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EIBG Support to Innovation in Construction

Fabrizio Seminara – 30 June 2026

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The lending arm of the European Union since 1958

European Investment Fund

Specialist provider of risk finance to small and medium-sized enterprises

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EIBG ACTION PLAN
AFFORDABLE & SUSTAINABLE HOUSING

✓ **Increase the supply** of affordable & sustainable housing units across the EU

Social and Affordable Housing in Malaga (Spain)

Innovation

- Support the **construction value chain** to develop and scale up **innovative building technologies**
- Reduce construction costs and accelerate project delivery

Renovation

- Scale up **energy-efficient renovations** while maintaining momentum in new builds
- **Reduce carbon footprint** and **living costs** through energy savings

New Build

- Increase direct and intermediated EIBG financing to support **new construction affordable housing**
- **Increase housing supply** below market prices in Europe

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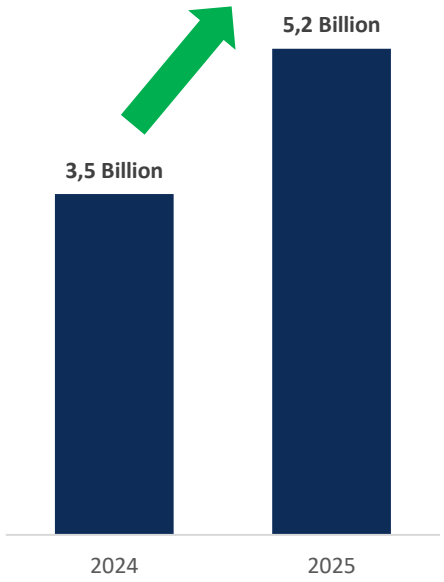
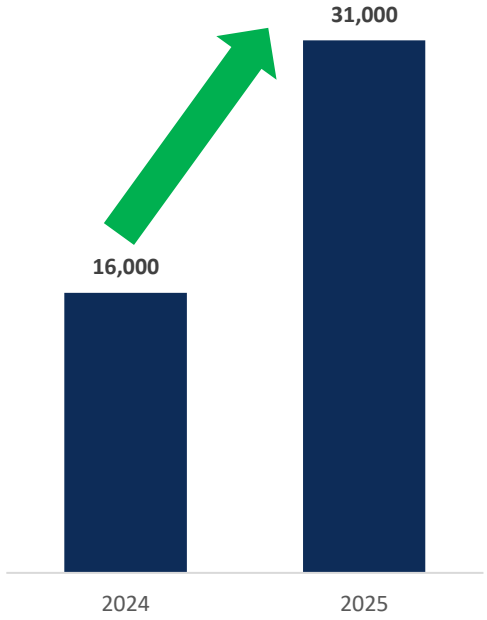
EIBG HOUSING PLAN IMPACT IN THE EU

- **2021-2025: EUR 18.4 billion** in financed and circa **664,000** built and renovated homes
- **+ 40% increase** in housing financing in 2025 compared to the previous year
- In 2025, the share of newly constructed housing units **doubled** compared to the previous year.

EIB Housing Financing in the EU (in EUR)
2024 vs 2025



Number of New Built Homes
2024 vs 2025



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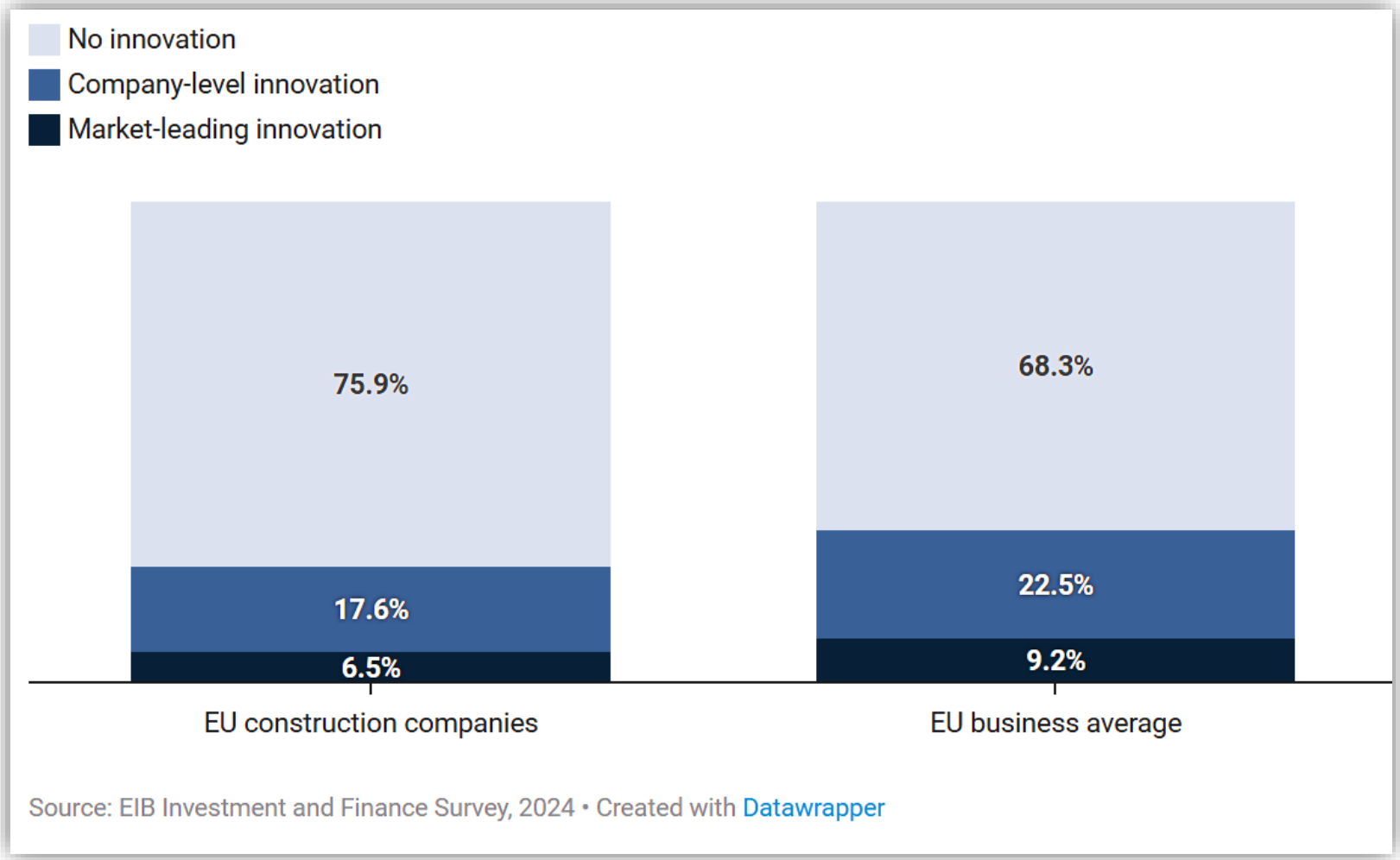
INNOVATION GAP IN THE EU CONSTRUCTION SECTOR

- **76%** of construction companies **do not innovate** compared to 68% across all sectors
- **Less than 7%** of construction companies create **breakthrough innovations**
- **Only ¼** construction firms implement **any form** of innovation



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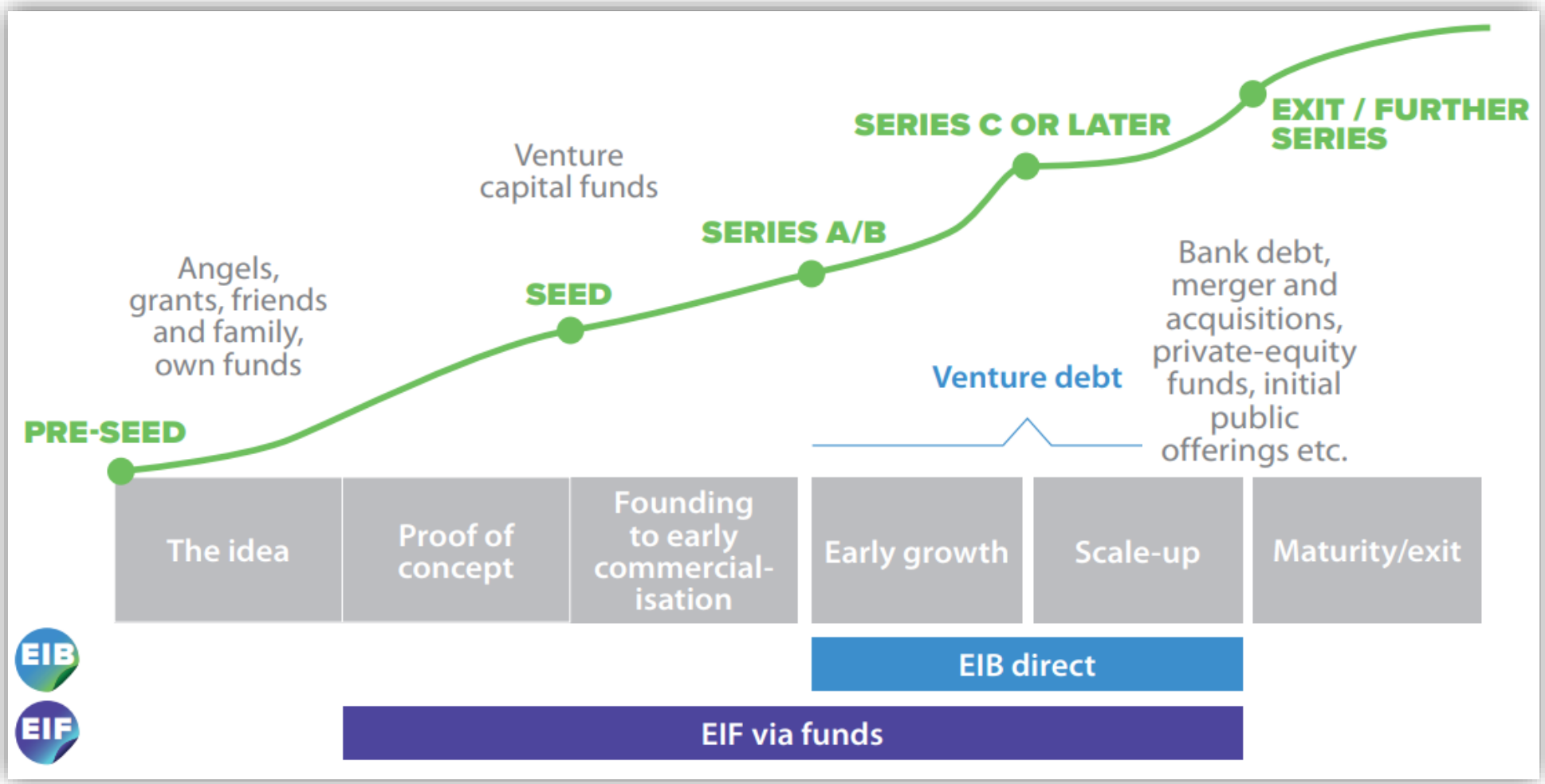
NEW BUSINESS DEVELOPING TRANSFORMATIVE TECHNOLOGIES



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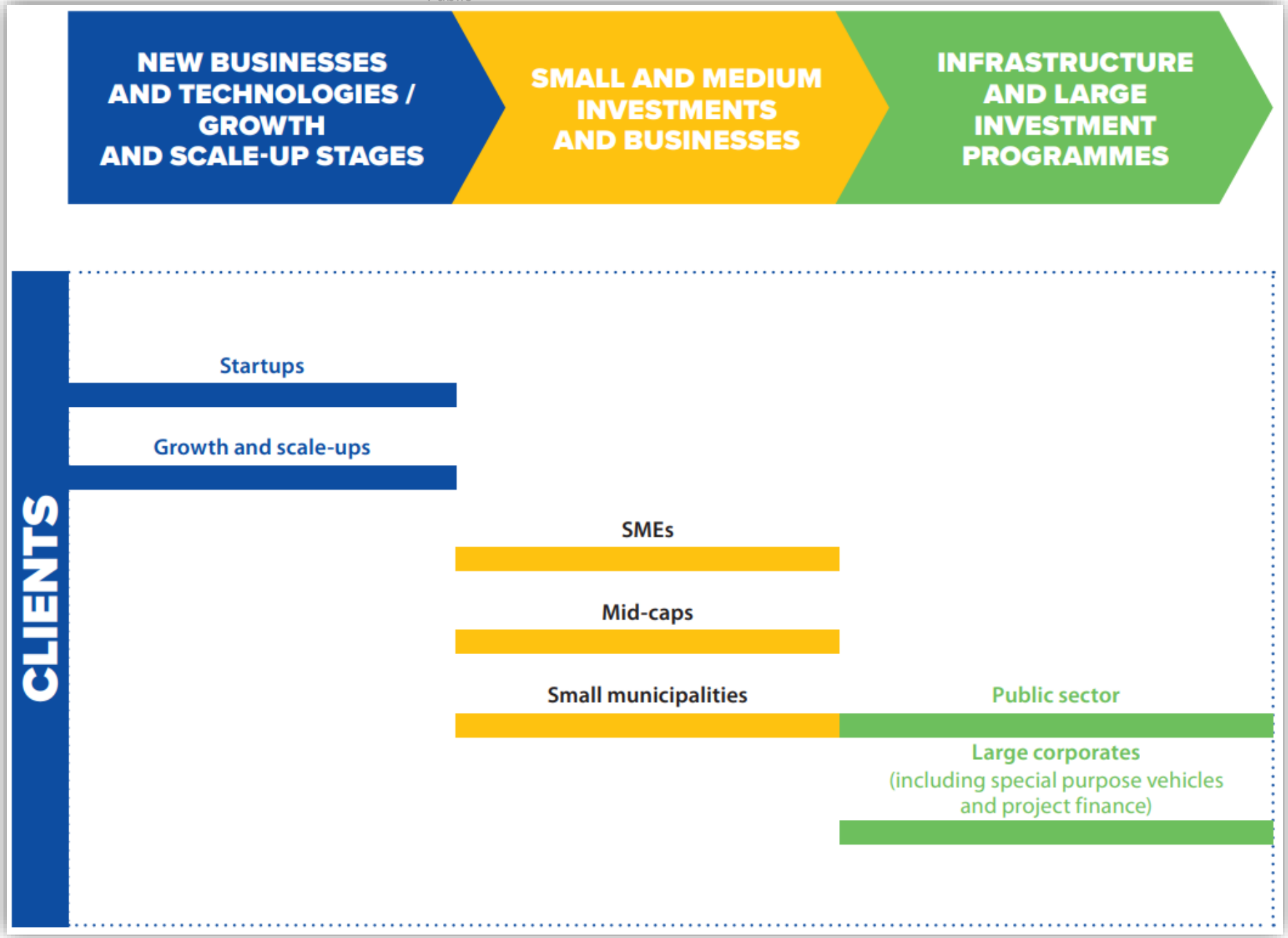
EIB CLIENTS



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WHAT WE HAVE ALREADY DONE

ULMA Group: EUR 45m

- Applying advanced manufacturing technologies
- Supporting production of new sustainable building materials

HEIDELBERG Materials: EUR 100m

- Development of innovative material, digitalisation and use of new technologies

WEPA & HONEXT Material: EUR 25m

- Scale-up recycled fibreboard production
- Circular Materials
- EIB support to construct manufacturing facilities

GROPYUS Off-site manufacturing: EUR 40m

- Developing a modular, digital construction platform that connects all processes from architectural design to on-site assembly

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EIBG TECH-EU INNOVATION IN HOUSING

LENDING ENVELOPE

➢ **EUR 400M** to finance investments in Research, Innovation, Digitalisation and Manufacturing for midcaps and corporates across the EU, supporting the development of the housing value chain.

EIB FINANCING
• **Digitalisation** of the construction sector
• **RDI projects** in manufacturing and construction processes
• **Intermediated financing** for innovation in companies

EIB ADVISORY & RESEARCH
• **Expand/New RDI facility** dedicated to RDI solutions and productivity increase in the housing sector
• **Demonstration/Incubators:** financing demonstration parks for innovative affordable housing concepts
• **Procurement advisory** support on how to implement innovation in procurement
• **Pilot project** advisory services to implement pilots that boost innovation technologies

➢ Current operations under assessment for **EUR 62.2M** of project investment cost. Significant envelope still available.
➢ Implementation is possible until **2033**. Extension/Increase conceivable, if needed and successful.

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EXAMPLE GROPYUS - RDI INVESTMENT LOAN

- Loan to finance **RDI activities** of Gropyus over 2023-2025, to further support firm's growth and innovation.
- R&D activities focused on development of efficient manufacturing and construction technologies for affordable and sustainable multi-storey apartment blocks using wooden modules pre-fabricated in an automated factory.

- **EIB Loan: EUR 40m + Invest EU Risk sharing** (Individual Quasi-Equity) + (Guarantee)

The **R&D programme** covers:

- Smart factory production processes
- Building system improvement
- R&D trends in automation & digitalisation
- R&D collaboration with academia, research centres and suppliers

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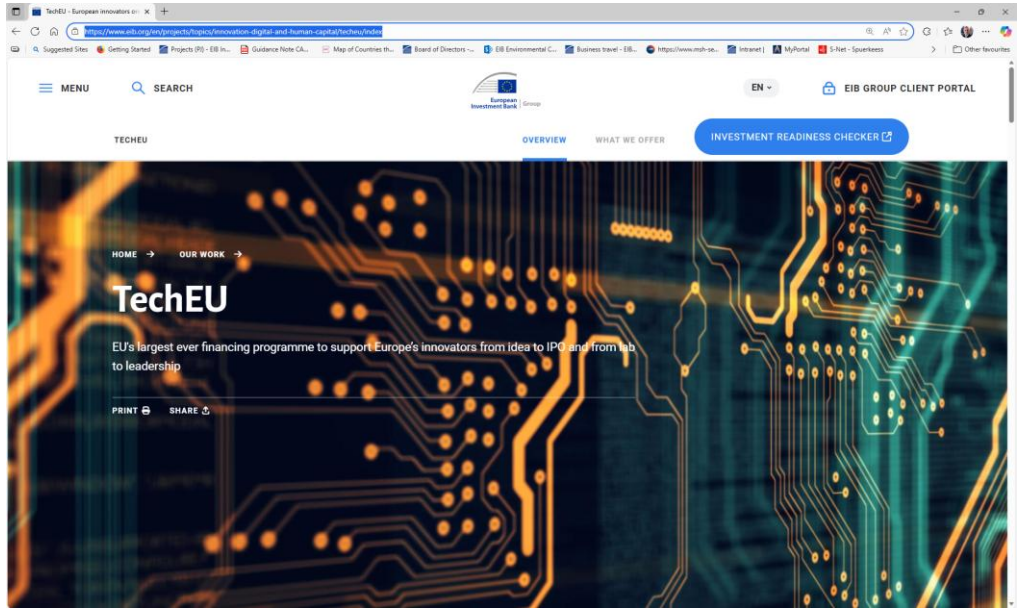
TOP 10 BARRIERS

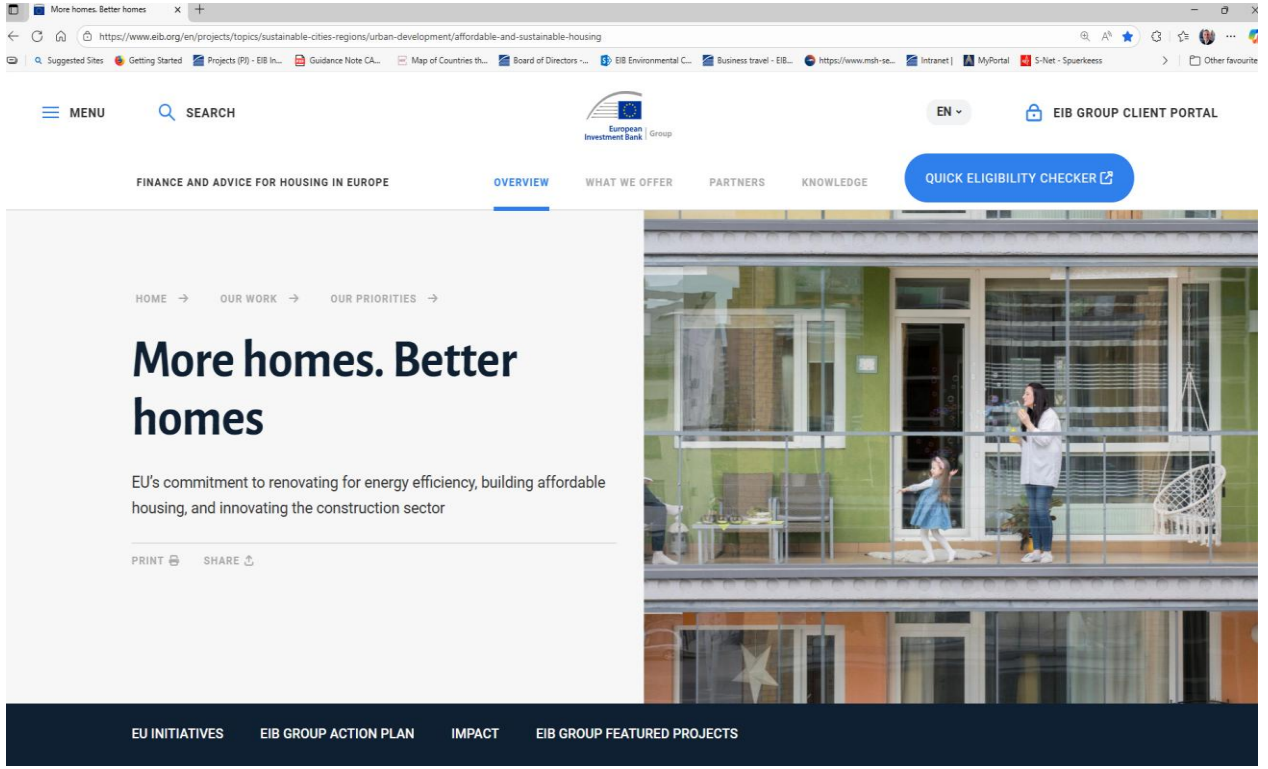
- **Lack of predictable demand** for off-site construction
- **Underuse of off-site manufacturing facilities**, not working at full regime due to lack of demand
- **High up-front capital investment** with high uncertainty of future demand, and delayed invoicing timing
- **Lack of harmonised standards** at EU level (even between regions)
- **Current tender dynamics** (lowest bid criteria) discourage innovation and off-site
- **Lack of indicators** (ex. degree or % of industrialised 3D components) in ToRs for CfT
- **Dominance of SMEs** with low innovation adoption capacity and low degree of digitalisation
- **5D BIM not yet generally adopted** during construction phase nor operation
- **Automation or Robotics perceived as "unrealistic"** as well as B2B marketplaces, and virtual reality
- **Lack of long-term vision** from public authorities to support off-site construction as a shift of paradigm

NEW EIB PLATFORMS



TechEU - European innovators one-stop shop

More homes. Better homes



FEATURES

- One-Stop-Shop entry point
- Eligibility checker
- Knowledge hub
- Interactive tools
- Case studies
- Links to partners

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THANK YOU

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