

EEEFC National Hub Finland

Financing framework for the energy performance of buildings

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European Commission – DG ENERGY
Unit B3 – Energy performance of buildings and products
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AccelerateEU



Key facts on fossil fuel imports



€340 billion

import value of fossil
fuels in 2025



€24 billion

additional spending for
fossil fuels since March
2022 (Middle East
conflict)



57% of energy
consumed in the EU is
imported fossil fuel

5 pillars of AccelerateEU

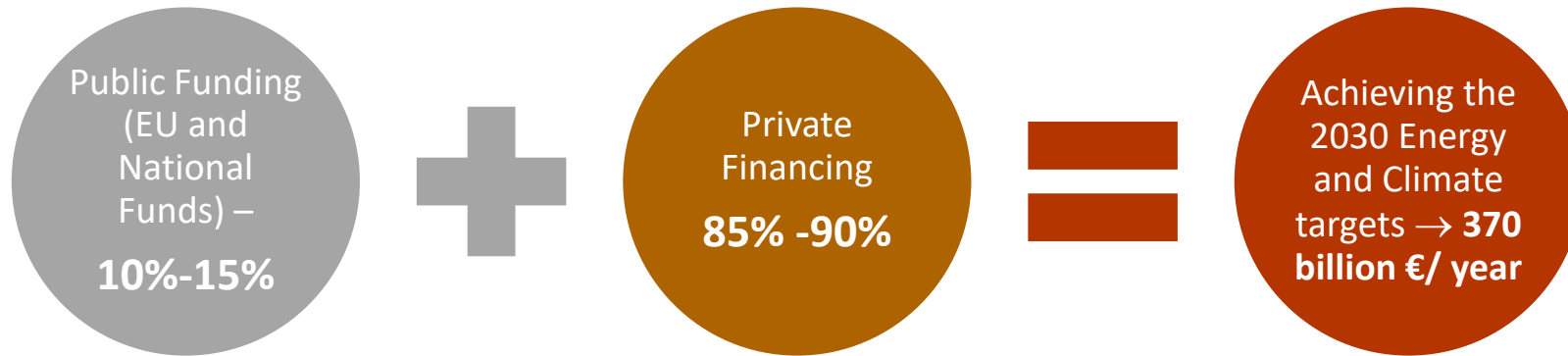
- **Strengthening coordination:** Improve cooperation on gas storage, oil reserves, and refining, while strengthening EU engagement with global energy partners.
- **Protecting households and industry:** Provide targeted, timely and temporary support, especially for the most vulnerable groups (e.g. vouchers, tax relief), whilst remaining consistent with the energy transition.
- **Reducing fossil fuel dependence:** Boost electrification, energy efficiency and clean energy to rapidly reduce oil and gas use.
- **Stepping up our energy system:** Increase interconnectivity, modernise grids, expand storage and enhance renewables integration.
- **Mobilising investment:** Scale up public and private funding, including EU instruments, to accelerate the transition.

Financing framework for the energy performance of buildings



Energy Efficiency Financing

Leveraging private financing and investments **is conditional** to achieving the Union's climate and energy targets.



- ⇒ **Public Funds as a catalyst for private investments** (grants-only models are insufficient), with targeted approach
- ⇒ With higher support towards **vulnerable households, worst-performing buildings** and **deeper renovations**

Financing section in the National Building Renovation Plans

- Articles 3, 9, 17 and Annex II + COM [annotated template](#) (p. 43)

Reference in Article 3	Mandatory indicators in Annex II
[...]	[...]
(c) Overview of implemented and planned policies and measures	For all policies and measures: [...] -type of policy or measure (such as legislative; economic; fiscal; training, awareness) -planned budget and funding sources [...]
(d) Outline of the investment needs, the budgetary sources and the administrative resources	-total investment needs for 2030, 2040, 2050 (million EUR) -public investments (million EUR) -private investments (million EUR) -budgetary resources

Update on interlinkages with housing policy, Green Taxonomy, State aid and Social Climate Plans



Update on interlinkages with housing policy, Green Taxonomy, State aid and Social Climate Plans

- Financing in the European Affordable Housing Plan
 - ‘Mobilising investment’ one of the 4 pillars
 - Pan-European Investment Platform in cooperation with the EIB and other FIs
 - Role of energy efficiency and of the Coalition
- State aid - Services of General Economic Interest (SGEIs)
 - Revised ‘SGEI Decision’, now in force:
 - Energy costs must be considered as part of the total housing costs in the affordability assessment;
 - Energy renovation costs, including replacement of individual building elements, are eligible costs for compensation

Update on interlinkages with housing policy, Green Taxonomy, State aid and Social Climate Plans

- State aid - General Block Exemption Regulation (GBER)
 - Under revision, for entry into force from 2027. Goals: overall simplification and provisions on housing
 - Art. 38a on buildings, among others.
- Green Taxonomy
 - Under revision, for entry into force from 2027.
 - On both 'Climate delegated act' and 'Environmental delegated act'
 - Most relevant section: Section 7 of Climate change mitigation Annex of Climate DA
 - Feedback: issues with 'do no significant harm' ('DNSH') criteria
- Social Climate Plans
 - Various stages of preparation and submission. Conditional on ETS2 implementation

Energy efficiency financing support package



Support package for energy efficiency financing



- Report on **Energy efficiency financing** in Europe (EED Art. 30 and EPBD Art. 9)
- Recommendation to EU countries and market actors on **unlocking private investments** (EED Art. 30)
- Recommendation with practical guidance on establishing **one-stop shops for energy renovations** (EED Art. 22 and EPBD Art. 18)
- Adopted in March, together with the Clean Energy Investment Strategy
- [The Commission reaffirms its commitment to boost energy efficiency financing - Energy](#)

Report on Energy Efficiency Financing in Europe

Legal Basis: Energy Efficiency Directive (Article 30) and Energy Performance of Buildings Directive (article 9)



Data Sources

- Internal data from relevant European Commission services
- Data at national level collected from Member States (via the EED Expert Group) and contractor
- Call for evidence

Main Findings

- Important progress in financing for energy efficiency, notably from the EU budget, from EUR 21 bln (in MFF 2012-2020) to EUR 144.7 bln (in MFF 2021-2027+ NGEU), mostly from RRF (73.8% of increase) being phased out.
- Limited use of blended and repayable financing schemes (25% of surveyed schemes).
- Financial instruments and blended financing provide higher leverage but used to a limited extent.
- Dedicated EU programmes/initiatives for energy efficiency are effective but remains small in relative terms.
- Standardised data and reporting on energy efficiency are lacking.

Conclusions

- Public funding (incl. RRF) covers only 15% of the investments needs to meet 2030 EED targets.
- Member State to increase the use of financial instruments and blended financing, incl in next-MFF.
- Need to maintain and scale-up existing EU programmes and initiatives such as LIFE CET and ELENA.
- Public-private partnerships and cooperation with financial institutions are key.

Recommendation on Unlocking Private Investments in Energy Efficiency



Starting point

- **Public funds as a catalyst** for private investments (grants models are insufficient)
 - To activate and aggregate demand for energy efficiency investments
 - To improve supply of financing offers for energy efficiency, de-risk investments and re-financing
- Limited standardization of energy efficiency investments as critical barrier
- Focus on stimulate and aggregate **investment demand**, and on **improving financing offer**, de-risking and re-financing

Legal basis

- Energy Efficiency Directive ((EU) 2023/1791)), and also Energy Performance of Buildings Directive ((EU) 2024/1275)
- EED Article 30 (10) **National energy efficiency fund, financing and technical support one-stop shops**

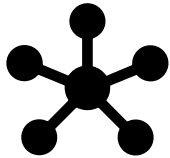
Key Messages

Develop **12 recommendations with Annex** providing details on measures, suggestion and existing good practices:

- Main areas of action: activate demand, improve offer and de-risk investments
- National/regional specificities: tailor solutions/measures to the existing national and regional energy efficiency and governance framework
- Main types of measures:
 - Promote role of National Energy Efficiency Fund and equivalent facilities with mandate to support energy efficiency investment
 - Recommend the scale-up of blending financing solutions and financial instruments, including integrated project development assistance support and guarantees
 - Promote energy efficiency financing via service agreement
 - Remove barriers to innovative financing schemes for energy efficiency to enable market development

Guidance on One-Stop Shops services

OSS centralises supports **for a more energy efficient and optimised renovation journey**



Starting point

- One-stop shops' potential in tackling barriers to renovations
- Drawing from expertise from concrete One-stop shops project portfolio and practitioners (LIFE CET, H2020, ELENA)
- Legal basis, Commission Commission tasked with providing guidance on one-stop shops: Art. 22(6) EED and Art. 18(1) EPBD

Legal basis

- Practical guidance focusing on:
 - 1. 'Legal and policy context'
 - 2. 'Relevant definitions and concepts'
 - 3. 'A range of diverse and complementary services'
 - 4. 'Key considerations to establish OSS services'
 - 5. 'Where to turn for EU-level support'

Key Messages

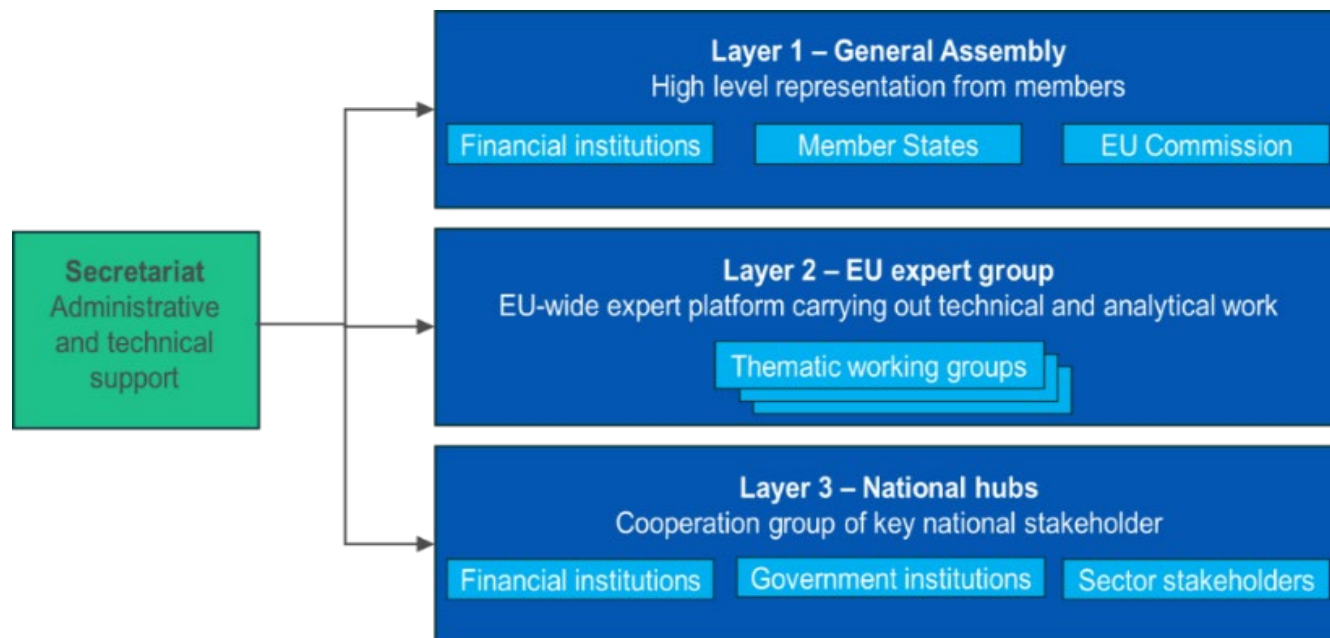
- OSS support: public authorities in providing **support to homeowners and enterprises throughout their investment journey**
- OSS services: go **beyond generic advice only**, invest in **interpersonal skills and staff management**, ensure **on-site presence** (office, home visits) and rely on **quality standards and monitoring** frameworks
- Systemic thinking and national approaches: Encourage a **strategic reflection on role of OSS** in delivering on energy efficiency objectives, EED and EPBD implementation, so that support could be streamlined, and anchor OSS in national strategies, NECPs and NBRPs

European Energy Efficiency Financing Coalition



European Energy Efficiency Financing Coalition

- High-level initiative to enhance the cooperation between European Commission, Member States, Financial Institutions (FIs) and industry.
- Main objective: to **mobilise private financing for energy efficiency**, improve access to finance for enterprises and citizens + stimulate demand for energy efficiency solutions.
- Three Layers:
 - General Assembly
 - EU expert platform
 - National Hubs



The Coalition – state of play



27
Member States

Membership **extended**: additional financial institutions, and now industry members.

14 National Hubs established or being established



**68 financial
institutions**

EU-Level Working Groups (WG):

- WG on Renovation (Link with delegated Act on Voluntary Portfolio Framework – EPBD)
- WG on SMEs (+ midcaps) kicked off
- More topics (e.g. audits) to be addressed through WGs + other tools



**+ 41 industry
members**

EU-level Events

- Roundtable took place on 3 February
- General Assembly took place on 5 May – work program for 2026 adopted

Dedicated work with the EIB



EIB's Energy Efficiency Programme for SMEs

- Launched in September 2025, EIB aims to increase financing for **EE in SMEs** to **17.5 billion euro** (doubling current volumes)
- Aim to support around 350.000 SMEs and estimate to mobilise over 65 billions euro in investments in next three years, to reduce energy bills
- Financing through combination of new and existing products, debt and equity instruments, underpinned by EU budget (InvestEU guarantees)

Potential guarantee scheme for providers of energy efficiency services

- Reflections on a pilot scheme with EIB, to be potentially part of the InvestEU blending operation with LIFE CET for technical assistance
- Goal is to grow ESCO market

Portfolio Framework delegated act under the EPBD



Portfolio framework

Objectives

- Increase lending volumes for energy renovations, in line with EU energy & decarbonisation targets
- Protect vulnerable households (through blended funding solutions)
- Outline best practices to encourage lenders to prioritise worst-performing buildings
- Voluntary use by financial institutions => requires a proper consultation

MFF 2028-2034 Commission Proposal

*Energy efficiency
aspects*



MFF 2028-2034 - Key features

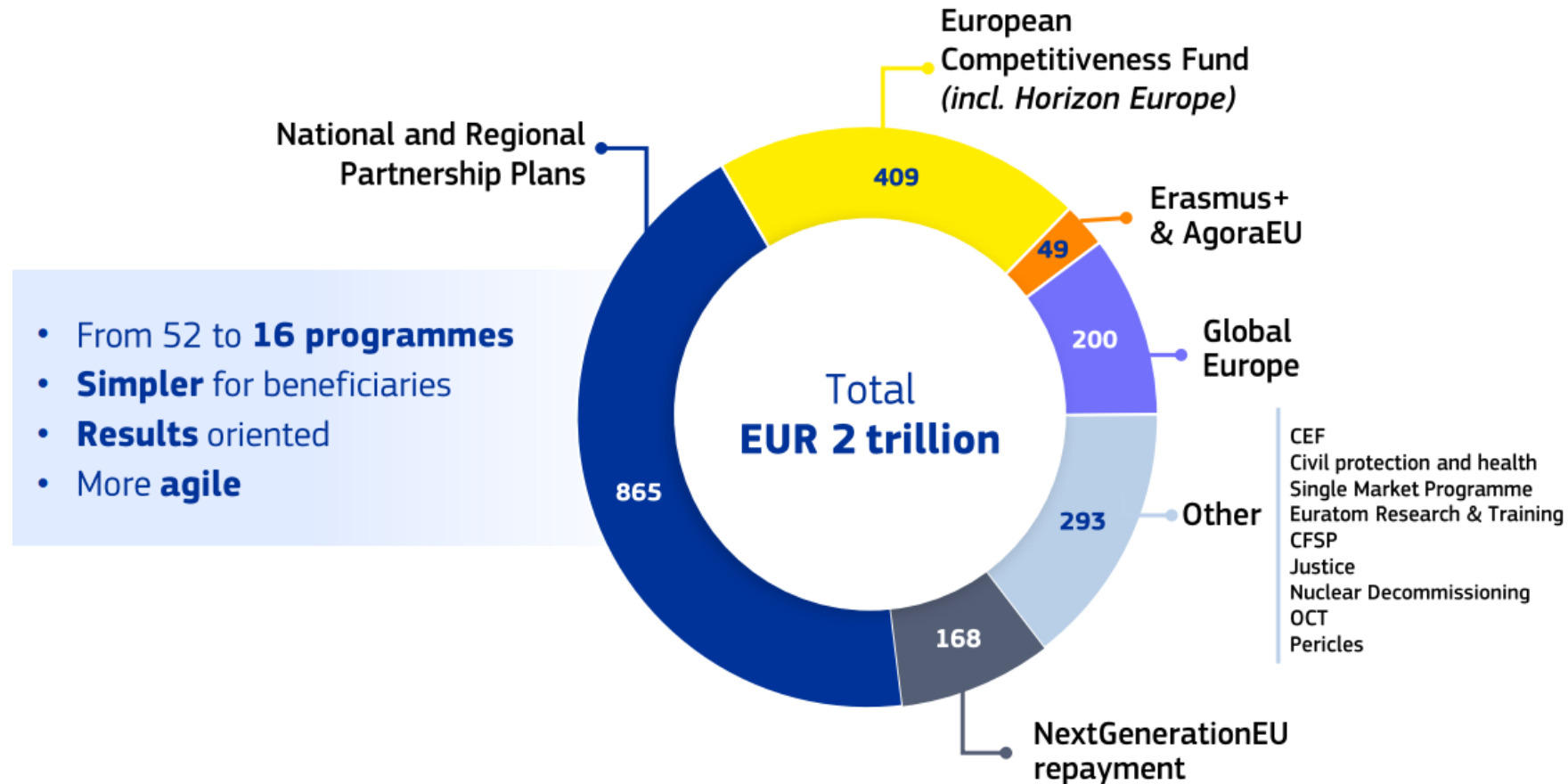
Sharper in Priorities

Three main functions of the EU budget → Three core elements of the future MFF



MFF 2028-2034 - Key features

Smarter in design



All amounts in EUR, current prices, adjusted with 2% deflator

Better Homes Partnerships



Challenges



Renovation rates across the EU remain low, despite mature technologies being available



Buildings' role as an asset of the electricity system remains underdeveloped



The use of natural gas in residential and services buildings represented 35% of the EU's natural gas consumption in 2024

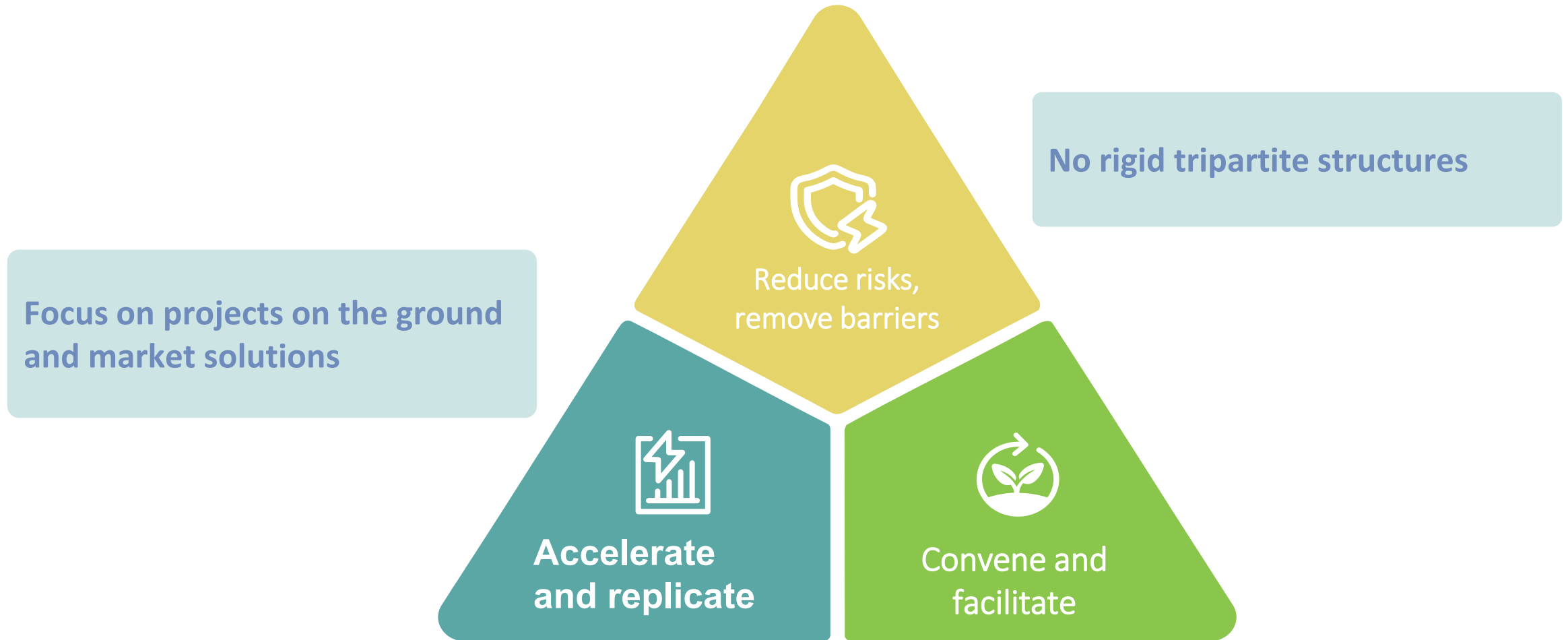


Energy Performance of Buildings Directive implementation is ongoing: need for new tools and measures



Fragmentation among policy frameworks, implementation actors, financing mechanisms, and project developers.

Better Homes Partnerships: a new tool for delivering together



OBJECTIVE: convening key stakeholders from fragmented renovation value chains and facilitate the alignment of their agendas to deliver concrete projects

Key players



European Commission

Convening role, activating stakeholders, policy alignment, leveraging EU instruments, support in removing barriers, better implementation of existing legislation.

Member States, regional and local authorities

Enabling frameworks, co-funding, guarantees, identification of pilot projects, commitment to delivery on the ground

Housing companies, cooperatives, project developers

Project pipelines and commitments to delivery on the ground.

Technology Providers, industrial players and solutions providers

Scalable solutions, market uptake

Financing sector

Commitments of capital, risk-sharing, and financing models.
Key role for the EEF Coalition (in particular the WG on affordable and sustainable housing and the National Hubs)

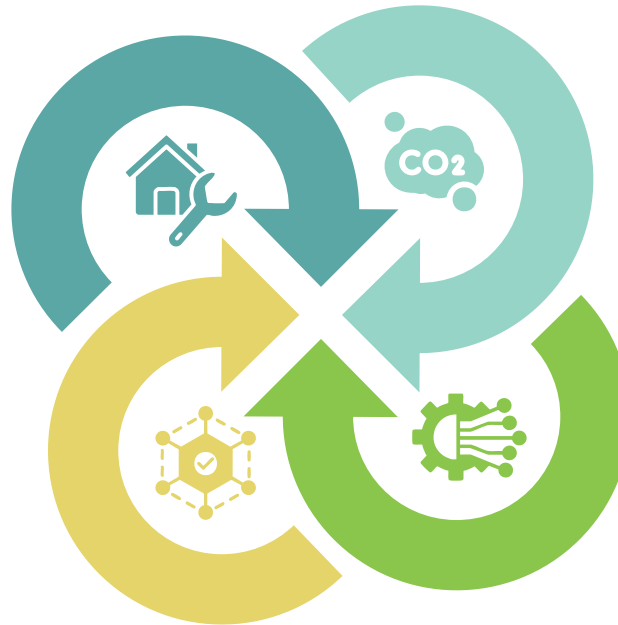
Energy providers/aggregators/regulators/hyperscalers:

Non-wire services, capacity relief: aggregated buildings renovations as an alternative to or deferral of grids reinforcement; leverage the remuneration of demand flexibility to deliver renovations, develop business models

Focus areas

**Demand flexibility
through building
renovation**

Financial instruments



**Stimulate and simplify
renovations**

**Efficient heating and cooling
solutions**



Next steps (work in progress)



- Upcoming Call for Expression of interest (e.g. for ongoing projects to replicate, projects under development, market solutions to uptake/upscale)
- [Workshop on unlocking demand-side flexibility from buildings, 24 June](#)
- Engagement with interested parties to help matching needs, outreach at national and local levels.
- Develop models of partnerships to be endorsed and replicated
- Take stock at the Housing Summit (timing TBC)



Thank you!



#EPBD

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<https://energy.ec.europa.eu/>

[DG Energy newsletters](#)



MFF 2028-2034

Driving in Energy Transition Forward

Next-MFF (under discussion) will **maintain strong commitment in clean energy transition:**

National and Regional Partnerships

- **EUR 865 billion budget** integrating cohesion and multi-level synergies including 43% target to **climate mainstreaming**
- Large territorial impact (CAP, rural development, social funds, energy poverty, etc.) and **shared-management programmes**
- Plans to be guided by priorities from **European Semester and NECPs**.

European Competitiveness Fund

- **EUR 234 billion budget** with key objective to support strategic technologies including 43% target to **climate mainstreaming**
- **EUR 26.2 billion** Clean Transition and Industrial Decarbonisation window
- Support through **grants** and **financial instruments**
- Notably integrate current LIFE Clean Energy Transition, InvestEU and ELENA

Horizon Europe

- **EUR 175 billion budget** on collaboration / fundamental research and innovation, including 40% target to **climate mainstreaming**
- **EUR 25.3 billion** for key EU funding programme supporting **innovation** and **clean transition and energy**

*For all 3 'pillars' above, adopted **list of indicators** in COMP proposal and ongoing COM work on **DNSH criteria***

Key Takeaways

- **Decarbonisation and clean transition** are key priorities across major MFF funding programmes, supported by a **35% climate/environmental spending target** (≈ €700 bn).
- Broad **eligibility for energy-related priorities** – including renewables, grids, energy efficiency, and clean technologies.