

## InvestEU Scoreboard<sup>1</sup>

### Presentation of the financing or investment operation:

Implementing Partner: EIB

Name of the Operation: LONG TERM CARE DEVELOPMENT INFRASTRUCTURE II

Type of approval :

☒ Individual financing or investment operation

☐ Framework Operation<sup>2</sup>

Name of the final recipient: VITALIA PLUS SA

Country(-ies) of implementation: Spain

### Short description of the financing or investment operation:

The provision of long-term care services is a difficult challenge for the social security system in Spain. Demographic and social changes that are arising from an ageing population, declining fertility rates, increasing dependency ratios and new family patterns have created a substantial demand for long-term care services. The Autonomous Communities are responsible for providing such services for their population, including long-term care services as regulated in the 2006 “Dependency Care Act” (Law 39/2006 of 14 December). The law outlines the structures for cooperation between the public and private sectors, based on the principles of equity of access and fundamental human rights.

The project consists of the construction of 12 new long-term care centers, 3 rehabilitation hospitals and 4 assisted living facilities that will be complementing the publicly financed system by means of concessions, accreditation or public subsidies of the services provided. The project will contribute to substantially increasing the access to, and availability of, long-term care services to meet the rapidly growing demand from an ageing population. The above investments will be aligned with the Energy Performance of Buildings (EPBD) Directive.

### **Public Statement**

The project is line with the InvestEU objective of social investment. As a social investment, the project contributes to the implementation of the European Pillar of Social Rights. This project addresses the sub-optimal investment situation in the European health and care infrastructure due to market failures originating from the public goods nature of services provided by health and care facilities and the large health externalities they generate. The centres financed in this project will be located in urban agglomerations, contributing to more equity of access to affordable long-term care mainly for the elderly, and creating workplaces during operation. The project also helps to reduce privately borne costs of long-term elderly care by offering affordable long-term care solution. The project responds to the demographic trends and requirements of Spain. The modern, digitalized and well equipped long-term care premises will also help attract and retain care and medical professionals and increase their productivity.

<sup>1</sup> This Scoreboard of indicators reflects the information presented to the InvestEU Investment Committee (IC) for its decision on the use of the EU guarantee for this operation. Therefore, the document does not take into account possible developments that could have occurred after this decision.

<sup>2</sup> The EIB Lending Envelopes are a delegation mechanism of the approval authority from the Board of Directors to the Management Committee for a series of sub-loans to multiple borrowers that are grouped together under one sector, policy objective or geographical region. Under InvestEU, such sub-projects grouped together are approved by the Investment Committee as Framework Operations.

EIB's involvement diversifies the Promoter's financing sources with customized terms lengthening its average debt maturity. It also provides a signalling effect on the quality of the Project, facilitating funding from commercial banks.

The project would not have been carried out (to the same extent) by the EIB without the InvestEU support.

**Pillar 3** - Market failure or sub-optimal investment situation addressed by the financing or investment operation (**Very Good**)

**Pillar 4** - Financial and technical contribution by the Implementing Partner (**Good**)

**Pillar 5** - Impact of the financing or investment operation (**Very Good**)

**Pillar 7** - Complementary indicators<sup>3</sup>

### Key project characteristics

|                                                  | Expected at PCR                                     |
|--------------------------------------------------|-----------------------------------------------------|
| Start of works                                   | 01.01.2023                                          |
| End of works                                     | 31.12.2026                                          |
| Project investment cost                          | 205.00 MEUR                                         |
| Mandate eligible investment mobilized            | 205.00 MEUR                                         |
| Mandate multiplier effect                        | 21.80                                               |
| Mandate leverage effect                          | 9.57                                                |
| Amount of private financing                      | 115.00 MEUR                                         |
| Co-financing with national promotional banks     | 0.00 MEUR                                           |
| Co-financing with structural funds (ESIF)        | 0.00 MEUR                                           |
| Energy efficiencies realised                     | 3,594.00 MWh/a                                      |
| Climate Action indicator                         | 65.00% Mitigation - Energy Efficiency (transversal) |
| Less Developed Regions                           | 11.84%                                              |
| Transition Regions                               | 10.79%                                              |
| Employment during construction temporary jobs    | 954 person years                                    |
| Employment during operation – new permanent jobs | 4,050 FTE                                           |
| Gender Tag                                       | Significant Gender Equality                         |
| Employment during project operation - women      | 3,766 FTE                                           |

### Outputs

|                                                      | Expected at PCR                                                                                  |
|------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| New or rehabilitated health facilities               | 19.00<br>3 rehabilitation hospitals<br>12 Long term care centres<br>4 assisted living apartments |
| Number of beds in health facilities                  | 2,504.00                                                                                         |
| Equipment and ICT supplied to health facilities      | 2.06 MEUR                                                                                        |
| Construction floor area in health facilities         | 143,301.00 m2                                                                                    |
| Full Time Equivalent (FTE) health care professionals | 940.00                                                                                           |

<sup>3</sup> The abbreviation PCR stands for Project Completion Report. EIB internal methodologies are used in order to calculate the figures presented in this document. The Promoter's estimates might differ.

|                                                    |       |
|----------------------------------------------------|-------|
| Share of health services covered by public funding | 50 %  |
| Repower EU – share of project investment cost      | 0.00% |

## Outcomes

### Expected at PCR

|                                                                      |              |
|----------------------------------------------------------------------|--------------|
| Bed occupancy rate                                                   | 87.00 %      |
| Volume of patients treated                                           | 12,043.00    |
| Unit costs per case treated in health facilities                     | 51.10 EUR/d  |
| Share of annual operating costs spent on maintenance                 | 1.50 %       |
| Population covered by improved health services                       | 2,057,451.00 |
| Number of new non-residential buildings with high energy performance | 19           |