

DRAFT GENERAL BUDGET OF THE EUROPEAN UNION

Working Document Part VII

#EUBudget

2026
FINANCIAL
YEAR

Commission buildings

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DRAFT GENERAL BUDGET of the European Union for the financial year 2026

Working Document Part VII

**Draft General Budget
of the European Union
for the Financial Year 2026**

Working Document Part VII

Commission Buildings

Draft Budget Working Documents

The 2026 Draft Budget is accompanied by twelve ‘Working Documents’, as follows:

Part I: Programme Performance Statements of operational expenditure

Working Document I contains, pursuant to Article 41(3)(h) of the Financial Regulation, the Programme Performance Statements, which provide for each spending programme comprehensive information on the financial implementation and progress in achieving the programme objectives as of the end 2024.

Part II: Human Resources of the EU institutions and executive agencies

Working Document II presents information on the human resources of the EU institutions and executive agencies, and in particular for the Commission, both for the establishment plans and for external personnel and across all headings of the multiannual financial framework. Moreover, pursuant to Article 41(3)(b) of the Financial Regulation, it provides a summary table for the period 2023 – 2026 which shows the number of full-time equivalents for each category of staff and the related appropriations for all institutions and bodies referred to in Article 70 of the Financial Regulation.

Part III: Bodies set up by the European Union having legal personality

Working Document III presents detailed information relating to all decentralised agencies and Joint Undertakings, with a transparent presentation of revenue, expenditure and staff levels of various Union bodies, pursuant to Article 41(3)(c) of the Financial Regulation.

Part IV: Pilot projects and preparatory actions

Working Document IV presents information on all pilot projects and preparatory actions which have budget appropriations (commitments and/or payments) in the 2026 Draft Budget, pursuant to Article 41(3)(f) of the Financial Regulation.

Part V: Budget implementation and assigned revenue

Working Document V presents the budget implementation forecast for 2025, information on assigned revenue (implementation in 2024 and estimation for 2026) and a progress report on outstanding commitments (RAL) pursuant to Article 41(3)(d) of the Financial Regulation.

Part VI: Commission expenditure under the administrative heading of the multiannual financial framework

Working Document VI encompasses administrative expenditure to be implemented by the Commission under the administrative heading of the multiannual financial framework (heading 7) in accordance with Article 317 of the Treaty on the Functioning of the European Union, as well as the budgets of the Offices (OP, OLAF, EPSO, OIB, OIL and PMO), pursuant to Article 41(3)(e) of the Financial Regulation.

Part VII: Commission buildings

Working Document VII presents information on buildings under Section III - Commission, pursuant to Article 272(1) of the Financial Regulation.

Part VIII: Expenditure related to the external action of the European Union

Working Document VIII presents information on human resources and expenditure related to the external action of the European Union, pursuant to Article 41(9) and (10) of the Financial Regulation.

Part IX: Funding to international organisations

Working Document IX presents funding provided to international organisations, across all MFF headings, pursuant to Article 41(3)(g) of the Financial Regulation.

Part X: Financial Instruments

Working Document X presents the use made of financial instruments, pursuant to Article 41(4) of the Financial Regulation.

Part XI: Budgetary Guarantees and Contingent Liabilities

Working Document XI presents the implementation of Budgetary Guarantees, and the assessment of the sustainability of the contingent liabilities arising from budgetary guarantees and financial assistance pursuant to Article 41(5) of the Financial Regulation.

Part XII: Payment schedules

Working Document XII presents summary statements of the schedule of payments due in subsequent years to meet budgetary commitments entered into in previous years, pursuant to Article 41(3)(i) of the Financial Regulation.

Commission buildings

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FOREWORD

This document of the European Commission fulfils the requirements of Article 272(1) of the Financial Regulation (FR)¹ in respect of Commission buildings (Section III), as follows:

1. **Commission buildings financed by Heading 7 of the Multiannual Financial Framework (MFF)**, for the following buildings:
 - Headquarters (Brussels and Luxembourg), including the buildings of the Administrative Offices, which are managed centrally at Headquarters' level (Office for Infrastructure and Logistics in Brussels and Luxembourg, Publications Office, European Personnel Selection Office and Office for Administration and Payment of Individual Entitlements),
 - Representation Offices,
 - Health and food audits and analysis offices in Grange,
 - Office which manages its own building autonomously (European Anti-Fraud Office).
2. **Commission buildings financed outside Heading 7:**
 - Research contribution to building expenditure at Headquarters,
 - Joint Research Centre (JRC) buildings outside Brussels belonging to the Seven Scientific Institutes, located in five different sites in Geel (Belgium), Ispra (Italy), Karlsruhe (Germany), Petten (The Netherlands) and Seville (Spain).

Buildings of Bodies set up by the European Union and having legal personality

Information related to the buildings of decentralised agencies, executive agencies, joint undertakings / Public-Private Partnership (PPP) bodies and the European Institute of Innovation and Technology (EIT) is presented in Working Document III Bodies set up by the European Union and having legal personality and Public-Private Partnership.

For each body, the buildings section of the financial statement included in the Working Document III gives an overview of key data, such as the surface area of the building(s), annual rent paid, and host country support.

¹ Regulation (EU, Euratom) 2024/2509 of the European Parliament and of the Council of 23 September 2024 on the financial rules applicable to the general budget of the Union (recast).

1 COMMISSION BUILDINGS FINANCED UNDER HEADING 7

Introduction

Article 272(1) of the FR requests that each Institution provides the Budget Authority with a working document on its building policy. This working document shall incorporate the following information:

- a) For each building, the expenditure and surface area covered by the appropriations of the corresponding budget lines. The expenditure shall include the costs of the fitting-out of buildings but not the other charges.
- b) The expected evolution of the global programming of surface area, taking account of trends in teleworking, and locations for the coming years with a description of the building projects in planning phase which are already identified and an assessment of the evolution of the real estate market surrounding the location of the project that leads to additional cost.
- c) The final terms and costs, as well as relevant information regarding project implementation of new building projects previously submitted to the European Parliament and to the Council under the procedure set out in paragraphs (2) and (3) of Article 272 of the FR and not included in the preceding year's working document.

This part of the Working Document concerns the building policy of the European Commission financed by Heading 7 of the Multiannual Financial Framework, and includes the following groups of buildings:

- Headquarters (Brussels and Luxembourg), including those of the Administrative Offices managed centrally at Headquarters' level (Office for Infrastructure and Logistics in Brussels and Luxembourg (OIB, OIL), Publications Office (OP), European Personnel Selection Office (EPSO) and Office for Administration and Payment of Individual Entitlements (PMO)).
- Health and food audits and analysis offices in Grange.
- Representation Offices.
- Office which manages autonomously its own building (European Anti-Fraud Office (OLAF)).

For each of these groups, the three fields of information requested by Article 272(1) of the FR are covered. The budget lines financing the buildings in each group are listed at the beginning of each group.

The areas shown are the above-ground area. This is coherent with the presentation used in the Working Document on Administrative Expenditure under Heading 7 (Financial Statements). The corresponding appropriations requested in the Draft Budget 2026 refer to the cost for the whole area (above and below ground) in the year and after deduction of assigned revenue.

For buildings having an "office space" designation and which include areas considered as "non-office space" (like conference rooms, IT rooms, etc.), the appropriations in Draft Budget 2026 have been broken down pro rata to the corresponding office and non-office above-ground areas.

For each building it is also indicated under which kind of contractual form it is occupied, or has been acquired, and the appropriations requested by the European Commission in the Draft Budget 2026.

In relation to the "*Maisons de l'Europe*" (in the Representation Offices), the areas shown are those occupied by the European Commission only, even in the cases where there is a common property with the European Parliament.

Streamlining the management of OIB and OIL would generate savings through synergies between competences which are currently present in both Brussels and Luxembourg.

Reporting Method

Until 2022 in Working document Part VII, the areas reported for each building (mainly surfaces above ground) were derived from different methodologies and generally provided contractually.

In order to implement recommendation 5(c) of the report of European Court of Auditors on office accommodation of EU institutions² and ensure comparability of the information, a new reporting method has been agreed by a special inter-institutional working group. It is based on a new common measurement code and provides for the reporting, for a given building:

- areas (gross floor areas above ground and total gross floor areas),
- annual cost (rent/ purchase price, including the first installation works),
- type of contract (ownership / usufruct / lease/ emphyteusis).

² Special Report 34/2018 Office accommodation of EU institutions – some good management practices but also various weaknesses.

1.1 Buildings in headquarters

1.1.1 Brussels

Budget lines

20 03 01 01 – Acquisition and renting of buildings (Brussels)

01 01 04 01 – Rents and purchases (Publications Office)

02 01 04 01 – Rents and purchases (European Personnel Selection Office)

03 01 04 01 – Rents and purchases (Office for Administration and Payment of Individual Entitlements)

04 01 04 01 – Rents and purchases (Office for Infrastructure and Logistics – Brussels)

Title 1 – Research contribution to buildings in Headquarters

a) Expenditure and surface area of buildings covered by the appropriations of the budget line

BUILDINGS		Office Space		Non Office Space		TOTAL BUILDING		
		GROSS AREA ABOVE GROUND (m²)	Amount in Draft Budget 2026 (€)	GROSS AREA ABOVE GROUND (m²)	Amount in Draft Budget 2026 (€)	GROSS AREA ABOVE GROUND (m²)	TOTAL (m² Gross Floor Area)(3)	Amount in Draft Budget 2026 (€)
RENTED								
B-28	Usufruct	15.280	4.115.214			15.280	22.125	4.115.214
CDMA	"	20.460	5.781.111			20.460	32.407	5.781.111
COVE	"		3.261.295					3.261.295
COV2/4 (2)	"	10.494	4.586.861			10.494	12.040	4.586.861
CO46	"	13.880	4.393.757			13.880	18.223	4.393.757
DAV1 (Logistics) (4)	"	5.789	490.584	6.886	583.983	12.675	12.675	1.074.567
FPI (in EEAS)	"	6.120	1.356.069			6.120	6.120	1.356.069
HOST (Telecom center)	"			812	2.907.441	812	812	2.907.441
J-59	"	9.707	2.945.502			9.707	12.101	2.945.502
KORT (Historical archives)	"			21.256	1.031.274	21.256	21.256	1.031.274
L-15	"	18.196	4.406.473			18.196	23.026	4.406.473
L-51	"	13.430	5.133.653			13.430	16.999	5.133.653
L-56	"	9.973	2.095.644			9.973	13.406	2.095.644
L107 (2)	"	28.443	11.313.404			28.443	38.121	11.313.404
LX40	"	8.066	1.818.538			8.066	11.906	1.818.538
MERO	"	14.107	3.199.463			14.107	19.678	3.199.463
MO15	"	11.900	2.914.086			11.900	15.057	2.914.086
MO34 (new)	"	14.309	7.688.316			14.309	21.174	7.688.316
N105	"	10.148	2.190.960			10.148	14.698	2.190.960
ORBN	"	25.416	7.536.671			25.416	34.301	7.536.671
PLB3 (4)	"	3.106	691.260	13.654	3.038.785	16.760	30.049	3.730.045
RP14 (Info-Point)	"			566	344.610	566	765	344.610
SPA2 (1)	"	19.410	5.580.062			19.410	25.798	5.580.062
VM-2 (Social activities)	"			1.195	487.767	1.195	1.195	487.767
SRSS	"				246.000			246.000
SB34 (Agencies)	"	0	8.412.265			0		8.412.265
T211	"	22.646	8.907.952			22.646		8.907.952
B232	Sold with retained usufruct	11.831				11.831	17.060	0
CCAB (Conference rooms)	"			19.807	3.396.139	19.807	25.832	3.396.139
DM24	"	16.056				16.056	23.340	0
DM28	"	11.679	1.188.807			11.679	19.216	1.188.807
F101	"	8.613	3.526.116			8.613	15.194	3.526.116
J-54	"	19.200	8.901.482			19.200	27.523	8.901.482
J-70	"	20.635	7.738.509			20.635	29.048	7.738.509
J-79	"	17.018	8.487.541			17.018	24.211	8.487.541
J-99	"	8.531				8.531	13.633	0
L-86	"	13.559	1.824.000			13.559	20.411	1.824.000
L102	"	4.358	588.000			4.358	5.773	588.000
L130 (4)	"	35.710	5.028.000	1.682		37.392	53.912	5.028.000
LX46	"	17.627	7.245.724			17.627	28.847	7.245.724
MADO	"	41.401	9.813.704			41.401	59.070	9.813.704
MO59	"	8.808	3.602.672			8.808	11.965	3.602.672
SPA3	"	12.932	4.826.417			12.932	15.450	4.826.417
VM18	"	6.158	3.104.248			6.158	11.675	3.104.248
Usufruct retention			85.000.000					85.000.000
Subtotal USUFRUCT		534.996	249.694.360	65.858	12.035.999	600.854	806.090	261.730.359

BUILDINGS		Office Space		Non Office Space		TOTAL BUILDING		
		GROSS AREA ABOVE GROUND (m²)	Amount in Draft Budget 2026 (€)	GROSS AREA ABOVE GROUND (m²)	Amount in Draft Budget 2026 (€)	GROSS AREA ABOVE GROUND (m²)	TOTAL (m² Gross Floor Area)(3)	Amount in Draft Budget 2026 (€)
	Sold without retained usufruct but with payments still due							
B-68	"	0	2.861.157			0	0	2.861.157
BU25	"	0	4.259.349			0	0	4.259.349
PALM (Child care)	"	0		0	926.299	0	0	926.299
SC11	"	0	3.529.387			0	0	3.529.387
TR74	"	0	1.858.658			0	0	1.858.658
	Sold without retained usufruct but with payments still due	0	12.508.551	0	926.299	0	0	13.434.850
OWNED								
BERL (4)	Owned	75.435	27.645.325	55.666	20.866.345	131.101	217.842	48.511.670
BREY (2)(4)	"	32.203		2.374		34.577	54.674	
BRE2	"	19.222				19.222	26.420	
CC2.0 (Conference rooms)	Project			25.540	65.351.000	25.540	25.540	65.351.000
CHAR (2)(4)	Owned	46.119		9.047		55.166	76.629	
CSM1	"	12.230				12.230	18.134	
CLOVIS (Child care)	"			6.046		6.046	8.423	
COLE (Child care)	"			9.642		9.642	12.639	
J-30 (2)	"	1.175	820.713			1.175	1.175	820.713
L-41	"	29.463	12.513.057			29.463	44.983	12.513.057
NOHE (Logistics) (2)	"			18.202		18.202	21.944	
OVER (Social activities)	"			3.057		3.057	3.190	
WALI (Child care)	"			5.818		5.818	5.818	
WILS (Child care)	"			2.659		2.659	3.107	
	Subtotal owned	215.847	40.979.095	138.051	86.217.345	353.898	302.677	127.196.440
Total Space and Expenditure (rounded) (3)(5)(6)		750.843	303.182.006	203.909	99.179.643	954.752	1.108.767	402.361.649
			Of which appropriations required in line:			20 03 01 01 (C1)	156.926.000	
						20 03 01 01 (CL)	188.633.000	
						20 03 01 01 (C4)	28.757.000	
						01 01 04 01 (C1)	922.000	
						02 01 04 01 (C1)	1.339.000	
(1) This building is expected to be prolonged after the end of the current lease period						03 01 04 01 (C1)	1.594.000	
(2) Remaining surface after deduction of surface used by third parties/agencies						03 01 04 01 (C4)	2.296.000	
(3) Total area presented includes areas above ground as well as underground, including parking.						04 01 04 01 (C1)	6.288.000	
(4) For these buildings, total rent is split between office/non-office space; corresponding expenditure is calculated pro rata						04 01 04 01 (C4)	500.000	
(5) Total non office space in 2025 (without CC2.0) is 178.369 m²						01 01 01 03 (C1)	15.106.649	
(6) Deducting the building expected to be abandoned in 2026 (J-99), the Office Space end of 2026 will be 742.312 m² (GFA above Floor).								

Notes:

The above table mentions 750 843 m² of office space and 203 909 m² of non-office space for a total of 954 752 m² as of 31/12/2025. The 2025 Working Document referred to 732 500 m² of office space and 202 002 m² of non-office space for a total of 934 502 m². The difference (increase) of 20 250 m² is mainly explained by:

- A new building – T211 (22 646 m²).
- Adjustment of surfaces³: BERL (744 m² from non-office to office), BREY (+166 m² office, +10 m² non-office), CHAR (-2 253 m² office, +2 655 m² non-office), COV (-6 796 m²), DAV1 (7m² non-office to office), FPI (1 703 m²), L130 (5 m² office to non-office), PLB3 (+1 456 m² office, -10 m² non-office), VM18 (675 m²).

³ Surface differences are rounded

b) *Expected evolution of the global programming of surface area and locations for the coming years (building projects in planning phase already identified)*

OFFICE SPACE:

- New Building Policy :

In order to achieve a green, digital and modern European Commission that offers a good working environment for its staff, a new Commission building policy, covering the 2023-2030 period, has been developed. It is articulated around the following axes:

- **Make each m² greener:**

Leading by example, the Commission's objective is to become climate neutral by 2030. A dedicated Communication⁴ "Greening the Commission" was published on 5 April 2022.

To reach that target, the Commission will comply with the relevant targets set in the package of proposals on energy and climate action aiming at delivering the European Green Deal, in particular concerning the energy efficiency of buildings, which translate the Commission's renovation wave strategy, and the use of renewable energy in the energy consumption of buildings.

This will be achieved by a Green Management of Real Estate portfolio, mainly:

- Strategically choosing efficient and low energy buildings whenever available, giving up old high consumption buildings, with an interest in further minimising the Commission's CO₂-footprint through a circular economy approach in construction and fitting-out of buildings.
- Gradually renovating existing building stock (BERL and CHAR after 2030) to the latest standards when appropriate.
- Continuing to reduce its electricity, gas and water use through systematic technical improvements, including renovation, and other energy saving measures such as reducing or stopping Heating Ventilation and Air Conditioning (HVAC) during certain periods.
- Ensuring that more sustainable energy sources and technologies to run offices are used whenever feasible.
- Reducing the overall office area through a smarter use of its office space. This measure is implemented through the use of dynamic collaborative space (DCS), and increased teleworking in line with the Commission decision on working time and hybrid working, taking into account DGs' specific needs, and the lessons learnt so far in implementing DCS.
- Supporting greener commuting: OIB implements facilities for all staff to make their commuting by bike easier (electric charging points and quality, accessible and safe infrastructures such as dressing rooms and showers) and organises awareness campaigns and events, such as safe cycling courses and a yearly bike commuting challenge.
- Reducing gradually the availability of car parking spaces in OIB buildings by 2030, by at least 35% compared to 2019, pursuant to the implementation of regional legislation in Brussels (COBRACE).
- Improving biodiversity in and around the Commission buildings to preserve ecosystems and to increase attractiveness.

⁴ C(2022) 2230

- Applying GPP (Green Public Procurement) criteria in calls for tender on real estate projects and technical equipment procurement where possible to enhance a circular economy approach in procurement.
- Encouraging greener behaviour by staff.
- Elaborating the Commission's real estate strategy in Brussels and implementing pilot projects as regards BIM (Building Information Modelling) and smart buildings, to increase efficiency, and ensuring the well-being of staff in EC buildings in close cooperation with OIL.
- **New European Bauhaus⁵:**

The European Commission is working towards the delivery of New European Bauhaus (NEB) initiatives also as part of its own real estate strategy. In recent years several NEB pilot projects were launched / implemented: Charlemagne Visitors Centre, endorsement of the new urban vision of the European Quarter, architectural competition for the redevelopment of the Parc Cinquantaire, the transformation of the Berlaymont Piazza into a creative space offering well-being, co-working, and greenery with a sustainable, flexible, and multi-use fit-out.

The activation of ground floors, part of the new vision for the European Quarter, began in 2023. This multiannual initiative aims to enhance staff well-being and foster a co-creative approach by transforming ground floor areas into vibrant, accessible spaces that promote community engagement. All new projects, such as Commerce 46 (cafeteria and co-working space) and Montoyer 34 (still to be occupied), incorporate the principles of the New European Bauhaus and support the Brussels Region's initiative to create transparent, active ground floors in the European Quarter.

All projects contribute to the objective of increasing the quality of the working experience and well-being of staff in the Commission buildings, taking into account the new working modes.

The coherent and active communication of the Commission's achievements to staff, visitors and to the public is an integral element of the NEB approach.

OIB will actively contribute to the transformation of the European Quarter and the North Quarter. The Commission has also started to integrate the three dimensions of the New European Bauhaus (sustainability, aesthetics and inclusion) in developing its presence and actions in its other sites.

- **Smarter use of m²:**
 - Replacing the current office standard settings (individual, shared or open) with activity-based office configurations, tailored to the team's working methods.
 - Implementing dynamic settings in order to optimise surface used, thus reducing the carbon footprint.
 - Implementing collaborative spaces that encourage interaction between colleagues, increase the workspace quality and experience, and provide flexibility and choice of workspaces that fit the specific needs of individual staff.

Implementing the dynamic collaborative spaces (DCS) is a key component of the real estate policy, allowing the reduction of needs for office space to around 580 000 m² by 2030, in line with the communication on greening the Commission. Beyond the reduction of the environmental footprint, this reduction in the real estate stock will also lead to a **reduction in real estate expenditure** and will also make it possible to **reduce the impact of the increase in energy costs** (smaller and more energy-efficient office space).
- **Clustering of DGs by thematic poles in order to break silos by increasing inter-service interaction and cross fertilisation between teams.**

⁵ COM(2021)573 New European Bauhaus – Beautiful, Sustainable, Together

- **Working environment:** All Commission buildings in Brussels comply with legal prescriptions regarding accessibility for persons with disabilities. To ensure the highest standards possible, OIB will continue its screening programme for potential upgrades with priority given to buildings being refurbished or renovated. OIB will ensure that all buildings will comply with the Commission's Communication on a Union of Equality: Strategy for Persons with Disabilities 2021-2030 (COM(2021)101) and will follow the European accessibility standards (EN17210), subject to urban planning requirements of the host countries.

Supporting the Commission's social policy, well-being programme and, in particular, its *'Be Well@Work'* initiative, OIB continues carrying out communication campaigns on Prevention and Protection at Work in all Commission buildings (with an increased focus in the future on behavioural aspects linked to the new working environment), as well as providing fitness areas, well-being collaborative space arrangements and renovating staff showers.

The Commission will also take into account climate vulnerability and potential risks (e.g. the change in frequency and intensity of extreme weather events) for the buildings and will take reasonable preventive measures to address the identified risks when needed.

Sale of buildings:

The contract for the sale of 23 buildings was signed on 29 April 2024 for an amount of EUR 900 000 000.

The sale proceeds are used:

- To cover the payment of residual debts associated with the buildings sold, without changing the payment schedule;
- To acquire the new Conference Centre;
- To finance the occupation of new buildings.

The forecast use of sales revenue for the period 2026-2031 is detailed as follows:

REVENUE AND PAYMENTS	2024	2025	2026	2027	2028	2029	2030	2031
Revenue from sales	900.000.000							
Payment for retention of usufruct	85.000.000	85.000.000	85.000.000					
Usufruct for staying longer			12.765.000	34.140.000	24.457.000	2.709.000		
USE OF REVENUE (BALANCES)	2024	2025	2026	2027	2028	2029	2030	2031
Initial balance			590.000.000	409.394.418	227.854.487	164.678.110	116.734.726	40.608.401
Use of sales amount			188.632.923	186.007.666	66.405.360	50.232.300	76.922.569	40.608.401
Final balance			401.367.077	223.386.752	161.449.127	114.445.810	39.812.158	0
Financial interests			8.027.342	4.467.735	3.228.983	2.288.916	796.243	0
INDICATIVE USE OF REVENUE (DETAILS)	2024	2025	2026	2027	2028	2029	2030	2031
Payment of the Commission's remaining emphyteusis (long-term lease) rents								
B-68			2.861.157	2.918.380	2.976.748		3.097.008	
BU25			4.259.349	4.344.536			4.610.456	4.702.665
PALM			926.299	944.825		327.665		
SC11			3.529.387	1.799.988				
TR74			1.858.658	1.892.114	1.926.172			2.032.069
CCAB						3.604.010	3.676.090	3.749.612
MADO				10.009.978			10.622.668	10.835.122
SPA3				3.148.145			2.644.829	
Payment for new projects								
CC2.0			65.351.000	99.000.000	5.690.359			
CO46			4.393.757	5.516.743	5.601.590	5.688.135	5.776.411	5.866.452
T211				8.907.952	11.020.627	11.180.252	11.343.069	11.509.142
MO34			7.688.316	7.791.676	7.897.103	8.004.638	8.114.325	
LOOM				5.094.330	6.416.760	13.187.599	13.349.464	
building 10.000 m ²								
building 15.000 m ² - 25.000 m ²				499.000	419.000	5.531.000	13.688.248	1.913.339
building 25.000 m ² - 35.000 m ²								
Building 55.000 m ²								

- New buildings / Releases:

Following a prospection of the local real estate market in Brussels in 2022 and 2023, negotiations led to the signature of a usufruct contract:

- for the T211 building to accommodate OIB, PMO and other entities as from end of 2025;
- for the MO34 building to accommodate DG ENEST as from the beginning of 2026.

Market prospection will continue for new efficient and low energy buildings. The Commission publishes each year a new property prospection notice pertaining to the property market in order to cover the Commission's multiannual needs for office space and gather information on the building projects and property that could meet its needs and have urban planning permission.

Following the prospection launched in 2023 and 2024, several negotiations have started or are ready to start, representing about 100 000 m² in total, with a view to taking up occupation in 2027, 2028 and 2029. Pre-information to the Budgetary Authority was sent for these buildings.

The choice of a new building to occupy is made from a corporate perspective, notably on the basis of its energy and environmental performance, the maximum occupancy capacity, as well as the price. This corporate-centred management seeks to align real estate decisions with institutional objectives by ensuring consistency with workspace organisation policies.

- Renovation Refurbishing/Redevelopment of selected buildings:

In order to improve the energy efficiency of buildings and in line with the circular economy approach of Renovation Wave⁶ and the New European Bauhaus initiative, large-scale renovations could be foreseen in some Commission buildings, especially in CHAR and BERL. However, this is not expected before 2030.

The buildings that were sold by the Commission will undergo a major renovation by a developer and will then become available on the market again. They could therefore be occupied again by the Commission, if necessary.

To improve the quality of available office space, particular focus is placed on energy performance, periodic refurbishment, and targeted technical interventions.

New biodiversity projects are also ongoing, including greening of interior and exterior courtyards in BERL, CSM1/MERO, and SB34 (the latter by the owner).

- Negotiation of the extension of certain leases currently in force:

Lease extensions may be used as an adjustment variable whenever needs change, not only because of the economic benefits, but also because of the immediate effectiveness (e.g. possible delay of renovation projects and of new buildings availability).

The lease extension of the following building is envisaged: SPA2.

NON-OFFICE SPACE:

The non-office space includes logistic warehouse, childcare facilities, conference centre.

- *Conference Centre : CC2.0*

This project concerns replacing the conference centre Albert Borschette (CCAB building). A contract with a developer was signed early 2021, after consulting the budgetary authority according to the Article 272(3 and 6) of the Financial Regulation. The planning and environmental permits were delivered early 2024. The works started end of September 2024, with a contractual completion date of January 2028. An external risk analysis is updated every 4 months, and an external cost controller oversees the invoicing.

- *Logistics : DAV/KORT*

Following the prolongation of the usufruct contract of DAV1 (logistic centre for mails distribution, printing facilities, etc.) and the prolongation of the rent contract of KORT (historical archives) until 2032, a feasibility study is being prepared with a view to determining the conditions for a global Logistic Pole including a new Historical Archive building and the services hosted in DAV1. The study results will be available in 2025.

⁶ [Renovation wave | Energy, strategy](#); To pursue the ambition of energy gains and economic growth, the Commission published on 14 October 2020 a new strategy to boost renovation called "[A Renovation Wave for Europe – Greening our buildings, creating jobs, improving lives](#)" (COM(2020)662).

Budget Programming and Office Space⁷

Commission — OIB (Brussels) — Multi-annual planning of office space								
Surface area (m² GFA)	2025	2026	2027	2028	2029	2030	2031	2032
Office space in ownership	217.190	215.847	215.847	215.847	215.847	215.847	215.847	215.847
Office space in usufruct	518.918	540.937	519.077	478.740	418.180	473.180	473.180	473.180
OFFICE SPACE - ONGOING CONTRACTS	736.108	756.784	734.925	694.588	634.027	689.027	689.027	689.027
New contracts	14.309	22.646	31.052	51.605	55.000	0	0	0
Major renovation					30.746	30.746	30.746	30.746
Office space used by Agencies in Commission's contracts	37.117	37.117	75.491	75.491	75.491	75.491	75.491	75.491
Total Office Space (Commission)	713.300	742.313	690.486	670.701	582.790	582.790	582.790	582.790
EXPENDITURE (€)	2025	2026	2027	2028	2029	2030	2031	2032
Expenditure office space	188.916.019	205.417.006	198.633.244	193.093.233	216.254.275	249.632.514	228.644.518	205.219.512
Expenditure non-office space	63.140.630	99.179.643	131.340.969	38.319.615	31.551.609	29.655.625	18.877.673	6.700.591
Retention of usufruct	85.000.000	85.000.000	0	0	0	0	0	0
Usufruct for staying longer		12.765.000	34.140.000	24.457.000	2.709.000	0	0	0
Total expenditures (rounded)	337.057.000	402.362.000	364.114.000	255.870.000	250.515.000	279.288.000	247.522.000	211.920.000
Revenues from surfaces made available	15.625.403	20.677.518	16.287.371	23.613.118	24.085.380	24.567.088	25.058.430	25.559.598
Other revenues	10.354.932	8.079.669	8.241.262	8.406.087	8.574.209	8.745.693	8.920.607	9.099.019
Total revenues (rounded)	25.980.000	28.757.000	24.529.000	32.019.000	32.660.000	33.313.000	33.979.000	34.659.000
Use of revenues from previous sales	129.649.556	188.632.923	186.007.666	66.405.360	50.232.300	76.922.569	40.608.401	0
Appropriations Offices (OIB/PMO)	7.735.000	12.938.890	13.198.000	13.462.000	13.731.000	14.006.000	14.286.000	14.572.000
Appropriations 20 03 01 01	154.991.000	156.926.000	125.084.000	131.792.000	141.047.000	141.298.000	144.877.000	148.568.000
Research contribution (Title 1)	18.701.192	15.106.649	15.295.249	12.191.676	12.845.491	13.747.556	13.772.021	14.120.859
TOTAL APPROPRIATIONS (rounded)	181.427.000	184.971.539	153.577.000	157.446.000	167.623.000	169.052.000	172.935.000	177.261.000

Note: the surfaces for each year are those occupied at the end of the year.

⁷ Assumptions used for the analysis:

- New buildings procedures for office spaces: base price resulting from real estate market prospection.
- Renewal of leases: Indexation of ± 2 %/year applied to the amount of the rent for the year preceding the renewal and for subsequent years.
- Costs related to fitting out works for new buildings are integrated in the above table; costs related to fitting out works or moves in existing buildings are included in the annual budget on their respective lines in the Budget and therefore not included in the above table.

- c) *Final terms and costs regarding project implementation of new buildings projects previously submitted to the Budget Authority (information procedure of Article 272(3) of the Financial Regulation)*

N.A.

1.1.2 Luxembourg

Budget lines

20 03 02 01 – Acquisition and renting of buildings (Luxembourg)

01 01 04 01 – Rents and purchases (Publications Office)

02 01 04 01 – Rents and purchases (European Personnel Selection Office)

03 01 04 01 – Rents and purchases (Office for Administration and Payment of Individual Entitlements)

05 01 04 01 – Rents and purchases (Office for Infrastructure and Logistics – Luxembourg)

Title 1 – Research contribution to buildings in Headquarters

a) Expenditure and surface area of buildings covered by the appropriations of the budget line

BUILDINGS		Office Space		Non Office Space		TOTAL BUILDING	
		GROSS AREA ABOVE GROUND (in m²)	Amount in Draft Budget 2026	GROSS AREA ABOVE GROUND (in m²)	Amount in Draft Budget 2026	TOTAL (m² Gross Floor Area) ⁽¹⁾	Amount in Draft Budget 2026
RENTED							
ARIANE ⁽²⁾	Rent	16.043	2.272.000 €			25.291	2.272.000 €
TEMPORARY BUIDLING ⁽³⁾ (JMOT/T2)	Rent	15.316	447.000 €			15.171	447.000 €
BECH	Rent	40.253	17.000.623 €	1.270	536.377 €	43.203	17.537.000 €
CPE I and II (Child care)	Rent			4.729	761.000 €	5.438	761.000 €
Data centre LUX - Betzdorf	Rent			2.384	7.895.000 €	2.592	7.895.000 €
Data centre DRB + Kayl (DG TAXUD) ⁽⁴⁾	Rent					280	
DROSBACH wing A	Rent	7.661	2.909.000 €			21.409	2.909.000 €
DROSBACH wing B	Rent	13.652	4.796.000 €			14.321	4.796.000 €
DROSBACH wing D ⁽⁵⁾	Rent	8.109	1.613.000 €			13.095	1.613.000 €
DROSBACH E-2 (workshop, storage)	Rent			3.608		4.738	1.107.000 €
FISCHER ⁽⁶⁾	Rent	3.946	1.594.000 €			5.613	1.594.000 €
MERCIER POST	Rent	15.361	8.257.000 €			22.623	8.257.000 €
WINDHOF I, II, III (IT rooms) +Telecom Rooms ⁽⁷⁾	Rent			1.449	4.216.000 €	1.590	4.216.000 €
Subtotal Space RENTED		120.341	38.888.623 €	13.440	13.408.377 €	175.364	53.404.000 €
OWNED							
EUFO	Emphyteusis with option to buy not yet exercised	26.762	8.286.262 €	366	113.324 €	40.512	8.399.586 €
CPE III (Child care)	Rent with option to buy			4.886	889.000 €	8.300	889.000 €
CPE V (Child care) ⁽⁸⁾	Rent with option to buy			10.628		10.672	- €
FOYER (Social activities) ⁽⁹⁾	Owned			1.791		2.617	
Subtotal Space OWNED		26.762	8.286.262 €	17.671	1.002.324 €	62.101	9.288.586 €
NEW BUILDING							
JMO-2	Occupancy indemnity - phase I	75.283	12.529.021 €	11.843	1.970.979 €	87.126	14.500.000 €
	Occupancy indemnity - phase 2 ^{(10) (11)}	33.100		10.931		44.031	
Subtotal NEW BUILDING		108.383	12.529.021 €	22.774	1.970.979 €	62.101	14.500.000 €
Total Space and Expenditure (rounded)		255.486	59.703.906 €	53.885	16.381.680 €	299.566	77.192.586 €

20 03 02 01	65.290.000 €
crédits "recherche"	483.586 €
O EPPO	174.000 €
O PMO	1.125.000 €
O OP	6.500.000 €
O5 01 04 01	2.620.000 €
assigned revenue	1.000.000 €

(1) Total area presented includes areas above ground as well as underground, including parking.

(2) Ariane building lease ending by 31 May 2026 at latest. Negotiations are ongoing at the time of the redaction of the draft budget 2026. Existing buildings will host in DCS the exiting staff.

(3) 145 gross office space m² for OLAF premises in T2 are shown under the OLAF section of the working document.

(4) No amount displayed as OIL manages with TAXUD credits the rent, therefore it is not part of the OIL budget.

(5) Termination of the lease for the wing D2, D3, and D-2 from 30 April 2026. DIGIT staff hosted in the wing D would stay in remaining Drosbach wings in DCS configuration.

(6) The Fischer building purpose is reassigned, as a consequence of the anticipated move out of Ariane building, and from 2026 will be used as office space.

(7) Total area presented for the three IT rooms and the telecom rooms rented in the Windhof data center.

(8) OIL could exercise the right of purchase option. Ares(2013)1043305.

(9) Inter-institutional building.

(10) There is no amount for Phase 2, which is scheduled for 31/12/2026. The indemnity will be paid in 2027.

(11) 28 560m² will be rented to EIB.

b) Expected evolution of the global programming of surface area and locations for the coming years (building projects in planning phase already identified)

The programming of office space areas until 2033 can be summarised in the following table:

PROGRAMMATION OF GROSS OFFICE SPACE in m² above ground ⁽¹⁾	2026	2027	2028	2029	2030	2031	2032	2033
OFFICE SPACE								
EUFO	26.762	26.762						
BECH	40.253							
DROSBACH A	7.661	7.661						
DROSBACH B	13.652	13.652						
DROSBACH D ⁽²⁾	8.109	2.676						
ARIANE ⁽³⁾	16.043							
TEMPORARY BUILDING T2 ⁽⁴⁾	15.316							
MERCIER POST	15.361	15.361	15.361	15.361	15.361	15.361	15.361	15.361
FISCHER ⁽⁵⁾	3.946							
Projet JMO-2 Phase 1 (m ²) ⁽⁶⁾⁽⁷⁾	75.283	75.283	75.283	75.283	75.283	75.283	75.283	75.283
Projet JMO-2 Phase 2 (m ²) ⁽⁶⁾⁽⁸⁾	4.540	4.540	4.540	4.540	4.540	4.540	4.540	4.540
Projet JMO-2 Phase 2 (m ²) rented to EIB	-28.560	-28.560	-28.560	-28.560	-28.560	-28.560	-28.560	-28.560
Office space programmed (m²)	226.926	145.935	95.184	95.184	95.184	95.184	95.184	95.184

NOTES

(1) Situation at the beginning of the year. Gross office space presented further to a new reporting method as from 2023 DB Part VII.

(2) Lease ending by 30 April 2026 for D2, D3, D-2. D1 remains leased until move to JMO2.

(3) Ariane building lease ending by 31 May 2026 at latest. Ongoing negotiations.

(4) T2 building will be abandoned at the end November 2026, 6 months after delivery of phase 1 of JMO2 (in line with an estimated period of 6 months to complete the move).

(5) The Fischer building purpose is reassigned (previously non office space), as a consequence of the anticipated move out of Ariane building, and from 2026 will be used as office space.

(6) According to the latest delivery schedule planning : delivery of phase 1 is end of May 2026 and phase 2 end of December 2026.

(7) Gross area above ground of revised detailed preliminary design (APS) approved in April 2018, excl. conference center.

(8) Gross area above ground of revised detailed preliminary design (APD) approved in April 2018, excl. welcome pavilion.

The need for appropriations for office buildings until 2033 is shown in the table below:

PROGRAMMATION OF APPROPRIATION NEEDED IN € FOR OFFICE BUILDINGS ⁽¹⁾	2026	2027	2028	2029	2030	2031	2032	2033
EUFO	8.399.586	8.500.000	0	0	0	0	0	0
BECH	17.537.000	0	0	0	0	0	0	0
DROSBACH A	2.909.000	989.000	0	0	0	0	0	0
DROSBACH B	4.796.000	1.631.000	0	0	0	0	0	0
DROSBACH D	1.613.000	302.000	0	0	0	0	0	0
ARIANE	2.272.000	0	0	0	0	0	0	0
TEMPORARY BUILDING T2 ⁽²⁾	447.000	0	0	0	0	0	0	0
MERCIER POST	8.257.000	8.422.000	8.590.000	8.762.000	8.937.000	9.116.000	9.298.000	9.484.000
FISCHER	1.594.000	0	0	0	0	0	0	0
Projet JMO-2 Phase 1 ⁽³⁾	14.500.000	25.000.000	25.000.000	41.400.000	41.400.000	41.400.000	41.400.000	41.400.000
Projet JMO-2 Phase 2 ^{(4) (5)}		1.200.000	1.200.000					
Projet JMO-2 Phase 2 ^(rented to EIB)		-8.700.000	-8.700.000	-8.700.000	-8.700.000	-8.700.000	-8.700.000	-8.700.000
APPROPRIATION FOR RENTAL COSTS FOR OFFICE BUILDINGS	62.324.586	44.844.000	33.590.000	50.162.000	50.337.000	50.516.000	50.698.000	50.884.000

NOTES

(1) Indexation rate 2 % for rent. For the JMO-2, annual costs are estimated based on the total cost of the project and are not subject to indexation. For EUFO, the amounts are taken from the financial lease table where all amounts are fixed till the end of the contract.

(2) In accordance with the agreement of December 2015, the rent is nil until 6 months after the delivery of the JMO-2 building, phase 1. Given that it corresponds to the end of the move to phase 1, no rent will be paid for JMO T2.

(3) Delivery of phase 1 is end of May 2026 and phase 2 end of December 2026. From 2029, appropriation includes the estimated repayment annuity for JMO2 (phases 1 and 2), with the deduction of advance payments.

(4) The amount of the occupancy fee corresponds to the areas occupied by the EC in phase 2 (2 office floors).

(5) The estimated amount for rent is a fixed flat rate calculated on the basis of the forecast of the costs at the time of the redaction of the draft budget 2026. The amount will be adjusted according to the final indexed costs of the project.

NON-OFFICE SPACE

CPE-6

The Centre Polyvalent de l'Enfance interinstitutionnel (CPE - Interinstitutional Children's Centre) comprises two sites: three buildings, CPE-1 (garderie), CPE-2 (crèche) and CPE-3 (Study Centre) on the Kirchberg site close to European School Luxembourg I, and the CPE-5 (crèche/garderie/Study Centre) on the Bertrange-Mamer site close to European School Luxembourg II.

The Commission has been renting the building which houses the garderie (CPE-1) from the Luxembourg State's Administration des Bâtiments Publics (ABP) since 1984. It is reaching its technical age limit. There is currently no building of this type on the property market close enough to the European School Luxembourg I and CPE-3 (essential for the proper functioning of these structures). Due to the current state of the building and the cost of potentially renovating it, the ABP has proposed to replace it by a new CPE-6 building which would be rented, with an option to purchase at a later stage.

A pre-information note has been submitted to the Budgetary Authority on 26 March 2021. In 2022, the Commission looked into the matter in greater depth, with the aim of optimising surface area, capacity and budget. Thanks to the Spatial and Economic Optimisation Study carried out by OIL and its contracted technical assistant, the new variant of the project enabled rationalisation of the scope and cost of the project, as well as better synergies between the CPE-3 and CPE-6 buildings. The new variant represents a net surface area of approximately 7,700 m² (gross area about 10,800 m²) above ground and underground and incorporates elements that were not taken into account in the first estimate (in particular the kitchen and multi-purpose rooms).

In 2023, the updated documents were submitted to the Luxembourg authorities. In March 2025, the ABP submitted a preliminary feasibility study with estimates of project budgets, which takes into account the latest changes in the legislation for people with reduced mobility⁸. The project is currently under discussion with the ABP. The Commission will prepare a pre-information note to the Budgetary Authority, as the changes are likely to have a financial impact. OIL will then consult with the CALux (Collège des Chefs d'administration des institutions et organes installés au Luxembourg), before sending the final note to the Budgetary Authority. The signing of an agreement with the Luxembourg State is foreseen in 2025/2026. The construction could start in 2027/2028, with the aim of completion in 2030/2031.

- c) *Final terms and costs regarding project implementation of new buildings projects previously submitted to the Budget Authority (information procedure of Article 272(3) of the Financial Regulation)*

Jean Monnet 2 building

Main elements of the project

In July 2013, the Luxembourg State and the Commission signed a contract for the pre-financing, construction, handover and sale of the future Jean Monnet 2 (JMO2) building with the approval of the Budgetary Authority. The JMO2 projects is composed of:

Phase 1: the main building (76,653 m² gross area above ground of which 1,370 m² for the Learning Centre), a conference centre (6,736 m² gross area) and a welcome centre (3,737 m² gross area),

⁸ Grand-Ducal Regulation of 8 February 2023 on the accessibility of buildings for all.

Phase 2: the tower (33,100 m² gross area above ground) and an area of storage/workshops (10,931 m² gross area).

In order to maximise the occupancy rate of the new JMO2 building considering the new policy on dynamic collaborative space, the Commission liaised with other institutions established in Luxembourg. The surplus space in JMO2, a surface of approximately 28 560 m² of gross office space in the phase 2, will be made available to the European Investment Bank (EIB) with whom discussions are ongoing in view of signing a rental and service agreement in 2025.

Schedule

In an information note of 2024 (Ares(2024)2303319), the Commission informed the Budgetary Authority on the evolution of the project and its new delivery schedule:

phase 1 on 27 May 2026,

phase 2 on 30 December 2026.

At the end of March 2025, a letter was received from the architect confirming the current schedule, provided some specific conditions, which are currently negotiated with the ABP. In the meantime, the Commission's programming for 2026 in Working document Part VII takes the revised planning of 2024 as a reference. The Commission will inform the Budgetary Authority regularly.

State of play

Since 2022, the project has been impacted by unexpected cost variations and supply issues linked to the economic situation related to high inflation and the international context.

Difficulties persist with the architect group's performance of their execution. Further delays are caused by a general lack of coordination, which has had an impact on the work programme. In 2024, the APB, the Commission and the group of Architects reached an agreement to reinforce the presence of the technical team in Amendment 5 of the initial contract for the integrated project management between ABP and the group of Architects.

The execution phase of the building is still ongoing. The structural works for phases 1 and 2 have been completed by the end of 2024 to a great extent, with some minor masonry work continuing into 2025. The glass covering the main gallery hall and interior facades should be completed by July 2025. Technical and finishing work is underway in the basement and on the upper floors. Most tenders are awarded, with two tenders being in the publication phase and two being prepared. The Commission continues to closely monitor the project, in collaboration with the ABP.

The status of the project is as follows:

End of structural works: completed in 2024;

Installation of façade panels and glass covering the main gallery hall is to be completed in Q3 2025;

Technical and finishing works are ongoing in the basements and on the upper floors;

The project is split into 39 tender proceedings, the last three will be awarded in 2025.

Budgetary aspects

At this stage (at the beginning of 2025), the project remains within the budget approved by the Budgetary Authority in 2018, i.e. EUR 687.7 million (October 2024 index). However, given the context and the difficulties encountered (particularly in view of the extended deadlines and rising construction costs observed over the past years), the Commission informed the Budgetary Authority in a note in 2024 (Ares(2024)2303319) that it will have to use the full amount of the reserve. As regards the Luxembourg State, an amended financing law was voted for a total amount of EUR 848.300.000. Consequently, the Commission will continue to monitor the situation carefully in the coming months and inform the Budgetary Authority of any evolution in a dedicated note.

The framework agreement with the State of Luxembourg regarding the construction of JMO2 allows the Commission to make advance payments to the State. The Commission made the following payments in the past years (by redeployment of existing appropriations):

2017	4 625 000,00 €
2018	51 291 970,00 €
2019	6 642 319,00 €
2020	44 538 273,54 €
2021	85 637,75 €
2024	11 201 780,74 €
TOTAL	118 384 981,03 €

No advance payments were made in 2022 nor 2023, appropriations having been redeployed to cover energy costs.

For information purposes only, in the table on programming of appropriation needed, the Commission included an estimate of the impact of those advance payments. They will be deducted from the final price⁹ of the project, which will be established at the end of the period of cost consolidation, once the building has been delivered, as provided in the framework contract with the Luxembourg State. This estimate takes into account the payment of occupancy fees until the costs have been consolidated.

The amount of monthly instalments from 2029 onwards has been calculated, assuming a loan for the purchase of JMO2 based on current interest rates and current rent indexation rates, which are higher than the previous years, with a repayment period of 25 years. The actual amount of monthly instalments will have to be adjusted to take account of the final price of the project, minus all the advance payments already made, and of the financing conditions and periods that will be set.

⁹ The final price of the project includes the final cost of construction and the cost of the investment borne by the client (fees of the project manager, expenses of the project client and prefinancing costs).

1.2 Health and food audits and analysis offices (Grange – Ireland)

Budget line 20 03 03 01 – Acquisition and renting of buildings (Grange)

a) *Expenditure and surface area of buildings covered by the appropriations of the budget line*

TYPE OF SPACE	BUILDING	AREA ABOVE GROUND (in m ²)	TYPE OF CONTRACT	AMOUNT IN DRAFT BUDGET 2025 (in EUR)
OFFICE SPACE	Main Building	9.114	Purchase Lease option finalised in 2023 Municipal rates on building	100.000
Subtotal office space		9.114		100.000
NON-OFFICE SPACE	Outbuildings	600	"	0
	Crèche	296	"	0
Subtotal non-office space		896		0
TOTAL PURCHASE INSTALMENTS IN BUDGET LINE 20 03 03 01 (*)				100.000

(*) The lease specifies neither a cost per m² nor a breakdown of costs per building, therefore the expenditure for all building on the Grange site has been spread according to the area of each building.

The acquisition of the property at Grange was completed through Deed of Transfer on 28th August 2023. (ref. Ares(2023)6256341, Ares(2023)6689969).

b) *Expected evolution of the global programming of surface area and locations for the coming years (building projects in planning phase already identified)*

There are no plans to extend or reduce the area on the Grange site.

c) *Final terms and costs regarding project implementation of new buildings projects previously submitted to the Budget Authority (information procedure of Article 272(3) of the Financial Regulation)*

In the period between the presentation of the Draft Budget 2026 and the present moment, no such projects have been submitted to the Budget Authority.

1.3 Buildings in the Representation Offices

Budget line 20 03 04 01 – Acquisition and renting of buildings (Commission Representations)

a) *Expenditure and surface area of buildings covered by the appropriations of the budget line*

Expenditure and surface area of buildings covered by the appropriations of the budget line						
TYPE OF SPACE	BUILDING	AREA ABOVE GROUND (in m2)	out of which INFO POINT (in m2)	out of which EUROPEAN PUBLIC SPACE (in m2)	TYPE OF CONTRACT	DRAFT BUDGET 2026 (in EUR)
OFFICE SPACE	Brussels				Purchase installment	257.000
	Bratislava (1)				Purchase installment	1.000.000
	Subtotal Purchase instalments	0	0	0		1.257.000
	Athens (2)	900	0	144	Rent	329.371
	Barcelona	510	0	0	Rent	240.291
	Berlin	1.814	73	239	Rent	1.757.410
	Bonn	291	0	0	Rent	188.741
	Bratislava (3)	739	71	0	Rent	291.450
	Bucharest	1.572	137	220	Rent	525.453
	Copenhagen - Nuuk office	128	0	0	Rent	46.000
	Dublin (4)	1.314	12	154	Rent	817.189
	Helsinki	1.102	105	114	Rent	456.336
	Ljubljana	1.283	160	0	Rent	286.100
	Luxembourg (5)	543	0	0	Rent	0
	Madrid	1.589	68	139	Rent	854.699
	Milan	588	0	0	Rent	100.832
	Munich	362	0	0	Rent	118.340
	Paris	1.010	0	0	Rent	892.462
	Prague	1.067	0	0	Rent	465.906
	Riga	1.233	0	110	Rent	312.779
	Rome	1.970	0	326	Rent	635.134
	Stockholm	849	0	0	Rent	742.367
	Tallinn (6)	731	0	125	Rent	252.745
	Warsaw	1.056	0	0	Rent	375.996
	Vilnius	1.111	126	0	Rent	282.077
	Wroclaw	561	130	0	Rent	248.000
	Zagreb	1.026	114	0	Rent	368.388
	Subtotal Rent	23.349	996	1.571		10.588.066
	Budapest	1.104	0	210	Owned by the EC and the EP	0
	Copenhagen	885	0	0	Owned by the EC and the EP	0
	The Hague	961	48	66	Owned by the EC and the EP	0
	La Valetta	601	8	0	Owned by the EC and the EP	0
	Nicosia	873	15	43	Owned by the EC and the EP	0
	Lisbon	1.340	30	0	Owned by the EC	0
	Marseille	378	0	0	Owned by the EC	0
	Milan 3rd and 4th floor	360	0	0	Owned by the EC	0
	Sofia	1.350	64	165	Owned by the EC and the EP	0
	Vienna	1.335	0	252	Owned by the EC and the EP	0
	Subtotal owned	9.187	165	736		
	Subtotal owned rounded					0
Subtotal Office space		32.536	1.161	2.307		11.845.066
EP = European Parliament						
EC= European Commission						
(1) Instalment in the scope of the relocation into a new building						
(2) Works close to the finalisation						
(3) The relocation into the newly owned building is provisionally planned for the second quarter of 2026, with works starting in 2025, installments scheduled for payment in 2027						
(4) The European Parliament has purchased a new building in central Dublin. The European Commission will join the EP, with the decision to relocate expected in 2025.						
(5) The Representation is hosted rent-free by the EP in the Konrad Adenauer building						
(6) Market prospection is in preparation, to be launched in 2025.						

	BUILDING	Number of parkings or storage boxes	out of which INFO POINT (in m2)	out of which EUROPEAN PUBLIC SPACE (in m2)		DRAFT BUDGET 2026 (in EUR)
NON-OFFICE SPACE	Athens parking	6	0	0		17.066
	Barcelona parking	2	0	0		2.719
	Bonn	2	2	0		5.386
	Copenhagen parking	9	0	0		22.150
	The Hague parking	11	0	0		55.186
	La Valetta parking	15	0	0		12.187
	Lisbon parking	8	0	0		16.550
	Ljubljana parking	17	0	0		32.181
	Paris parking	4	0	0		0
	Rome	3	0	0		5.301
	Sofia parking	1	0	0		3.522
	Stockholm	3	0	0		12.240
	Tallinn	1	0	0		3.812
	Vienne parking	6	0	0		13.594
	Vilnius storage	1	0	0		7.786
	Zagreb parking	5	0	0		16.908
	Subtotal non-office space	94	2	0		226.588
TOTAL RENT, CONSTRUCTION, PURCHASE AND NON-PURCHASE INSTALMENTS IN BUDGET LINE 20.030401 (rounded)						12.072.000

b) Expected evolution of the global programming of surface area and locations for the coming years (building projects in planning phase already identified)

The evolution of the surface area depends on the results of market search for locations for which lease contracts expire. However, it is not possible to predict the results at this stage; therefore the information provided is limited to the indication of end date of lease contracts and expected date of starting the market search.

OFFICE SPACE	BUILDING	Event	Date	Planning of market prospection (start date)	Institution in charge	Areas concerned by the event (m²)
	Bucharest	Expiry of lease contracts	14-03-2029	to be launched	EP	1.572
	Madrid	Expiry of lease contracts	28-02-2027	to be launched	EP	1.589
	Riga	Expiry of lease contracts	30-11-2026	to be launched	EP	1.233
	Rome	Expiry of lease contracts	31-12-2025	on going	EC	1.970
	Tallinn	Expiry of lease contracts	05-03-2026	to be launched	EC+EP	731
Subtotal Office space						7.095
EP = European Parliament						
EC= European Commission						

The European Parliament has constructed a new building in central Dublin. The European Commission will decide whether to join the EP, with the decision expected in 2025.

c) Final terms and costs regarding project implementation of new buildings projects previously submitted to the Budget Authority (information procedure of Article 272(3) of the Financial Regulation)

In the period between the presentation of the draft budget 2026 and the present moment, no such projects have been submitted to the Budget Authority.

1.4 European Anti-Fraud Office (OLAF)

Budget line O6 01 04 01 – Rents and purchases

a) *Expenditure and surface area of buildings covered by the appropriations of the budget line*

TYPE OF SPACE	BUILDING	GROSS AREA ABOVE GROUND (in m ² , new reporting as from 2024 DB Part VII)	TOTAL (m ² Gross Floor Area)	TYPE OF CONTRACT	AMOUNT IN DRAFT BUDGET 2025 (in EUR)
OFFICE SPACE Brussels	J-30 (*)	17 886	25 269	Emphyteusis with option to buy not yet exercised	6 798 000
OFFICE SPACE Luxembourg	T2	145	145	Rent	0
TOTAL PURCHASE INSTALMENTS IN BUDGET LINE O6 01 04 01					6 798 000
(*) The remaining area of the building (1 175 m ²) is currently occupied by other Commission services.					

b) *Expected evolution of the global programming of surface area and locations for the coming years (building projects in planning phase already identified)*

The area of the Office has been extended to the entire J-30 building with the exception of a small area on the second floor.

c) *Final terms and costs regarding project implementation of new buildings projects previously submitted to the Budget Authority (information procedure of Article 272(3) of the Financial Regulation)*

In the period between the presentation of the draft budget 2026 and the present moment, no such projects have been submitted to the Budget Authority.

2 COMMISSION BUILDINGS FINANCED OUTSIDE HEADING 7

2.1 Contribution to Brussels and Luxembourg buildings from Research programmes

Research staff occupy office space in some of the buildings presented in section 1.1.1.1 and 1.1.1.2. In 2026, research programmes Horizon Europe, Euratom Research and Training Programme, ITER programme and European Defence Fund (research part) contribute to the buildings costs as presented in the table below.

Budget line	Amount (EUR) ¹⁰
Horizon Europe	
01 01 01 03	34 825 000
01 01 01 13	736 300
Total Horizon Europe	35 561 300
Euratom	
01 01 02 03	1 353 200
01 01 02 13	218 901
Total Euratom	1 572 101
ITER	
01 01 03 03	457 700
European Defence Fund	
13 01 02 03	1 293 499
Total research contribution	38 884 600

2.2 Joint Research Centre (JRC) buildings outside Brussels

As the science and knowledge service of the European Commission, the Joint Research Centre's mission is to support EU policies with independent evidence throughout the whole policy cycle. Its work has a direct impact on the lives of citizens by contributing with its research outcomes to a healthy and safe environment, secure energy supplies, sustainable mobility and consumer health and safety. Working in close cooperation with policy Directorates-General, the JRC addresses key societal challenges while stimulating innovation through developing new methods, tools and standards, and sharing its know-how with Member States, the scientific community and international partners.

Following the adoption of the JRC Strategy 2030, the JRC has been reorganised around eight Scientific Directorates located in five different sites in Geel (Belgium), Ispra (Italy), Karlsruhe (Germany), Petten (The Netherlands) and Seville (Spain). The Directorate-General is based in Brussels (Belgium).

As of February 2025, the JRC workforce was made up of 3525 people, including permanent and contract personnel, research fellows, trainees, seconded national experts, scientific visitors, interimaire, and intra-

¹⁰ Including also security costs

muros experts. In addition, the JRC hosts 258 staff from other Commission services¹¹ that are located in JRC premises, totalling 3783 individuals.

With the exception of Brussels and Seville, all JRC sites are established on land that the hosting countries transferred to the JRC in the early 1960s in the form of long-term leases. As a result, the JRC manages today 251 hectares of land, 40 km of internal roads and 251 buildings with a total surface area of some 282 701 m². This represents a 0.4% decrease (1 036 m²) with respect to the figure reported for the Draft Budget 2025, due to a number of demolitions carried out in Ispra in the course of 2024.

The sites host large-scale experimental research facilities. These dedicated scientific infrastructures and installations are subject to compliance with the highest European and national standards for safety, security and protection. The safety requirements are all the more stringent where nuclear activities are conducted.

The premises and activities of the JRC are different from those of other Commission services, not only because most of the JRC sites and related infrastructures are owned by the Commission, but also because the JRC is also responsible for all the utilities and most of the basic site services.

The JRC building policy is consistent with the provisions of Horizon Europe, as well as of Euratom 2021-2025. It is also aligned with the multi-annual JRC Work Programme intended to support European Union policies. Building projects are subject to change, since they have to accommodate strategic scientific orientations from the Commission.

1. **Expenditure and surface area**

JRC buildings are financed through the following budget lines:

Budget line	Description
01 01 01 13	Other management expenditure for "Horizon Europe" – direct research
01 01 02 13	Other management expenditure for "Euratom Research & Training Programme" – direct research

JRC buildings are presented per site and grouped according to the following categories:

- **Scientific, technical and office buildings.** This category includes buildings dedicated to (nuclear and non-nuclear) scientific activities, technical functions and offices. For mixed constructions (including laboratories, technical facilities and office space), a proportional allocation of common areas has been made.
- **Buildings to be demolished, discontinued or ready for ownership transfer.** The surfaces of buildings to be demolished is reported in this category until the real demolition takes place, in which case the relevant surface will be discounted. The surfaces of buildings awaiting demolition that are occupied at the time of writing are included as part of the available areas. This category also includes the surface of

¹¹ DG HR: Directorate-General Human Resources and Security
PMO: Office for the Administration and Payment of Individual Entitlements
OIB: Office for Infrastructure and Logistics in Brussels
CDP: Staff Committee/OSPs

buildings that will be discontinued (total or partial closing down of certain areas due to regulatory requirements) or removed (temporary offices no longer needed).

- **Buildings under construction or planned.** This group includes buildings that are currently under construction or the construction of which will begin in the coming years. The surface of new buildings is reported in this category until the official occupation of the premises takes place. It should be noted that buildings may appear in this group during the preparatory phases of the project that may take years prior to the effective launching of the construction works. Projects above EUR 3 000 000 or projects exceeding the double threshold of EUR 2 000 000 and 110% of the local price of comparable properties will be submitted to the Budget Authority for approval in accordance with Article 272(3) of the Financial Regulation (FR)¹².

All JRC buildings are owned by the Commission with the exception of the JRC premises in Seville and Brussels. For the JRC premises in Seville, an estimate of the annual rent in 2025 is included in the Annex, while the JRC premises in Brussels are under the responsibility of the OIB and therefore reported on by the latter.

Expenses are mainly covered by administrative budget lines dedicated to *other management expenditure for “Horizon Europe” (01 01 01 13)* and *“Euratom Research & Training Programme” (01 01 02 13)*.

Furthermore, certain JRC buildings are financed via budget line 12 04 03 JRC Decommissioning and Waste Management Programme. This is an operational budget line and therefore it does not fall under the provisions of Article 272 FR. Nevertheless, for completeness, all JRC buildings are reported in the present working document.

¹² Regulation (EU, Euratom) 2024/2509 of the European Parliament and of the Council of 23 September 2024 on the financial rules applicable to the general budget of the Union (recast), OJ L, 2024/2509, 26.9.2024

The table below summarises the main figures for the JRC sites at present:

Site	Type of Building	Area above ground (m ²)	Non-office area (m ²)	Office area (m ²)	Amount DB 2026 (EUR)
Geel	Scientific, technical & office buildings	35 876	25 884	9 992	-
	<i>To be demolished/discontinued</i>	855	855	0	-
	Total surfaces available	36 731	26 739	9 992	-
	Total surfaces under construction	685	535	150	-
Ispra	Scientific, technical & office buildings	174 812	142 125	32 687	-
	<i>To be demolished/discontinued</i>	11 844	10 106	1 738	-
	Total surfaces available	186 656	152 231	34 425	-
	Total surfaces under construction	1 440	1 308	132	-
Karlsruhe	Scientific, technical & office buildings	29 901	21 480	8 421	-
	<i>To be demolished/discontinued</i>	240	203	37	-
	Total surfaces available	30 141	21 683	8 458	-
	Total surfaces under construction	4 580	4 580	0	-
Petten	Scientific, technical & office buildings	21 134	15 213	5 865	-
	<i>To be demolished/discontinued</i>	0	0	0	-
	Total surfaces available	21 134	15 213	5 865	-
	Total surfaces under construction	230	197	33	-
Seville	Scientific, technical & office buildings	8 039	2 574	5 465	1.718.231
	<i>To be demolished/discontinued</i>	0	0	0	-
	Total surfaces available	8 039	2 574	5 465	1.718.231
	Total surfaces under construction	10 963	6 749	4 214	-
TOTAL	Scientific, technical & office buildings	269 762	207 276	62 430	1.718.231
	<i>To be demolished/discontinued</i>	12 939	11 164	1 775	-
	Total surfaces available	282 701	218 440	64 205	1.718.231
	Total surfaces under construction	17 898	13 369	4 529	-

In accordance with Article 272(1) FR, JRC buildings are presented in the Annex at the end of this section. The table includes the following information: budget line, site, type of building, name or identification, description, total surface excluding areas below ground level, office and non-office surfaces, type of contract, and the amount of the 2026 Draft Budget, when applicable.

2. Expected evolution of the global programming of surface area and locations for the coming years (building projects in planning phase already identified)

2.1. Introduction

In line with the JRC Strategy 2030, the JRC is continuously updating development plans for its sites which will include the infrastructure projects to be considered until 2030. Once building projects formally enter in the planning phase and the preliminary surfaces are known, they will be reported and eventually submitted to the Budget Authority in accordance to the provisions and thresholds currently set by the FR.

2.2. Geel

The JRC-Geel site hosts three main Directorates: Directorate for ‘Health and Food’, Directorate for ‘Societal resilience and Security’, and Directorate for ‘Nuclear Safety & Security’, as well as staff from Directorate R ‘Support Services’ and DG HR. Research focuses on different aspects of the food chain, consumer products, medical devices, health technologies, chemicals, cancer and rare diseases, nutrition, and public health care systems, nuclear safety and security and threat detection. It operates EU Reference Laboratories and Centres producing reference materials for a variety of areas. It is also offering open access to its research infrastructure, including two accelerator-based neutron facilities, an underground laboratory, radionuclide metrology, and nuclear reference materials laboratories.

Particular emphasis is put on the management of collective scientific knowledge in relevant areas and its translation into evidence for policy making.

In February 2025 there are 266 staff on-site occupying 18 buildings including offices, laboratories and other technical facilities deployed over 38 hectares of land. The site, which was founded in 1960, operates on a 99-year lease agreement with the Belgian body "Study Centre for Nuclear Energy" (SCK). Its operation is governed by a site licence from the competent authorities of the host country.

The plan for the JRC-Geel site integrates current and future operational and scientific requirements and foresees the realisation of the following projects:

Geel: On-going/recently finished projects

In 2024, the renovation works of office and laboratories spaces of the Building 040 (B040) were completed. Additionally, the facade of the B040 was upgraded to improve the building's energy performance.

Currently there are on-going works on renovating the façade of the building 050 (B050).

Geel: New projects

1. The construction of a new building in order to host the Food Safety and Quality activities was initiated in 2015 but has been put on hold. JRC Geel is now considering the possibility of extensively renovating its main building B010, instead of constructing a new building to host research facilities.

2. JRC Geel has a dedicated conference building that can host up to 150 people. This building is approximately 50 years old and requires urgent refurbishment. The refurbishment should allow using this facility for meetings, conferences, social space for staff where the scientific activities of JRC as well as the Commission on topics such as ‘border security’, ‘reference materials’, ‘nuclear safety and security’, etc., can be showcased. In addition, the refurbishment will upgrade the poor energy efficiency of the building. It is the aim to develop this refurbishment in line with the New European Bauhaus concept where consultation with different stakeholders will be used to identify the relevant functionalities. Investing in the renovation of the

Conference building along with a partial extension will give the building a new lease of life with the least possible environmental impact. The total building surface will be enlarged by 685 m². The total building's area, which is now 855 m², will reach the surface of 1540 m². In line with the provisions of Articles 272(2) FR an early information note will be submitted to the European Parliament and the Council in spring 2025.

3. JRC Geel is currently exploring possibilities to create a new dedicated border security lab by renovating the building 130 (B130).

Geel: Demolitions

In 2025, there are no demolitions foreseen.

The table below summarises the main changes for the JRC-Geel site in the coming years:

Geel (Belgium)	Total (m²)	Non-Office Space (m²)	Office Space (m²)
Scientific, technical & office buildings	35 876	25 884	9 992
<i>Buildings to be discontinued</i>	855	855	0
Total Surfaces available – Geel	36 731	26 739	9 992
Buildings planned*	685	535	150

*The total surface of the conference building will be 1 540 m² (1 390m² non-office and 150 m² office space). The project will be composed of a renovation of 855 m² and extension by 685 m².

2.3. Ispira

The JRC-Ispira site covers an area of 167 hectares with 192 buildings. The number of persons on site amounts to 2 294 in February 2025, including JRC and other Commission services. The site has a perimeter of 6 km and 36 km of internal roads and 7km of underground technical galleries.

The site hosts staff from all JRC directorates as well as from DG HR, the OIB Social Infrastructures Ispira, the Medical Service Ispira, the PMO Ispira, CDP, a subsidiary of the Italian research organisation ENEA¹³, Italian Authorities for decommissioning of Ispira1, "Nucleo Carabinieri Ispira", Italian Fire Brigade, Italian Customs officers, as well as outlets in support of JRC services such as bank, post, travel agency, etc. The research activities carried out in Ispira focus on sustainable resources, societal resilience and security, digital transformation and data.

The site includes a former nuclear research reactor and related scientific equipment and waste for which decommissioning works are being planned.

The plan for JRC-Ispira addresses the urban development of the site concentrating some 90% of the scientific and technical staff within an area representing about 10% of the site area ("Science Zone"), the aim being to overcome fragmentation and dispersion, to increase scientific efficiency, to facilitate multidisciplinary research and to reduce operational costs.

¹³ ENEA - National agency for new technologies, energy and sustainable economic development

Ispra: Recently finished projects

In 2024 JRC (Nuclear Decommissioning and Waste Management) completed the renovation of Cyclotron buildings: 50, 50A and 50C. The old cyclotron laboratories were converted into radiation protection, dosimetry and electronics laboratories.

Ispra: On-going and new projects

- Building 59A: New Cogeneration Plant. Construction of a new tri-generation plant is necessary for repowering the Ispra-site, as the actual cogeneration plant will be phased out. The plant now is ready to be tested and commissioning, authorization pending from the Italian Transmission Service Operator (TSO).
- Refurbishment of building 48 (laboratories and offices) to be completed during 2025.
- The construction of the "Nuova Garderie Icaro" building is scheduled to begin at the end of 2025. It will be located outside the JRC perimeter. The project includes approximately 860m² net. The project cost will be below the threshold for which an approval of Budgetary Authority is required in accordance with Art 272 FR.
- The “Mensa” buildings (8, 8A, 8B, 8D, 8E and 8G) will undergo renovation works during the years 2025 and 2026. It is a light renovation in order to improve the compliance with hygiene and safety regulations.
- In the 58C building “Auditorium” will take place a refurbishment in order to renew a videoconference room.
- In the year 2025, work is scheduled to begin on the “SOES” (Site Emergency Operations Room) building. This will be an extension of the current fire station in Via Cipro and is planned to have an area of 320m².
- Building 46 will undergo a renovation to convert the former visitor centre into offices.
- In order to create new laboratories, an expansion of approximately 260m² of building 25B is planned for the year 2025.
- In building 4 there will be works to create a thermal coat and the roof of the structure will be waterproofed and insulated. JRC will do a renovation of the ground floor of building 84.

Ispra: Demolitions

The updated demolition plan is as follows:

- In 2024, the JRC demolished the following buildings: 5; 5A; 5D; 5I; 15A; 63 and 63D for a total surface of 2 798 m², of which 608 m² are office space. These buildings are not included in the Annex.
- No demolitions are planned for the year 2025.
- At the time of writing, demolitions between 2026 and 2027 are expected to account for some 8 045 m² of which 1 668 m² are office spaces. The buildings considered for demolition are the following: 1C, 14B, 19A, 20M, 26, 33B, 36E, 5E, 77C, 67, 77G, 5B and 77I although current plans are subject to potential modifications (i.e. demolition plans may be delayed due to on-going scientific activities).

The Annex includes also other buildings expected to be demolished from 2027 onwards.

The table below summarises the main changes for the JRC-Ispira site in the coming years:

Ispira (Italy)	Total (m²)	Non-Office Space (m²)	Office Space (m²)
Scientific, technical & office buildings	174 812	142 125	32 687
<i>Buildings to be demolished</i>	<i>11 844</i>	<i>10 106</i>	<i>1 738</i>
Total Surfaces available – Ispira	186 656	152 231	34 425
Buildings planned	~1 440	~1 308	~132

2.4. Karlsruhe

The JRC-Karlsruhe site hosts the Directorate for Nuclear Safety and Security. The number of persons on the site amounts to approximately 300 people from JRC and DG HR in February 2025. It is deployed over 11 Wings of a larger complex on 13.6 hectares of land. The JRC-Karlsruhe is a nuclear facility and owns two licences according to §9 of the German Atomic Law, as well as a licence according to §12 of the Radioprotection Law.

Its main scientific activities are dedicated to investigating safety and security aspects of the nuclear fuel cycle. The primary concern of the Directorate has always been to ensure the safety and security of the nuclear research at the site and good and safe working conditions for the staff. After nearly 60 years of existence, ad hoc refurbishing has reached its limits and considering the increasing maintenance costs of an ageing facility and the evolution of radio-protection and security regulations, a comprehensive renovation of the facilities is being undertaken.

The scientific activities are carried out in different buildings (so-called "Wings") which have been reported in the previous working documents as a single Building A-B-D-E-F-G.

Karlsruhe: On-going/recently finished projects

Construction of a new Laboratory Building (Wing M):

This project was approved by the European Parliament and by the Council in May 2016. This Wing is intended to house, in a single facility, activities that involve the handling of radioactive materials (currently distributed among several wings). As previously reported, the construction of the building Wing M ("Brickwork") was finished in 2019, but works in the building for the technical installations were stopped in July 2021 due to the mutually agreed termination of the contract with the contractor in charge. On 14 December 2022 the JRC submitted an early information note according to Article 272(2) FR, to inform the European Parliament and Council about its intention to finalise the project. The services were re-tendered, and the project for the finalisation of the building (Wing M 2.0) will be resubmitted to the Budgetary Authority in spring 2025. The resumption of works is expected in summer of 2025, subject to the favourable opinion of the Budgetary Authority.

Karlsruhe: New projects

Whereas Wing M will host the laboratories with medium levels of radioactivity, laboratories with low levels of radioactivity will be considered in Wing A. Further analysis is currently ongoing in this respect.

Karlsruhe: Demolitions

The only demolition works in the site correspond to the replacement of the existing Guards house (Wing H). The demolition will take place, once the security headquarter in Wing H is moved to the new physical protection centre in Wing M.

In the future, it is foreseen that Wings F and G shall be de-nuclearized and dismantled. After the completion of Wing M and the transfer of scientific installations and of radioactive and nuclear materials to the new laboratory building.

A proper planning of the decommissioning of the Wings F and G and the discussions of the boundary conditions linked to the nuclear licence should start in an early phase to guarantee that the works for the decommissioning can start as soon as possible.

The table below summarises the main changes for the JRC- Karlsruhe site in the coming years:

Karlsruhe (Germany)	Total (m²)	Non-Office Space (m²)	Office Space (m²)
Scientific, technical & office buildings	29 901	21 480	8 421
<i>Buildings to be demolished</i>	<i>240</i>	<i>203</i>	<i>37</i>
Total Surfaces available – Karlsruhe	30 141	21 683	8 458
Buildings under construction	4 580	4 580	0

2.5. Petten

The JRC-Petten site hosts the Directorate for Energy, Transport and Climate and units from other JRC Directorates. The site spans approximately 32 hectares, which were granted to the Community under a 99-year hereditary ground lease by the Kingdom of The Netherlands on 25 July 1961. The campus consists of 30 buildings¹⁴, with 12 serving as regular workplaces for research and administrative staff, while the remaining 18 buildings primarily host utilities and support facilities for the site's research activities. Additionally, the JRC owns a clubhouse located in Bergen, less than 15 km away from the site. The Petten site hosts 230 people in February 2025 from the JRC and DG HR.

The JRC-Petten site is also home to the High Flux Reactor (HFR), a European Commission owned facility that is in operation since 1961 and it is operated by the Nuclear Research and Consultancy Group (NRG). The site shares the Forum building, which features a restaurant, auditorium and meeting rooms, with neighbouring research organisations TNO, NRG and Curium. Notably, the Forum building is located on the TNO side of the Petten campus, which has implications for traffic, movements and security arrangements.

Petten: On-going/recently finished projects

- The construction of external technical facilities needed for the safe operations of the new Battery Lab in building 314 is on-going. The project is expected to be handed over by July 2025. The technical facilities located outside of building 314 include a gas cleaning container (building 335), a pumping station

¹⁴ The following technical facilities not reported previously have been added for completeness: 335, 336 and 337 (utilities for 314), 350, 351 and 352 substation and electrical distribution cabinets

container (building 337) for facilitating the sprinkler installation of the fire brigade and a pumping station container (building 338) for cooling the machineries. These small utility buildings are added to the list of buildings owned by the Commission.

- On 18 August 2023 the JRC submitted an early information note according to Article 272(2) FR, informing the European Parliament and Council about its intention to construct a new reception and security control building, and annexed ancillaries to JRC site in Petten. The project involves two procurement procedures, one for the construction of the new reception and security control building, its guard house, canopies and traffic elements, and a second for the external security elements. Following the finalisation of the tender for the construction project, the project is planned to be submitted to the Budgetary Authority in Q2 2025. Subject to the favourable opinion of the Budgetary Authority on the building project, the works are expected to start in summer of 2025.
- The deposit for the hazardous chemical waste located in building 324 is under renovation. An extension of the current storage module by about 12 m² is foreseen to increase and improve the storage and sorting capacity for the hazardous material. This renovation will be finalised by end of 2025.

Petten: New projects

Several refurbishments are currently being considered for the period 2025-26, with no expected variation of the buildings' surface. Once they formally enter into the planning phase and the preliminary surfaces are known, they will be reported and eventually submitted to the Budget Authority for approval, where applicable.

Petten: Demolitions/removals

No demolitions are foreseen for the reporting period.

The table below summarises the main changes for the JRC- Petten site in the coming years:

Petten (The Netherlands)	Total (m²)	Non-Office Space (m²)	Office Space (m²)
Scientific, technical & office buildings*	21 134	15 213	5 865
<i>Buildings to be demolished</i>	<i>0</i>	<i>0</i>	<i>0</i>
Total Surfaces available – Petten	21 134	15 213	5 865
Buildings under construction**	230	197	33

Variation from previous year:

*Increase by 63m²: new building 335 (+26 m²), new building 337 (+15 m²), new building 338 (+15 m²), building 315 (TRB) (+7m² due to inclusion of guard shed in the total).

**Decrease by 25m²: the final design of building 315, planned for construction, indicates a total surface of 230m² due to optimisation.

2.6. Seville

JRC-Seville was established in 1994 to host the former Institute for Prospective Technological Studies. It currently hosts the Directorate for Fair and Sustainable Economy along with units from other JRC Directorates. The research activities carried out in Seville cover European competitiveness, industrial

transformation, energy and transport, regional disparities, social and economic impact of climate change and digital technologies, sustainable food systems.

The JRC-Seville rents part of the Expo building situated in the "Isla de la Cartuja" in Seville, originally built to house the headquarters for the Universal Exposition of Seville in 1992. The building belongs to a public-sector company (EPGASA, former AGESA - Empresa Pública de Gestión de Activos). The rental contract is renewed on a yearly basis.

Based on an agreement with the European Commission, the Spanish authorities contribute to the rent corresponding to 1 800 m², while the rest of the surface (6 239 m² plus storage rooms and parking spaces below ground level) is paid for by the JRC. The estimated rent for these surfaces, including areas below ground level will amount to EUR 1.718.231 in 2025 (subject to annual price revision on 1st July 2025, based on inflation). The site numbers 412 staff in February 2025, assigned to JRC and DG HR.

The currently occupied EXPO building is a 30-year-old building which presents several flaws negatively impacting on JRC operations. To overcome this situation, various options had been considered including the further expansion of the JRC premises in the current building, rental of another building, acquisition of an existing building, and constructing a new building, with or without concession of land by the host Member State.

Seville: On-going/recently finished projects

Not applicable.

Seville: New projects

On 16 July 2021 the JRC submitted an early information note according to Article 272(2) FR intended to inform the European Parliament and Council about its intention to launch a prospection of the local market with a view to evaluating the option of a real estate investment in Seville. The construction of a bespoke building is planned to be done on land made available by the City Council of Seville on a 75-year concession free of charge. The procurement process for the construction was finalised in Q4 2024 and the note to the Budgetary Authority will be submitted in spring 2025, with works to be started in summer of 2025, subject to the favourable opinion of the Budgetary Authority.

The new building would have an estimated total gross floor area above ground of 10 963 m², of which 4 214 m² correspond to offices and meeting rooms space.

Seville: Demolitions

Not applicable.

The table below summarises the main changes for the JRC- Seville site in the coming years:

Seville (Spain)	Total (m ²)	Non-Office Space (m ²)	Office Space (m ²)
Scientific, technical & office buildings*	8 039	2 574	5 465
<i>Buildings to be demolished</i>	<i>0</i>	<i>0</i>	<i>0</i>
Total Surfaces available – Seville	8 039	2 574	5 465
Buildings under construction**	10 963	6 749	4 214

*Total rented surface not including building's common areas.

**Total built surface above ground for a stand-alone building, all surfaces included.

3. Final terms and costs regarding project implementation of new building projects previously submitted to the Budget Authority

As indicated in the previous section, the following buildings have been submitted to the Budget Authority according to the provisions of the Financial Regulation: Articles 272(2) (Early information procedure) and 272(3) (Prior approval procedure).

JRC site	Building	Submission to the Budgetary Authority	Project status
Seville	New JRC Building	Early information note submitted on 18/12/13, re-submitted in July 2021 to take account of a change in parameters.	Project to be submitted to Budgetary Authority in Q2 2025. Construction expected to start at the end of Q2 2025.
Geel	Food Safety and Quality	Early information note submitted 04/05/15.	On hold. Alternative scenarios to a new construction are being explored.
Geel	Conference Building		Early information note to be submitted in Q2 2025.
Karlsruhe	New Laboratory Building (Wing M).	Early information note for Wing M 1.0 submitted on 20/11/2014 and full dossier on 20/04/2016. Early information note for Wing M 2.0 submitted on 14/12/2022.	The file on Wing M 1.0 was discussed at the COBU meeting of 24/05/2016 and at the COMBUD meeting of 26/05/2016, receiving favourable opinion. Following the mutually agreed termination of the contract with the contractor in charge, the services have been re-tendered. A new Early information note for Wing M 2.0 was submitted on 14/12/2022, and project Wing M 2.0 will be submitted to Budgetary Authority in Q2 2025.
Petten	Integrated Petten Entrance (IPE)	Early information note submitted on 18/08/2023.	Tender for the facility (building project) is completed. Project will be submitted to Budgetary Authority in Q2 2025.

Annex. Expenditure and surface areas of JRC buildings

Budget Lines “Other management expenditure” for Horizon Europe (01 01 01 13) and Euratom Research & Training Programme (01 01 02 13)

Site	Type of Building	Building Id.	Description	Area above ground (m²)	Non-office area (m²)	Office area (m²)	Type of contract	Amount in DB 2026(€)
Geel	Scientific, technical & office buildings	10	MB: Main Building	5 360	3 724	1 636	Owned	n/a
Geel	Scientific, technical & office buildings	20	VGB: Van De Graaff Building	2 884	2 399	485	Owned	n/a
Geel	Scientific, technical & office buildings	50	LIB: LINAC Building	5 124	4 056	1 068	Owned	n/a
Geel	Scientific, technical & office buildings	51	Flight path cabins	1 855	1 855	0	Owned	n/a
Geel	Scientific, technical & office buildings	60	SMB: Site Management Building	2 764	1 725	1 039	Owned	n/a
Geel	Scientific, technical & office buildings	110	CB: Chemical Building	1 242	721	521	Owned	n/a
Geel	Scientific, technical & office buildings	130	BCB: BCR Building	2 168	1 503	665	Owned	n/a
Geel	Scientific, technical & office buildings	190	SB: Storage Building	3 276	2 959	317	Owned	n/a
Geel	Scientific, technical & office buildings	200	RMPB: Reference Materials Processing Building	3 584	2 483	1 101	Owned	n/a
Geel	Scientific, technical & office buildings	81	CAB: Cafeteria Building	665	665	0	Owned	n/a
Geel	Scientific, technical & office buildings	70	DPB: Dangerous Products Building	163	163	0	Owned	n/a
Geel	Scientific, technical & office buildings	90	HVB: High Voltage Building	541	541	0	Owned	n/a
Geel	Scientific, technical & office buildings	170	PS: Pumping Stations	19	19	0	Owned	n/a

	buildings							
Geel	Scientific, technical & office buildings	40	MSB: Mass Spectrometry Building	2 888	2 215	673	Owned	n/a
Geel	Scientific, technical & office buildings	210	New Administrative Building	2 203	102	2 101	Owned	n/a
Geel	Scientific, technical & office buildings	005 (old 222)	SHES: Safety, Health, Environment & Security Bldg.	1 040	654	386	Owned	n/a
Geel	Scientific, technical & office buildings	225	Incoming Goods Building	100	100	0	Owned	n/a
Geel	<i>To be demolished / discontinued</i>	100	<i>CFB: Conference Building (discontinued for renovation /extension)</i>	855	855	0	n/a	n/a
Geel	Total surfaces available			36 731	26 739	9 992		0

Geel	Construction to be launched in the future	230	Food Safety Building				Owned	n/a
Geel	Construction to be launched in the future	100	CFB: Conference Building - Citizen's Forum	685	535	150	Owned	n/a
Geel	Total surfaces under construction			685	535	150		0

Ispra	Scientific, technical & office buildings	100	IPR-100 Science Building 100	10 987	8 483	2 504	Owned	n/a
Ispra	Scientific, technical & office buildings	101	IPR-101 Science Building 101	10 961	8 704	2 257	Owned	n/a
Ispra	Scientific, technical & office buildings	102	IPR-102 Science Building 102	9 378	6 989	2 389	Owned	n/a
Ispra	Scientific, technical & office buildings	1	IPR-01 Main Entry & Citizen Space	2 493	2 220	273	Owned	n/a
Ispra	Scientific, technical & office buildings	11O	IPR-11O New Childcare Facility	1 787	1 759	28	Owned	n/a
Ispra	Scientific, technical & office buildings	10P	IPR-10P Multi-purpose Sports Hall	1 254	1 254	0	Owned	n/a

Ispra	Scientific, technical & office buildings	14	IPR-14-1 Transformer station; Electricians Offices	610	599	11	Owned	n/a
Ispra	Scientific, technical & office buildings	15	IPR-15-1 Fire Brigade	806	788	18	Owned	n/a
Ispra	Scientific, technical & office buildings	18	IPR-18-1 Central Workshop	4 746	4 232	514	Owned	n/a
Ispra	Scientific, technical & office buildings	20A	IPR-20A Laboratories & Offices	3 036	2 912	124	Owned	n/a
Ispra	Scientific, technical & office buildings	23B	IPR-23B Vela 10 - 11	2 128	2 128	0	Owned	n/a
Ispra	Scientific, technical & office buildings	24	IPR-24-1 Laboratories	2 732	2 732	0	Owned	n/a
Ispra	Scientific, technical & office buildings	25B	IPR-25B Laboratories	191	137	54	Owned	n/a
Ispra	Scientific, technical & office buildings	26B	IPR-26B Offices	3 034	1 285	1 749	Owned	n/a
Ispra	Scientific, technical & office buildings	27	IPR-27-1 Laboratories & Offices	926	576	350	Owned	n/a
Ispra	Scientific, technical & office buildings	27B	IPR-27B-1 Laboratories & Offices	1 864	1 041	823	Owned	n/a
Ispra	Scientific, technical & office buildings	28E	IPR-28E-1 Transformer Room	62	62	0	Owned	n/a
Ispra	Scientific, technical & office buildings	35	IPR-35-1 Drinkable Water Reservoirs	284	284	0	Owned	n/a
Ispra	Scientific, technical & office buildings	36	IPR-36-1 JRC Conference Centre & offices	6 307	3 739	2 568	Owned	n/a
Ispra	Scientific, technical & office buildings	36B	IPR-36B-1 Conference Rooms	320	293	27	Owned	n/a
Ispra	Scientific, technical & office buildings	36C	IPR-36C-1 Learning Centre & Offices	285	145	140	Owned	n/a
Ispra	Scientific, technical & office buildings	36D	IPR-36D-1 IT Helpdesk & Storage	518	322	196	Owned	n/a
Ispra	Scientific, technical & office buildings	4	IPR-04-1 Medical Service	2 155	1 653	502	Owned	n/a

	buildings							
Ispra	Scientific, technical & office buildings	40	IPR-40-1 Laboratories & Offices	2 169	1 896	273	Owned	n/a
Ispra	Scientific, technical & office buildings	41F	IPR-41F-1 X-ray digital radiographic system	379	379	0	Owned	n/a
Ispra	Scientific, technical & office buildings	42	IPR-42-1 ECO Reactor - Laboratories	3 311	3 189	122	Owned	n/a
Ispra	Scientific, technical & office buildings	42A	IPR-42A-1 Offices	1 390	979	411	Owned	n/a
Ispra	Scientific, technical & office buildings	42C	IPR-42C-1 Transformer Room	79	79	0	Owned	n/a
Ispra	Scientific, technical & office buildings	43	IPR-43-1 East Entry - Guards Shelter & Roofage	4	4	0	Owned	n/a
Ispra	Scientific, technical & office buildings	44	IPR-44 Laboratories & Offices	3 233	1 584	1 649	Owned	n/a
Ispra	Scientific, technical & office buildings	45	IPR-45-1 Laboratories & Offices	1 258	620	638	Owned	n/a
Ispra	Scientific, technical & office buildings	45M	IPR-45M-1 Laboratory	59	59	0	Owned	n/a
Ispra	Scientific, technical & office buildings	45O	IPR-45O-1 Laboratories	61	61	0	Owned	n/a
Ispra	Scientific, technical & office buildings	46	IPR-46-1 Offices	1 782	1 527	255	Owned	n/a
Ispra	Scientific, technical & office buildings	46I	IPR-46I Offices	872	408	464	Owned	n/a
Ispra	Scientific, technical & office buildings	48	IPR-48 Laboratories & Offices	4 093	3 491	602	Owned	n/a
Ispra	Scientific, technical & office buildings	49A	IPR-49A-1 Experimental Fuels Depository	49	49	0	Owned	n/a
Ispra	Scientific, technical & office buildings	52	IPR-52 Laboratories	1 299	1 212	87	Owned	n/a
Ispra	Scientific, technical & office buildings	53I	IPR-53I-1 Laboratory	863	863	0	Owned	n/a

Ispra	Scientific, technical & office buildings	54	IPR-54-1 Lake Water Filter & Workshop	589	589	0	Owned	n/a
Ispra	Scientific, technical & office buildings	55	IPR-55-1 Incoming Water Treatment	592	508	84	Owned	n/a
Ispra	Scientific, technical & office buildings	58	IPR-58 Laboratories & Offices	2 328	1 437	891	Owned	n/a
Ispra	Scientific, technical & office buildings	59	IPR-59 Co-Generation Plant (building)	1 820	1 701	119	Owned	n/a
Ispra	Scientific, technical & office buildings	59A	IPR-59A New Cogeneration Plant	746	672	74	Owned	n/a
Ispra	Scientific, technical & office buildings	59K	IPR-59K Offices	684	318	366	Owned	n/a
Ispra	Scientific, technical & office buildings	CH	IPR-10-1 Club House	1 603	1 545	58	Owned	n/a
Ispra	Scientific, technical & office buildings	59Q	IPR-59Q-1 Site Cleaning Depository	253	253	0	Owned	n/a
Ispra	Scientific, technical & office buildings	5L	IPR-05L-1 Security Service	2 631	2 246	385	Owned	n/a
Ispra	Scientific, technical & office buildings	6	IPR-06-1 Offices	1 409	564	845	Owned	n/a
Ispra	Scientific, technical & office buildings	62A	IPR-62A Financial Police Offices	203	120	83	Owned	n/a
Ispra	Scientific, technical & office buildings	66	IPR-66-1 Offices	982	452	530	Owned	n/a
Ispra	Scientific, technical & office buildings	69C	IPR-69C-1 Workshop	590	460	130	Owned	n/a
Ispra	Scientific, technical & office buildings	6A-6B	IPR-06A-06B-1 Offices	3 016	1 609	1 407	Owned	n/a
Ispra	Scientific, technical & office buildings	73	IPR-73-1 Offices	475	157	318	Owned	n/a
Ispra	Scientific, technical & office buildings	74	IPR-74-1 Offices	377	123	254	Owned	n/a
Ispra	Scientific, technical & office buildings	74B	IPR-74B PMO archive	49	49	0	Owned	n/a

	buildings								
Ispra	Scientific, technical & office buildings	84A	IPR-84A-1 Main gate - Zone A Control Post	470	470	0	Owned	n/a	
Ispra	Scientific, technical & office buildings	14A	IPR-14A Electricians Warehouse	34	34	0	Owned	n/a	
Ispra	Scientific, technical & office buildings	14C	IPR-14C Garage; Storage Depot	62	62	0	Owned	n/a	
Ispra	Scientific, technical & office buildings	15J	IPR-15J Annex to Fire Brigade	384	366	18	Owned	n/a	
Ispra	Scientific, technical & office buildings	15E	IPR-15E Fire Brigade: Training Tower	116	116	0	Owned	n/a	
Ispra	Scientific, technical & office buildings	15F	IPR-15F Fire Brigade: Extension (Kitchen)	163	163	0	Owned	n/a	
Ispra	Scientific, technical & office buildings	17A	IPR-17A Site Management Warehouse	562	562	0	Owned	n/a	
Ispra	Scientific, technical & office buildings	18M	IPR-18M Methane Relay Substation	60	60	0	Owned	n/a	
Ispra	Scientific, technical & office buildings	18P	IPR-18P Central Library	1 035	438	597	Owned	n/a	
Ispra	Scientific, technical & office buildings	1A	IPR-01A Police Station	508	450	58	Owned	n/a	
Ispra	Scientific, technical & office buildings	1B	IPR-01B Main Gate	1 085	1 085	0	Owned	n/a	
Ispra	Scientific, technical & office buildings	1E	IPR-01E Guards Shelter	2	2	0	Owned	n/a	
Ispra	Scientific, technical & office buildings	20H	IPR-20H Laboratories	388	185	203	Owned	n/a	
Ispra	Scientific, technical & office buildings	20I	IPR-20I Laboratories & Offices	1 497	1 226	271	Owned	n/a	
Ispra	Scientific, technical & office buildings	21L	IPR-21L Transformer Room	34	34	0	Owned	n/a	
Ispra	Scientific, technical & office buildings	24D	IPR-24D Offices	287	203	84	Owned	n/a	

Ispra	Scientific, technical & office buildings	24G	IPR-24G Garage - Storage	52	52	0	Owned	n/a
Ispra	Scientific, technical & office buildings	24J	IPR-24J Mobile Building - Tent as Depository	89	89	0	Owned	n/a
Ispra	Scientific, technical & office buildings	26A	IPR-26A Offices	3 140	1 299	1 841	Owned	n/a
Ispra	Scientific, technical & office buildings	27C	IPR-27C Garage	109	109	0	Owned	n/a
Ispra	Scientific, technical & office buildings	34I	IPR-34I Laboratory	20	20	0	Owned	n/a
Ispra	Scientific, technical & office buildings	40B	IPR-40B Active and dubious Liquids Reservoir	93	93	0	Owned	n/a
Ispra	Scientific, technical & office buildings	41	IPR-41 New grouting station	629	616	13	Owned	n/a
Ispra	Scientific, technical & office buildings	41D	IPR-41D Temporary Active Waste Deposit	308	308	0	Owned	n/a
Ispra	Scientific, technical & office buildings	41G	IPR-41G Active Waste Depository	446	446	0	Owned	n/a
Ispra	Scientific, technical & office buildings	41I	IPR-41I Temporary Active Waste Depository	306	306	0	Owned	n/a
Ispra	Scientific, technical & office buildings	42B	IPR-42B Gas Storage Tanks & Filter Installation	69	69	0	Owned	n/a
Ispra	Scientific, technical & office buildings	42E	IPR-42E Workshop & Offices	196	87	109	Owned	n/a
Ispra	Scientific, technical & office buildings	45E	IPR-45E Laboratory - Meeting Room	292	113	179	Owned	n/a
Ispra	Scientific, technical & office buildings	46D	IPR-46D Offices (former Laboratories)	480	285	195	Owned	n/a
Ispra	Scientific, technical & office buildings	4C	IPR-04C Gas Bottles Store	8	8	0	Owned	n/a
Ispra	Scientific, technical & office buildings	4D	IPR-04D Chemical Reactants Warehouse	7	7	0	Owned	n/a
Ispra	Scientific, technical & office buildings	54A	IPR-54A Canopy - Parking Lot	154	154	0	Owned	n/a

	buildings								
Ispra	Scientific, technical & office buildings	54B	IPR-54B HVAC Workshop & Offices	199	119	80	Owned	n/a	
Ispra	Scientific, technical & office buildings	56C	IPR-56C Water Pump	71	71	0	Owned	n/a	
Ispra	Scientific, technical & office buildings	56G	IPR-56G Biological Disc Filters	115	115	0	Owned	n/a	
Ispra	Scientific, technical & office buildings	56J	IPR-56J Methane Relay	6	6	0	Owned	n/a	
Ispra	Scientific, technical & office buildings	56M	IPR-56M Storage	100	100	0	Owned	n/a	
Ispra	Scientific, technical & office buildings	58A	IPR-58A Offices	2 475	1 559	916	Owned	n/a	
Ispra	Scientific, technical & office buildings	59F	IPR-59F Lubricants Deposit	20	20	0	Owned	n/a	
Ispra	Scientific, technical & office buildings	59J	IPR-59J Site Cleaning Office	70	26	44	Owned	n/a	
Ispra	Scientific, technical & office buildings	59P	IPR-59P Water Measurements Room	36	36	0	Owned	n/a	
Ispra	Scientific, technical & office buildings	59R	IPR-59R Spare Parts Warehouse	3 292	3 249	43	Owned	n/a	
Ispra	Scientific, technical & office buildings	59T	IPR-59T Masons Depository	812	812	0	Owned	n/a	
Ispra	Scientific, technical & office buildings	59X	IPR-59X Heat Pumps	356	356	0	Owned	n/a	
Ispra	Scientific, technical & office buildings	62B	IPR-62B Customs Gate - Guards Shelter	12	12	0	Owned	n/a	
Ispra	Scientific, technical & office buildings	62C	IPR-62C Bonded Warehouse	297	270	27	Owned	n/a	
Ispra	Scientific, technical & office buildings	69A	IPR-69A Laboratory	644	631	13	Owned	n/a	
Ispra	Scientific, technical & office buildings	78A	IPR-78A Fire Department: Dormitory	61	61	0	Owned	n/a	

Ispra	Scientific, technical & office buildings	78B	IPR-78B Fire Department: Social Room	104	67	37	Owned	n/a
Ispra	Scientific, technical & office buildings	86B	IPR-86B Laboratories	2 928	2 747	181	Owned	n/a
Ispra	Scientific, technical & office buildings	97	IPR-97 ESSOR Central Warehouse	874	855	19	Owned	n/a
Ispra	Scientific, technical & office buildings	99	IPR-99 ESSOR Workshop	968	953	15	Owned	n/a
Ispra	Scientific, technical & office buildings	AN	IPR-10M Ext. Garderie & Nursery ("Asilo Aquilone")	404	404	0	Owned	n/a
Ispra	Scientific, technical & office buildings	GRD	IPR-GARDERIE Garderie	593	582	11	Owned	n/a
Ispra	Scientific, technical & office buildings	15I	IPR-15I Fire Brigade: Garage	272	272	0	Owned	n/a
Ispra	Scientific, technical & office buildings	16A	IPR-16A Liquid Nitrogen Store	12	12	0	Owned	n/a
Ispra	Scientific, technical & office buildings	17	IPR-17 Collaborative and Maker Space, CAD and JRC Archive	1 576	1 456	120	Owned	n/a
Ispra	Scientific, technical & office buildings	18A	IPR-18A Storage	131	131	0	Owned	n/a
Ispra	Scientific, technical & office buildings	1D	IPR-01D Transport Office	267	204	63	Owned	n/a
Ispra	Scientific, technical & office buildings	24B	IPR-24B Gas Bottles Store	20	20	0	Owned	n/a
Ispra	Scientific, technical & office buildings	28F	IPR-28F Laboratories & Offices	2 305	1 621	684	Owned	n/a
Ispra	Scientific, technical & office buildings	30B	IPR-30B Transformer Room	55	55	0	Owned	n/a
Ispra	Scientific, technical & office buildings	39B	IPR-39B Radioactive Materials Cooling Basin	16	16	0	Owned	n/a
Ispra	Scientific, technical & office buildings	40A	IPR-40A Garage	377	365	12	Owned	n/a
Ispra	Scientific, technical & office buildings	40C	IPR-40C Transformer Room	61	61	0	Owned	n/a

	buildings							
Ispra	Scientific, technical & office buildings	40D	IPR-40D Workshop - Depository	158	158	0	Owned	n/a
Ispra	Scientific, technical & office buildings	41A	IPR-41A Temporary Active Waste Deposit	300	300	0	Owned	n/a
Ispra	Scientific, technical & office buildings	41B	IPR-41B Clearance of Materials	210	210	0	Owned	n/a
Ispra	Scientific, technical & office buildings	41E	IPR-41E Waste Characterisation Facility	344	344	0	Owned	n/a
Ispra	Scientific, technical & office buildings	41M	IPR-41M Interim Storage Facility	5 433	5 405	28	Owned	n/a
Ispra	Scientific, technical & office buildings	42D	IPR-42D Explosives Depository	40	40	0	Owned	n/a
Ispra	Scientific, technical & office buildings	45B	IPR-45B Workshop	60	60	0	Owned	n/a
Ispra	Scientific, technical & office buildings	45C	IPR-45C Utility Room	11	11	0	Owned	n/a
Ispra	Scientific, technical & office buildings	45F	IPR-45F Transformer Room	30	30	0	Owned	n/a
Ispra	Scientific, technical & office buildings	46C	IPR-46C Canopy - Transformer Room	30	30	0	Owned	n/a
Ispra	Scientific, technical & office buildings	51	IPR-51-1 Laboratories & Offices	1 620	1 193	427	Owned	n/a
Ispra	Scientific, technical & office buildings	51C	IPR-51C Building "Il Roccio"	70	70	0	Owned	n/a
Ispra	Scientific, technical & office buildings	52A	IPR-52A Radioactive Effluents Storage Tank	309	309	0	Owned	n/a
Ispra	Scientific, technical & office buildings	57	IPR-57 Lake Water Pumps	233	233	0	Owned	n/a
Ispra	Scientific, technical & office buildings	59I	IPR-59I Pump Room	5	5	0	Owned	n/a
Ispra	Scientific, technical & office buildings	5C	IPR-05C Transformer Room	44	44	0	Owned	n/a

Ispra	Scientific, technical & office buildings	59E	IPR-59E Transformer Room	64	64	0	Owned	n/a
Ispra	Scientific, technical & office buildings	72B	IPR-72B Transformer Room - Access Tech. Gallery	50	50	0	Owned	n/a
Ispra	Scientific, technical & office buildings	72C	IPR-72C-1 Laboratory & Offices	884	477	407	Owned	n/a
Ispra	Scientific, technical & office buildings	77B	IPR-77B Radioactivity Measurement Station no. 9	28	28	0	Owned	n/a
Ispra	Scientific, technical & office buildings	77D	IPR-77D Radioactivity Measurement Station no. 7	35	35	0	Owned	n/a
Ispra	Scientific, technical & office buildings	77F	IPR-77F Radioactivity Measurement Station no. 5	35	35	0	Owned	n/a
Ispra	Scientific, technical & office buildings	77H	IPR-77H Radioactivity Measurement Station no. 3	38	38	0	Owned	n/a
Ispra	Scientific, technical & office buildings	77J	IPR-77J Radioactivity Measurement Station no. 8b	8	8	0	Owned	n/a
Ispra	Scientific, technical & office buildings	77R	IPR-77R AMS Greenhouse Gas Tower	560	560	0	Owned	n/a
Ispra	Scientific, technical & office buildings	50	IPR-50 Cyclotron Accelerator	2 237	2 237	0	Owned	n/a
Ispra	Scientific, technical & office buildings	50A	IPR-50A-1 Laboratories & Offices	860	666	194	Owned	n/a
Ispra	Scientific, technical & office buildings	50C	IPR-50C Liquid nitrogen reservoir	22	22	0	Owned	n/a
Ispra	Scientific, technical & office buildings	80	IPR-80 ESSOR Reactor	4 294	4 269	25	Owned	n/a
Ispra	Scientific, technical & office buildings	81	IPR-81 ADECO Laboratory	7 917	7 488	429	Owned	n/a
Ispra	Scientific, technical & office buildings	82	IPR-82 ESSOR Reactor: ATFT - HBR	4 740	4 723	17	Owned	n/a
Ispra	Scientific, technical & office buildings	83A	IPR-83A Offices - Old Water Treatment Tower	209	209	0	Owned	n/a
Ispra	Scientific, technical & office buildings	84	IPR-84 Offices	1 553	892	661	Owned	n/a

	buildings							
Ispra	Scientific, technical & office buildings	85	IPR-85 ESSOR Diesel Generator	268	268	0	Owned	n/a
Ispra	Scientific, technical & office buildings	86	IPR-86 ESSOR: Cooling Tower	669	669	0	Owned	n/a
Ispra	Scientific, technical & office buildings	87	IPR-87 Ex Steam Generator	427	427	0	Owned	n/a
Ispra	Scientific, technical & office buildings	87B	IPR-87B Depository for Lubricant Oils & Poisons	40	40	0	Owned	n/a
Ispra	Scientific, technical & office buildings	92	IPR-92 New Containers Depository	750	750	0	Owned	n/a
Ispra	Scientific, technical & office buildings	9A	IPR-09A Residences nos. 58-60	212	212	0	Owned	n/a
Ispra	Scientific, technical & office buildings	9B	IPR-09B Residences nos. 54-56	252	252	0	Owned	n/a
Ispra	Scientific, technical & office buildings	9C	IPR-09C Residences nos. 64	153	153	0	Owned	n/a
Ispra	Scientific, technical & office buildings	9D	IPR-09D Residences nos. 62	355	283	72	Owned	n/a
Ispra	Scientific, technical & office buildings	16B	IPR-16B Special waste and gas bottle store	529	507	22	Owned	n/a
<i>Ispra</i>	<i>To be demolished in 2026-2027</i>	<i>1C</i>	<i>IPR-01C Kennel</i>	<i>77</i>	<i>77</i>	<i>0</i>	<i>Owned</i>	<i>n/a</i>
<i>Ispra</i>	<i>To be demolished in 2026-2027</i>	<i>14B</i>	<i>IPR-14B Compressor Cabin</i>	<i>23</i>	<i>23</i>	<i>0</i>	<i>Owned</i>	<i>n/a</i>
<i>Ispra</i>	<i>To be demolished in 2026-2027</i>	<i>19A</i>	<i>IPR-19A Workshop - Storage of Materials</i>	<i>62</i>	<i>62</i>	<i>0</i>	<i>Owned</i>	<i>n/a</i>
<i>Ispra</i>	<i>To be demolished in 2026-2027</i>	<i>20M</i>	<i>IPR-20M Storage</i>	<i>345</i>	<i>227</i>	<i>118</i>	<i>Owned</i>	<i>n/a</i>
<i>Ispra</i>	<i>To be demolished in 2026-2027</i>	<i>26</i>	<i>IPR-26-1 Laboratories & Offices</i>	<i>1 531</i>	<i>1 305</i>	<i>226</i>	<i>Owned</i>	<i>n/a</i>
<i>Ispra</i>	<i>To be demolished in 2026-2027</i>	<i>33B</i>	<i>IPR-33B Offices</i>	<i>568</i>	<i>413</i>	<i>155</i>	<i>Owned</i>	<i>n/a</i>

<i>Ispra</i>	<i>To be demolished in 2026-2027</i>	<i>36E</i>	<i>IPR-36E Interpreters Cabins</i>	<i>200</i>	<i>200</i>	<i>0</i>	<i>Owned</i>	<i>n/a</i>
<i>Ispra</i>	<i>To be demolished in 2026-2027</i>	<i>5E</i>	<i>IPR-05E Utility Room</i>	<i>7</i>	<i>7</i>	<i>0</i>	<i>Owned</i>	<i>n/a</i>
<i>Ispra</i>	<i>To be demolished in 2026-2027</i>	<i>77C</i>	<i>IPR-77C Radioactivity Measurement Station</i>	<i>36</i>	<i>36</i>	<i>0</i>	<i>Owned</i>	<i>n/a</i>
<i>Ispra</i>	<i>To be demolished in 2026-2027</i>	<i>67</i>	<i>IPR-67 Offices</i>	<i>775</i>	<i>492</i>	<i>283</i>	<i>Owned</i>	<i>n/a</i>
<i>Ispra</i>	<i>To be demolished in 2026-2027</i>	<i>77G</i>	<i>IPR-77G Radioactivity Measurement Station</i>	<i>37</i>	<i>37</i>	<i>0</i>	<i>Owned</i>	<i>n/a</i>
<i>Ispra</i>	<i>To be demolished in 2026-2027</i>	<i>5B</i>	<i>IPR-05B Utility Room</i>	<i>17</i>	<i>17</i>	<i>0</i>	<i>Owned</i>	<i>n/a</i>
<i>Ispra</i>	<i>To be demolished in 2026-2027</i>	<i>77I</i>	<i>IPR-77I Radioactivity Measurement Station</i>	<i>28</i>	<i>28</i>	<i>0</i>	<i>Owned</i>	<i>n/a</i>
<i>Ispra</i>	<i>To be demolished from 2027 onwards</i>	<i>47</i>	<i>IPR-47 Laboratories</i>	<i>522</i>	<i>503</i>	<i>19</i>	<i>Owned</i>	<i>n/a</i>
<i>Ispra</i>	<i>To be demolished from 2027 onwards</i>	<i>59U</i>	<i>IPR-59U-1 Offices</i>	<i>1 063</i>	<i>660</i>	<i>403</i>	<i>Owned</i>	<i>n/a</i>
<i>Ispra</i>	<i>To be demolished from 2027 onwards</i>	<i>64</i>	<i>IPR-64-1 Print Shop</i>	<i>631</i>	<i>533</i>	<i>98</i>	<i>Owned</i>	<i>n/a</i>
<i>Ispra</i>	<i>To be demolished from 2027 onwards</i>	<i>72</i>	<i>IPR-72 Laboratories & Offices</i>	<i>383</i>	<i>204</i>	<i>179</i>	<i>Owned</i>	<i>n/a</i>
<i>Ispra</i>	<i>To be demolished from 2027 onwards</i>	<i>72A</i>	<i>IPR-72A Depository</i>	<i>22</i>	<i>22</i>	<i>0</i>	<i>Owned</i>	<i>n/a</i>
<i>Ispra</i>	<i>To be demolished from 2027 onwards</i>	<i>23</i>	<i>IPR-23-1 Offices</i>	<i>1 411</i>	<i>1 224</i>	<i>187</i>	<i>Owned</i>	<i>n/a</i>
<i>Ispra</i>	<i>To be demolished from 2027 onwards</i>	<i>68B</i>	<i>IPR-68B Archives & Depository</i>	<i>56</i>	<i>56</i>	<i>0</i>	<i>Owned</i>	<i>n/a</i>
<i>Ispra</i>	<i>To be demolished from 2027 onwards</i>	<i>96B</i>	<i>IPR-96B Central Archives</i>	<i>251</i>	<i>251</i>	<i>0</i>	<i>Owned</i>	<i>n/a</i>
<i>Ispra</i>	<i>To be demolished from 2032 onwards</i>	<i>8</i>	<i>IPR-08-08C-1 Canteen</i>	<i>2 127</i>	<i>2 089</i>	<i>38</i>	<i>Owned</i>	<i>n/a</i>
<i>Ispra</i>	<i>To be demolished from</i>	<i>8A</i>	<i>IPR-08A New Canteen</i>	<i>672</i>	<i>665</i>	<i>7</i>	<i>Owned</i>	<i>n/a</i>

	2032 onwards							
Ispra	To be demolished from 2032 onwards	8B	IPR-08B Canteen Transformer Room	51	51	0	Owned	n/a
Ispra	To be demolished from 2032 onwards	8D	IPR-08D Cafeteria	173	173	0	Owned	n/a
Ispra	To be demolished from 2032 onwards	8E	IPR-08E-1 Warehouse	95	95	0	Owned	n/a
Ispra	To be demolished from 2032 onwards	8G	IPR-08G-1 Canteen Extension	681	656	25	Owned	n/a
Ispra	Total surfaces available			186 656	152 231	34 425		0
Ispra	Scientific, technical & office buildings	25B	IPR-25B Laboratories	260	260	0	Owned	n/a
Ispra	Scientific, technical & office buildings	To be assigned	IPR-SOES SOES	320	228	92	Owned	n/a
Ispra	Scientific, technical & office buildings	To be assigned	IPR- Nuova Garderie Icaro	860	820	40	Owned	n/a
Ispra	Total surfaces under construction			1 440	1 308	132		0

Karlsruhe	Scientific, technical & office buildings	A	Wing A	4 502	4 502	0	Owned	n/a
Karlsruhe	Scientific, technical & office buildings	B	Wing B	2 434	2 434	0	Owned	n/a
Karlsruhe	Scientific, technical & office buildings	D	Wing D	2 756	2 756	0	Owned	n/a
Karlsruhe	Scientific, technical & office buildings	E	Wing E	3 955	3 955	0	Owned	n/a
Karlsruhe	Scientific, technical & office buildings	F	Wing F	3 870	3 870	0	Owned	n/a
Karlsruhe	Scientific, technical & office buildings	G	Wing G	2 638	2 638	0	Owned	n/a
Karlsruhe	Scientific, technical & office buildings	NCO	Wing NCO	8 311	0	8 311	Owned	n/a

Karlsruhe	Scientific, technical & office buildings	R	Wing R - Warehouse entry point	911	843	68	Owned	n/a
Karlsruhe	Scientific, technical & office buildings	S	Wing S - Staff entry point	524	482	42	Owned	n/a
Karlsruhe	<i>To be demolished from 2025 onwards</i>	<i>H</i>	<i>Wing H</i>	<i>240</i>	<i>203</i>	<i>37</i>	<i>Owned</i>	<i>n/a</i>
Karlsruhe	Total surfaces available			30 141	21 683	8 458		0

Karlsruhe	Construction launched in 2016	M	Wing M - Laboratory building	4 580	4 580	0	Owned	n/a
Karlsruhe	Total surfaces under construction			4 580	4 580	0		0

Petten	Scientific, technical & office buildings	113	Building 113 - Offices + Laboratories	309	281	28	Owned	n/a
Petten	Scientific, technical & office buildings	308	Building 308 - Offices	2 227	441	1 786	Owned	n/a
Petten	Scientific, technical & office buildings	309	Building 309 - Offices	1 994	395	1 599	Owned	n/a
Petten	Scientific, technical & office buildings	310 (**)	Building 310 - Laboratories (see demolitions below)	4 716	4 716	0	Owned	n/a
Petten	Scientific, technical & office buildings	312	Building 312 - Offices + Laboratories	4 536	3 113	1 423	Owned	n/a
Petten	Scientific, technical & office buildings	325	Building 325 - Offices + Laboratories	1 601	1 248	353	Owned	n/a
Petten	Scientific, technical & office buildings	313	Building 313 - ICT, Medical Office, Stores, Workshop	2 050	1 801	249	Owned	n/a
Petten	Scientific, technical & office buildings	316	Building 316 - Gas Storage	60	60	0	Owned	n/a
Petten	Scientific, technical & office buildings	317	Building 317 - Heating	32	32	0	Owned	n/a
Petten	Scientific, technical & office buildings	318	Building 318 - Storage	31	31	0	Owned	n/a

Petten	Scientific, technical & office buildings	319	Building 319 - Laboratory	90	90	0	Owned	n/a
Petten	Scientific, technical & office buildings	321	Building 321 - Storage	22	22	0	Owned	n/a
Petten	Scientific, technical & office buildings	322	Building 322 - Compressor room	18	18	0	Owned	n/a
Petten	Scientific, technical & office buildings	323	Building 323 - Storage	38	38	0	Owned	n/a
Petten	Scientific, technical & office buildings	324	Building 324 - Storage	13	13	0	Owned	n/a
Petten	Scientific, technical & office buildings	326	Building 326 - Storage	40	40	0	Owned	n/a
Petten	Scientific, technical & office buildings	327	Building 327 - Gas distribution	18	18	0	Owned	n/a
Petten	Scientific, technical & office buildings	328	Building 328 - Gas distribution	18	18	0	Owned	n/a
Petten	Scientific, technical & office buildings	329	Building 329 - Bicycle Shelter	34	34	0	Owned	n/a
Petten	Scientific, technical & office buildings	334	Building 334 - Motor Cycle Shelter	33	33	0	Owned	n/a
Petten	Scientific, technical & office buildings	340	Building 340 - Storage	714	701	13	Owned	n/a
Petten	Scientific, technical & office buildings	700	Building 700 - Clubhouse (located in Bergen)	305	305	0	Owned	n/a
Petten	Scientific, technical & office buildings	320	Building 320 - Offices	240	0	240	Owned	n/a
Petten	Scientific, technical & office buildings	314	Building 314 - Offices + Laboratories	1 408	1 258	150	Owned	n/a
Petten	Scientific, technical & office buildings	315 (TRB)	Building 315 - Temporary Reception Building	101	77	24	Owned	n/a
Petten	Scientific, technical & office buildings	333	Building 333 - Control Room Laboratory 319	80	80	0	Owned	n/a
Petten	Scientific, technical & office	335	Building 335 - Scrubber (gas	26	0	0	Owned	n/a

	buildings		container) for Lab 314					
Petten	Scientific, technical & office buildings	337	Building 337 - Pump station for Laboratory 314	15	0	0	Owned	n/a
Petten	Scientific, technical & office buildings	338	Building 338 - Pump station for Laboratory 314	15	0	0	Owned	n/a
Petten	Scientific, technical & office buildings	311	Building 311 - Smart Grid Interoperability Lab (SGILab)	350	350	0	Owned	n/a
Petten	To be demolished	n/a	n/a	0	0	0	Owned	n/a
Petten	Total surfaces available			21 134	15 213	5 865		0

Petten	Construction to be launched	315	Integrated Petten Entrance	230	197	33	Owned	n/a
Petten	Total surfaces under construction			230	197	33		0

Seville	Scientific, technical & office buildings	EXPO	Edificio Expo	8 039	2 574	5 465	Rented	1 718 231
Seville	To be demolished	n/a	n/a	0	0	0	n/a	
Seville	Total surfaces available			8 039	2 574	5 465		1 718 231

Seville	Project to be launched	-	New JRC building	10 963	6 749	4 214	Owned	n/a
Seville	Total surfaces under construction			10 963	6 749	4 214		0

JRC	Grand Total surfaces available (including expected demolitions)			282 701	218 440	64 205		1 718 231
JRC	Grand Total surfaces under construction			17 898	13 369	4 529		0

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