

 Early Warning System

EIB-20230895

CSAS - PRAGUE AFFORDABLE HOUSING



Quick Facts

Countries	Czech Republic
Specific Location	Prague
Financial Institutions	European Investment Bank (EIB)
Status	Approved
Bank Risk Rating	U
Voting Date	2025-05-21
Borrower	Ceska Sporitelna a.s.; Dostupne bydleni Ceske sporitelny a.s.
Sectors	Construction
Investment Type(s)	Loan
Investment Amount (USD)	\$ 67.99 million
Project Cost (USD)	\$ 213.04 million



Project Description

According to the Bank's website, the operation is a framework loan to Ceska Sporitelna a.s. ("CSAS", acting as borrower) and its fully owned subsidiary, Dostupne bydleni Ceske sporitelny a.s. ("DBCS", acting as promoter) to develop affordable housing projects in Prague, Czech Republic. The project envisages over 700 newly constructed housing units, to be operated on long-term affordable basis (below the market price) and rented out to key workers such as nurses, teachers and public sector workers and it is the first project of this type in the country.

The operation is aimed at supporting the construction of new affordable housing units in Czech Republic. Over 700 new apartments are set to be built across four locations in Prague, with delivery to public service employees scheduled throughout 2025 and early 2026.



Early Warning System Project Analysis

Due to the nature of the investment, very limited negative environmental impacts are expected. Temporary nuisance due to construction works (dust, noise) linked to the renovations or the constructions shall be mitigated through appropriate site organisation and construction management.

Investment schemes are not envisaged to be located inside of the Natura 2000 areas nor in the vicinity of Natura 2000 sites.



Investment Description

- European Investment Bank (EIB)

A framework loan.



Private Actors Description

The clients are Ceska Sporitelna a.s. ("CSAS", acting as borrower) and its fully owned subsidiary, Dostupne bydleni Ceske sporitelny a.s. ("DBCS", acting as promoter).

Ceska Sporitelna a.s. is the largest bank in the Czech Republic in terms of the number of clients, which is approximately 4.493 million for the entire group. It is part of the Erste Group operating in Central and Eastern Europe with headquarters in Vienna.

Dostupne bydleni Ceske sporitelny a.s. is a subsidiary of Ceska Sporitelna a.s. The company invests in the construction of apartments and supports the availability of housing in Czech Republic.



Private Actor 1	Private Actor 1 Role	Private Actor 1 Sector	Relation	Private Actor 2	Private Actor 2 Role	Private Actor 2 Sector
-	-	-	-	Ceska Sportelna AS	Client	-
-	-	-	-	Dostupne bydleni Ceske sportelny a.s.	Subsidiary	-



Contact Information

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ACCESS TO INFORMATION

You can submit an information request for project information at: <https://www.eib.org/en/infocentre/registers/request-form/request-form-default.htm>

ACCOUNTABILITY MECHANISM OF EIB

The EIB Complaints Mechanism is designed to facilitate and handle complaints against the EIB by individuals, organizations or corporations affected by EIB activities. When exercising the right to lodge a complaint against the EIB, any member of the public has access to a two-tier procedure, one internal - the Complaints Mechanism Office - and one external - the European Ombudsman. A complaint can be lodged via a written communication addressed to the Secretary General of the EIB, via email to the dedicated email address: complaints@eib.org, by completing the online complaint form available at the following address: <http://www.eib.org/complaints/form> via fax or delivered directly to the EIB Complaints Mechanism Division, any EIB local representation office or any EIB staff. For further details, check: http://www.eib.org/attachments/strategies/complaints_mechanism_policy_en.pdf

When dissatisfied with a complaint to the EIB Complaints Mechanism, citizens can then turn towards the European Ombudsman. A memorandum of Understanding has been signed between the EIB and the European Ombudsman establishes that citizens (even outside of the EU if the Ombudsman finds their complaint justified) can turn towards the Ombudsman on issues related to 'maladministration' by the EIB. Note that before going to the Ombudsman, an attempt must be made to resolve the case by contacting the EIB. In addition, the complaint must be made within two years of the date when the facts on which your complaint is based became known to you. You can write to the Ombudsman in any of the languages of the European Union. Additional details, including filing requirements and complaint forms, are available at: <http://www.ombudsman.europa.eu/atyourservice/interactiveguide.faces>



Bank Documents

- [Environmental and Social Data Sheet \(ESDS\) - CSAS - PRAGUE AFFORDABLE HOUSING](#)

Media

- [Czech Republic: EIB backs Prague's first affordable-housing project for public service employees](#)