BGK

Smart city Investment platforms (CZ, SK, HU, HR)

Several Cohesion Member States have requested support to develop national smart city investment/advorsory platforms, to support smart city projects especially in energy efficiency and renewables



Energy efficiency

Market assessment/structuring and development of model contracts for assignments on Energy Performance Contracts in Slovakia, Slovenia, the Czech Republic; Romania and Poland (including with JASPERS and ELENA)
Financial modelling support for upgrading street lighting of Vilnius

Circular City Funding Guide – a tool to increase access to circular funding

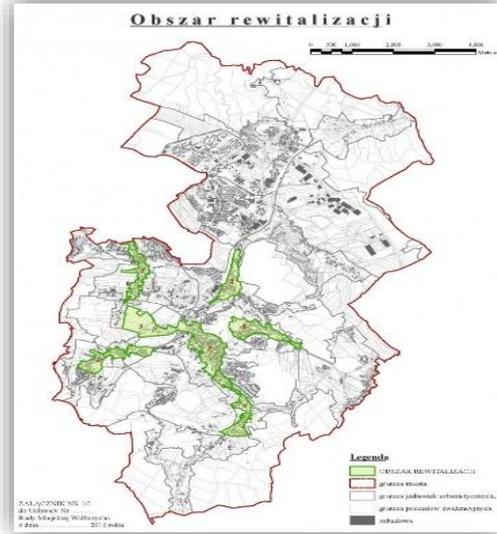
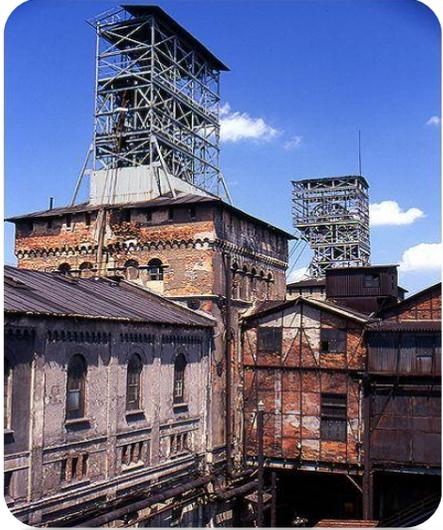


An EIB supported action under the Urban Agenda Partnership on Circular Economy

Will be **launched** at the Cities Forum in Porto **31 Jan 2020**

Just Transition – Industrial Conversion of Cities

Advisory support to Walbrzych



- Wałbrzych has been challenged by mining and heavy industry closure causing very high unemployment (~30%) and depopulation (-20%).
- Walbrzych is successfully starting to shift to modern and innovating industries including automotive.
- City still has housing stock in poor condition and insufficient social and cultural infrastructure poorly located to meet present needs.
- EIB signed a loan for the *Walbrzych Urban Revitalisation Project* of EUR 28m in 2018.
- EIB provides advisory support through URBIS / European Investment Advisory Hub together with LSE - London School of Economics' urban team sharing knowledge of other European cities which have tackled urban industrial reconversion.

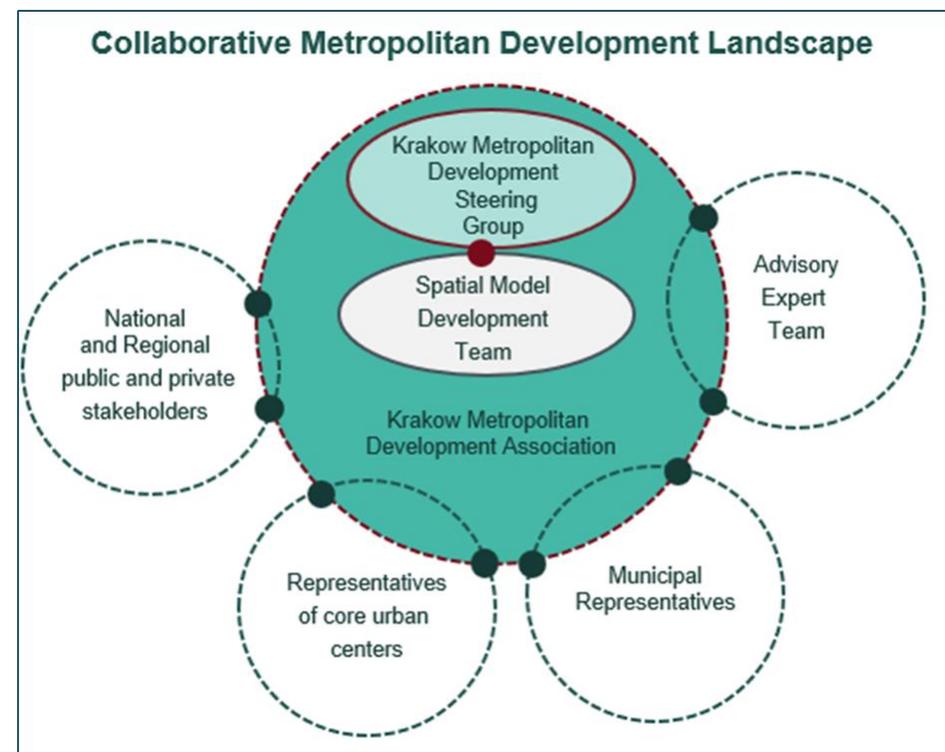
Smart Sligo 2030 Pilot Project, Ireland

- **Challenge:** Enable balanced development of Ireland by reinforcing strategic towns and rural communities outside Dublin
- **Building a smart & resilient county:**
 - Active emphasis on digital economy & skills (skills hub)
 - Protection of nature, clear formulation of climate goals (longest connecting hiking route)
 - Regeneration of the town center incl transformation to vibrant, age-friendly, diverse center & active connection of villages
 - Definition of urban intervention areas / neighbourhoods (air quality mapping, transformation social housing area)



Smart Metropolitan Krakow Region, Poland

- 15 towns and villages around Krakow collaborate
- 7 focus areas:
 - Economy (incl smart economy)
 - Spatial planning & environment /climate - (includes multiple relevant sectors: energy, waste etc)
 - Smart governance (includes crisis management, spatial data, circular economy)
 - Mobility
 - Culture
 - Education
 - Social Services
- Current prog period: ITI ca EUR 250m





EIB support to circular cities

