European Investment Bank

Luxembourg, 19th October 2026

This draft Environmental and Social Data Sheet (ESDS) reflects the EIB's assessment of the project's environmental, climate and social aspects at the time of publication. As the project is still under appraisal, the document does not represent the EIB's final position and may be updated to reflect any additional information received, or further analysis undertaken before a financing decision is taken. Questions and comments from stakeholders regarding this draft ESDS can be addressed to InfoDesk@eib.org.
Following the EIB's Board of Directors approval of the operation, the final ESDS will be published in the Public Register on the EIB website.

Environmental and Social Data Sheet

Overview

Project Name:	*ENERGY VALLEY SOLAR PV AND BESS*
Project Number:	*2026-0075*
Country:	*Egypt*
Project Description:	*The Energy Valley project consists of a 1.95 GWp solar plant combined with 3.9 GWh of battery storage, distributed across Abu Qir (1.4 GWh), Nagaa Hammadi (1 GWh), and Minya (1.5 GWh). The scope includes new substations at each location, and an additional HV substation in Saririya (Minya) to support the local industrial zone.*
E&S Risk categorisation:	*High, as per paragraph 4.18 of E&S Policy*
Project included in Carbon Footprint Exercise[1]:	yes

Environmental and Social Assessment

The Project scope to be financed by the EIB, comprises the following components in each location:

Abu Qir (Alexandria)
1,435 MWh battery energy storage system (BESS) with associated substation and grid connection infrastructure.

Nagaa Hammadi (Qena)
1,000 MWh BESS with associated substation and transmission connection to the national grid.

Saririya (Minya)
Utility-scale solar PV plant (1,700 MWac export capacity) with 1,500 MWh BESS (Hybrid site), substation, and associated transmission infrastructure.

[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.

Saririya (Minya)
Grid infrastructure comprising a 600 MVA substation and associated transmission links to integrate the Minya renewable energy complex into the national grid.

According to the Egypt's national Environmental Law 4/1994 (as amended by Laws 9/2009 and 105/2015) and its Executive Regulations, an Environmental Impact Assessment (EIA) is required for the Project components. Accordingly, one EIA was prepared for the cluster of components under each location in the Project scope description. Each cluster was classified as Category Scoped-B project[2], according to the Egyptian Environmental Affairs Agency (EEAA).

The Project is being implemented under the EIB-EBRD Mutual Reliance Agreement with EBRD acting as the Lead Institution for environmental and social due diligence and monitoring and applying its Environmental and Social Policy (ESP 2024) and applicable Environmental and Social Requirements. The Project components have undergone a comprehensive Environmental and Social Impact Assessment (ESIA) process in line with EBRD's ESP 2024, including ongoing public disclosure and consultations. The development of the ESIA was closely monitored by the EBRD, the EIB and Cassa Depositi e Prestiti (CDP) as co-lenders, and was reviewed by a third party as part of the external Environmental and Social Due Diligence (ESDD).

Environmental Assessment

The ESIA package includes the Non-Technical Summary (NTS), Environmental and Social Action Plan (ESAP), Stakeholder Engagement Plan (SEP) and Environmental and Social Management and Monitoring Plan (ESMMP).

The ESIA for the overhead transmission line (OHTL) from the 33/500 kV substation to the existing transmission network near the Abu Qir Power plant (752 m length), under the Abu Qir location, is not yet available. It will be prepared by the TSO. The component is outside of the Project scope to be financed by the Bank.

The environmental risks associated with the Project interventions are identified as limited air emissions, minimal wastewater generation, and minor use of hazardous materials. The management plans will include dust control measures and waste handling procedures. Dry cleaning of PV panels will be used during operations, and specific actions regarding PV and BESS material sourcing, maintenance, and disposal will align with good international practices.

The Project site and associated grid connections are not located a biodiversity-sensitive areas and outside migration routes. Four migratory avifauna Priority Biodiversity Features (PBFs) have been identified on the Minya project area the survey studies. Risks of these species are low given the few individuals observed, absence of migration flyway and desertic nature of the area. The Environmental and Social Management and Monitoring Plan (ESMMP) already disclosed includes appropriate biodiversity management and monitoring measures, that will inform the need for additional actions if No Net Loss of these species is required, in the unlikely event of impact being reported on any of them during construction or operation. No archaeological artefact has been identified on site, and precautionary chance find procedure will be established to handle any accidental archaeological discoveries during the construction phase.

[2] Projects with potentially significant environmental impacts due to certain components, but not the project type itself. An EIA study is required, focusing on the major component, but without public consultation.

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Climate change mitigation and adaptation

The project substantially contributes to the climate change mitigation objective.

The project has been assessed for Paris alignment and is aligned both for low carbon and resilience goals against the policies set out in the Climate Bank Roadmap and the Bank's Energy Lending Policy. Flood and heat waves were identified as climate vulnerabilities relevant to the project area.

The promoter will prepare a project-specific Physical Climate Risk Assessment, or equivalent Climate Risk and Vulnerability Assessment, covering the relevant Project components within the Promoter's control. The assessment will screen material acute and chronic physical climate risks over the Project lifetime, using appropriate climate scenarios and time horizons, including heat stress, extreme rainfall, flooding/ponding and other hazards relevant to the Project location.

The assessment will be completed or updated in time to inform the relevant technical design stage. Material findings will be reviewed by the Project's engineering, E&S and HSE teams, and technically feasible and proportionate resilience measures will be considered and, where adopted, incorporated into the detailed design, procurement specifications, construction controls, commissioning requirements or O&M/ESMS procedures, as applicable.

Subject to the implementation of necessary measures, residual risks from physical climate hazards are expected to be low.

EIB Carbon Footprint Exercise

The direct CO_2 equivalent emissions of the solar PV plant and BESS are negligible.

In accordance with the Bank's current Carbon Footprint methodology, it is calculated that based on the avoidance of electricity generation from a combination of existing and new power plants in Egypt (combined margin for intermittent electricity generation), the total relative effect of the Project is a net reduction of CO_2 equivalent emissions by 2340.1 kt CO_2/year.

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.

Social Assessment

Social risks identified for the project relate to worker influx, work in extreme heat conditions, gender-based violence and harassment risks to workforce and communities, and traffic management. Project-specific Occupational and Community H&S Plans will be developed with particular attention to those aspects.

The promoter has adequate labour policies and procedures in place, including a worker grievance mechanism that will be adopted by the project. A Labour management plan will be developed for the project to manage contractor and other intermediated labour in line with labour laws and EBRD's ESR2 (Labour and Working Conditions), this to manage the significant workforce expected for the Project (up to 5000 estimated at construction peak for the PV plant in Minya only). Any worker accommodation needed for the project will comply with the EBRD worker accommodation guidance (2009), and as part of the LESA monitoring programme for the Hybrid site, a labour audit will be undertaken during construction. Project-specific Occupational and Community H&S Plans will be developed with particular attention to worker influx, work in extreme heat conditions, gender-based violence and harassment risks to workforce and communities, and traffic management (including for working, if accommodated in the New Menya city near the PV plant location), understanding that limited interaction between the project and the public is foreseen. The Project will aim at maximizing local hire for the construction work.

The promoter has established a Supply Chain Management System ("SCMS") with a supplier code of conduct and policies that prohibit forced labour and provide for processes to identify, manage and monitor supplier risks associated with solar PV and BESS components. All suppliers undergo integrity due diligence, which includes human rights considerations. In addition to suppliers' corporate policy reviews, the Project-specific supply chain assessment includes screening of potential risks related to solar PV suppliers and their lower tiers down to Metallurgical-grade silicon ("MGS") level, and, for the selected BESS supplier, battery assembly, manufacturing and core raw material mining screening. The promoter will be required by EBRD to verify sub-suppliers and monitor any emerging risks during Project implementation as part of the ESAP.

The Project site is a government-owned desert land, with no land use identified by the E&S assessment. Additional ESDD on legacy land acquisition process led by the government prior to EBRD or Sponsor's involvement has demonstrated alignment with relevant provisions of ESR 5(Land Acquisition, Restrictions on Land Use and Involuntary Resettlement). ESR5 has not been triggered as a result for this project.

Public Consultation and Stakeholder Engagement

Stakeholder engagement took place between January and June 2026. Extensive engagement with local authorities and adjacent communities has been undertaken by the Promoter. The ESIA process was carried out in line with the EBRD's Environmental and Social Policy (ESP 2024), including ongoing public disclosure and consultations. The ESIA package was disclosed on EBRD's[3] and the promoter's[4] websites on 4 September 2026.

Stakeholder engagement and consultations were conducted for each ESIA. Additional public consultation of the ESIA package with the surrounding communities will take place in Minya and Abu Qir in October 2026.

Other Environmental and Social Aspects

The EIB and EBRD have financed several operations with the promoter. The promoter has a positive track record of satisfactory capacity to implement the projects in line with the financiers E&S requirements. The promoter has ISO-certified Environmental and Health & Safety Management Systems, along with relevant policies at corporate level and standard procedures for project development. A comprehensive Health and Safety, Social and Environmental (HSSE) management system will be developed for the Project, including specific management plans to be cascaded to sub-contractors, and the hiring of appropriate resources on both the client and sub-contractors' sides.

Conclusions and Recommendations

The Project is implemented under the EIB-EBRD Mutual Reliance and Cooperation Agreement, with EBRD acting as Lead Institution for environmental and social due diligence and monitoring and applying its Environmental and Social Policy 2024 and applicable Environmental and Social Requirements. Following EBRD's environmental and social due diligence, the agreed requirements and the measures required to address identified risks are reflected in the ESAP, together with the applicable project-specific environmental and social instruments. The conclusions set out therein are based on EBRD's preliminary assessment and are not expected to materially change following completion of the final assessment. On the basis of the information available, the Lead Institution's appraisal conclusions, the agreed ESAP and the

[3] https://www.ebrd.com/home/work-with-us/projects/psd/57439.html#customtab-89eeb11e5d-item-021208720b-tab
[4] https://www.scatec.com/en/sustainability/esg-resources/

conditions and undertakings to be reflected in the financing documentation, the Project is acceptable for EIB financing in environmental and social terms. Contractual conditions will be evidenced by written confirmation from the Lead Institution and relevant supporting documentation.

During implementation, EBRD will undertake the monitoring of the Project's E&S performance, including material non-compliance, serious incidents, significant stakeholder complaints and requests for waivers, amendments or consents relating to E&S matters, and will communicate relevant information to the EIB in accordance with the Mutual Reliance Agreement (MRA).

The Promoter will prepare and deliver a project-specific Physical Climate Risk Assessment, or equivalent CRVA, addressing relevant physical climate vulnerabilities in the Project area, with particular focus on flooding, extreme rainfall/ponding and heat stress, as applicable. The Promoter will report to the Bank on the status of technically feasible and proportionate measures identified through the assessment and adopted for implementation.

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