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Commission

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# DRAFT GENERAL BUDGET OF THE EUROPEAN UNION

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Working Document Part VII

*#EUBudget*

**2025**  
FINANCIAL  
YEAR

Commission buildings

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Budget

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**DRAFT GENERAL BUDGET**  
**of the European Union**  
for the financial year 2025

Working Document  
**Part VII**

**Draft General Budget  
of the European Union  
for the Financial Year 2025**

**Working Document Part VII**

**Commission Buildings**

## Draft Budget Working Documents

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The 2025 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 2023.

### **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 2022 – 2025 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 2025 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 2024, information on assigned revenue (implementation in 2023 and estimation for 2025) and a progress report on outstanding commitments (RAL) pursuant to Articles 41(3)(d) and 41(8) 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 266(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(10) and (11) 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, Common Provisioning Fund and Contingent Liabilities**

Working Document XI presents the implementation of Budgetary Guarantees, the Common Provisioning Fund 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 266(1) of the Financial Regulation (FR)<sup>1</sup> 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, and the Office for Administration and Payment of Individual Entitlements),
  - Representation Offices,
  - Health and food audits and analysis offices in Grange,
  - Offices which manage their own buildings autonomously (Publications Office, European Anti-Fraud Office and the European Personnel Selection 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.

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<sup>1</sup> Regulation (EU, Euratom) No 2018/1046 of the European Parliament and of the Council of 18 July 2018.

# 1 COMMISSION BUILDINGS FINANCED UNDER HEADING 7

## Introduction

Article 266(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.
- b) The expected evolution of the global programming of surface area and locations for the coming years, with a description of the building projects in planning phase which are already identified.
- 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 the Council under the procedure established in paragraphs (2) and (3) of Article 266 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 (Offices for Infrastructure and Logistics in Brussels and Luxembourg (OIB, OIL), and the Office for Administration and Payment of Individual Entitlements (PMO)).
- Health and food audits and analysis offices in Grange.
- Representation Offices.
- Offices which manage autonomously their own buildings (Publications Office (OP), European Personnel Selection Office (EPSO) and the European Anti-Fraud Office (OLAF)).

For each of these groups, the three fields of information requested by Article 266(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 2025 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 2025 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 2025.

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 institutions<sup>2</sup> 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).

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<sup>2</sup> 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)

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	Amount in Draft Budget 2025 (€)	Non Office Space	Amount in Draft Budget 2025 (€)	TOTAL BUILDING		Amount in Draft Budget 2025 (€)
		GROSS AREA ABOVE GROUND (m <sup>2</sup> )		GROSS AREA ABOVE GROUND (m <sup>2</sup> )		GROSS AREA ABOVE GROUND (m <sup>2</sup> )	TOTAL (m <sup>2</sup> Gross Floor Area)(4)	
<b>RENTED</b>								
B-28	Usufruct	15.280	3.937.167			15.280	22.125	3.937.167
CDMA	"	20.460	5.530.988			20.460	32.407	5.530.988
COVE	"		3.201.656					3.201.656
COV2/4 (2)	"	17.290	5.812.383			17.290	19.837	5.812.383
CO46	"	13.880	1.613.226			13.880	18.223	1.613.226
DAV1 (Logistics) (5)	"	5.782	468.816	6.893	558.843	12.675	12.675	1.027.659
FPI (in EEAS)	"	4.417	1.390.460			4.417	4.417	1.390.460
HOST (Telecom center)	"			812	3.316.798	812	812	3.316.798
J-59 (1)	"	9.707	2.787.155			9.707	12.101	2.787.155
KORT (Historical archives)	"			21.256	974.541	21.256	21.256	974.541
L-15	"	18.196	4.197.079			18.196	23.026	4.197.079
L-51	"	13.430	4.953.853			13.430	16.999	4.953.853
L-56	"	9.973	2.144.279			9.973	13.406	2.144.279
L107 (2)	"	28.443	9.962.485			28.443	38.121	9.962.485
LX40	"	8.066	1.824.374			8.066	11.906	1.824.374
MERO	"	14.107	3.061.037			14.107	19.678	3.061.037
MO15	"	11.900	2.979.666			11.900	15.057	2.979.666
MO34 (new)	"	14.309	0			14.309	21.174	0
N105	"	10.148	2.116.685			10.148	14.698	2.116.685
ORBN	"	25.416	7.212.703			25.416	34.301	7.212.703
PLB3 (2) (5)	"	1.650	349.660	13.666	2.896.017	15.316	28.860	3.245.677
RP14 (Info-Point)	"			566	340.154	566	765	340.154
SPA2	"	19.410	5.649.827			19.410	25.798	5.649.827
VM-2 (Social activities)	"			1.195	478.673	1.195	1.195	478.673
SRSS	"				265.629			265.629
SB34 (Agencies)	"	0	8.268.846			0		8.268.846
B232	Sold with retained usufruct	11.831				11.831	17.060	0
CCAB (Conference rooms)	"			19.807	3.329.548	19.807	25.832	3.329.548
DM24	"	16.056				16.056	23.340	0
DM28	"	11.679	5.080.796			11.679	19.216	5.080.796
F101	"	8.613	3.555.391			8.613	15.194	3.555.391
J-54	"	19.200	8.253.874			19.200	27.523	8.253.874
J-70	"	20.635	8.113.440			20.635	29.048	8.113.440
J-79	"	17.018	6.732.899			17.018	24.211	6.732.899
J-99	"	8.531				8.531	13.633	0
L-86	"	13.559				13.559	20.411	0
L102	"	4.358				4.358	5.773	
L130 (5)	"	35.715		1.677		37.392	53.912	
LX46	"	17.627	7.597.451			17.627	28.847	7.597.451
MADO	"	41.401	9.621.278			41.401	59.070	9.621.278
MO59	"	8.808	3.714.755			8.808	11.965	3.714.755
SPA3	"	12.932	3.026.697			12.932	15.450	3.026.697
VM18 (2)	"	5.483	1.772.563			5.483	11.675	1.772.563
Usufruct retention			85.000.000					85.000.000
	<b>Subtotal USUFRUCT</b>	<b>515.310</b>	<b>219.931.489</b>	<b>65.872</b>	<b>12.160.203</b>	<b>581.182</b>	<b>810.995</b>	<b>232.091.692</b>

BUILDINGS		Office Space	Amount in Draft Budget 2025 (€)	Non Office Space	Amount in Draft Budget 2025 (€)	TOTAL BUILDING		Amount in Draft Budget 2025 (€)
		GROSS AREA ABOVE GROUND (m <sup>2</sup> )		GROSS AREA ABOVE GROUND (m <sup>2</sup> )		GROSS AREA ABOVE GROUND (m <sup>2</sup> )	TOTAL (m <sup>2</sup> Gross Floor Area)(4)	
	Sold without retained usufruct but with payments still due							
B-68	"	0	2.737.367			0	0	2.737.367
BU25	"	0	4.175.832			0	0	4.175.832
PALM (Child care)	"	0		0	908.173	0	0	908.173
SC11	"	0	3.576.838			0	0	3.576.838
TR74	"	0	1.825.794			0	0	1.825.794
	Sold without retained usufruct but with payments still due	0	12.315.831	0	908.173	0	0	13.224.004
<b>OWNED</b>								
BERL (5)	Owned	74.691	26.987.885	56.410	20.572.858	131.101	217.842	47.560.743
BREY (2)(5)	"	32.037		2.364		34.401	54.674	
BRE2	"	19.222				19.222	26.420	
CC2.0 (Conference rooms)	Project			25.540	29.812.363	25.540	25.540	29.812.363
CHAR (2)(5)	Owned	48.372		6.392		54.764	76.629	0
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	807.927			1.175	1.175	807.927
L-41	"	29.463	13.559.826			29.463	44.983	13.559.826
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	217.190	41.355.638	136.130	50.385.221	353.320	302.677	91.740.859
<b>Total Space and Expenditure (rounded) (3)(6)(7)</b>		<b>732.500</b>	<b>273.602.958</b>	<b>202.002</b>	<b>63.453.597</b>	<b>934.502</b>	<b>1.113.672</b>	<b>337.056.555</b>
Of which appropriations required in line:						20 03 01 01 (C1)	154.991.000	
						20 03 01 01 (CL)	129.649.000	
						20 03 01 01 (C4)	23.447.000	
						O3 01 04 01 (C1)	1.564.000	
						O3 01 04 01 (C4)	2.033.000	
						O4 01 04 01 (C1)	6.171.000	
						O4 01 04 01 (C4)	500.000	
(1) This building is expected to be prolonged after the end of the current lease period						01 01 01 03 (C1)	16.860.563	
(2) Remaining surface after deduction of surface used by third parties/agencies						01 01 01 13 (C1)	467.784	
(3) The amounts corresponding to appropriations from DG COMM, EPSO and OP are not included						01 01 02 03 (C1)	518.630	
(4) Total area presented includes areas above ground as well as underground, including parking.						01 01 02 13 (C1)	142.369	
(5) For these buildings, total rent is split between office/non-office space; corresponding expenditure is calculated pro rata						01 01 03 03 (C1)	122.031	
(6) Total non office space in 2023 (without CC2.0) is 176.462 m <sup>2</sup>						13 01 02 03 (C1)	589.815	
(7) Deducting the building expected to be abandoned in 2025 (J-54), the Office Space end of 2025 will be 713.300 m <sup>2</sup> (GFA above Floor).								

Notes:

The above table mentions 732 500 m<sup>2</sup> of office space and 202 002 m<sup>2</sup> of non-office space for a total of 934 502 m<sup>2</sup>. WD2024 mentioned 768 186 m<sup>2</sup> of office space and 187 203 m<sup>2</sup> of non-office space for a total of 955 389 m<sup>2</sup>. The difference (decrease) of 20 973 m<sup>2</sup> is explained by:

- Buildings that were abandoned or that will be abandoned by the end of 2024, for a total of 31 335 m<sup>2</sup>: G-12 (17 324 m<sup>2</sup>), J-27 (14 011 m<sup>2</sup>).
- A new building (14 309 m<sup>2</sup>).

- Adjustment of surfaces<sup>3</sup>: BERL (-1 m<sup>2</sup>), BREY(-130 m<sup>2</sup>), CO46 (-335 m<sup>2</sup>), CHAR(-678 m<sup>2</sup>), DAV1 (-1 m<sup>2</sup>), FPI (-1 076 m<sup>2</sup>), J-30 (-1 m<sup>2</sup>), PLB3 (- 1 708 m<sup>2</sup>), SPA3 (+43 m<sup>2</sup>), VM18 (+ 26 m<sup>2</sup>).
- 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 m<sup>2</sup> greener:**

Leading by example, the Commission's objective is to become climate neutral by 2030. A dedicated Communication<sup>4</sup> "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 CO<sub>2</sub>-footprint through a circular economy approach in construction and fitting-out of buildings.
- Gradually renovating existing building stock (BERL and CHAR after 2029) to 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).

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<sup>3</sup> Surface differences are rounded

<sup>4</sup> C(2022) 2230

- Improving biodiversity in and around the Commission buildings to preserve ecosystems and to increase attractiveness.
- 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 Bauhaus<sup>5</sup>:**

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 Cinquantenaire, 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 programme of “activation of ground floors”, part of the new vision of the European Quarter, is starting with Commerce 46 (cafeteria and co-working space) and Montoyer 34 buildings.

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 m<sup>2</sup>:**
  - 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 577 000 m<sup>2</sup> 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 **significant 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.**

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<sup>5</sup> 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.

The gradual expiration of current leases was not enough to achieve the aforementioned objective because it would have only represented around 10% reduction in surface area.

It was therefore necessary to proceed with the sale of some of the less efficient buildings from an environmental point of view.

#### Sale of buildings:

In order to finance the occupation of new buildings or, where necessary, extensively renovate certain buildings (in particular Charlemagne and Berlaymont) to make the building stock as a whole more environmentally efficient, the Commission decided to sell 23 buildings, while allowing the possibility to remain in certain buildings through the retention of usufruct, until new (brand new or renovated) spaces become available.

The sale will also enable the Commission to choose the best financing option for the financing of the new conference centre (direct payment with the revenues of the sale, or loan).

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

The table below shows the amount of the offer and the payment schedule.

REVENUE AND PAYMENTS	2024	2025	2026	2027	2028	2029	2030
Revenue from sales	900.000.000						
Payment for retention of usufruct	85.000.000	85.000.000	85.000.000	0	0	0	0
USE OF REVENUE (BALANCES)	2024	2025	2026	2027	2028	2029	2030
Initial balance	900.000.000	698.521.220	568.871.664	400.098.288	242.513.163	182.516.590	106.103.877
Use of sales amount	-201.478.779	-129.649.556	-168.773.376	-157.585.125	-59.996.572	-76.412.714	-92.015.349
Final balance	698.521.220	568.871.664	400.098.288	242.513.163	182.516.590	106.103.877	14.088.527
INDICATIVE USE OF REVENUE (DETAILS) (4)	2024	2025	2026	2027	2028	2029	2030
<b>Payment of the Commission's remaining emphyteusis (long-term lease) rents</b>							
B-68	2.862.186	2.737.367	2.792.115	2.847.957	2.904.916	2.963.015	3.022.275
BU25 (1)	4.098.980	4.175.832	4.259.349	4.344.536	4.431.426	4.520.055	4.610.456
BU29-31-33	8.463.921	0	0	0	0	0	0
PALM	890.330	908.136	926.299	944.825	963.721	327.665	0
SC11	3.296.335	3.576.838	3.648.375	1.860.671	0	0	0
TR74 (2)	1.793.511	1.825.794	1.858.658	1.892.114	1.926.172	1.960.843	1.996.138
J-70 (3)	7.498.581	8.113.440	8.275.709	6.330.917	0	0	0
VM18 (3)	1.895.705	1.772.563	1.808.015	922.088	0	0	0
CCAB (2) (3)	3.264.263	3.329.548	3.396.139	3.464.062	3.533.343	3.604.010	3.676.090
J-54 (3)	7.621.958	8.253.874	8.418.951	8.587.330	0	0	0
J-79 (3)	6.217.428	6.732.899	6.867.557	7.004.908	7.145.006	0	0
MADO (2) (3)	9.562.220	9.621.278	9.813.704	10.009.978	10.210.177	10.414.381	10.622.668
SPA3 (3)	2.967.340	3.026.697	3.087.231	3.148.976	3.211.955	3.276.195	2.645.527
<b>Payment for new projects</b>							
NEW 2024	0	1.613.226	4.313.073	6.019.376	6.107.499	6.197.384	6.289.067
NEW 2025-2026	0	0	624.240	7.490.880	21.033.312	21.453.979	21.883.058
NEW 2027-2028	0	0	0	0	6.582.205	21.695.188	37.270.069
CC2.0	95.073.518	29.812.363	65.351.268	106.190.548	5.690.359	0	0
Payment for the retention of usufruct	85.000.000	85.000.000	85.000.000	0	0	0	0
<b>TOTAL:</b>	<b>201.478.779</b>	<b>129.649.556</b>	<b>168.773.376</b>	<b>157.585.125</b>	<b>59.996.572</b>	<b>76.412.714</b>	<b>92.015.349</b>
<b>Total use of revenue 2024-2030:</b>							<b>885.911.472</b>

As shown in the table, a total amount of EUR 885 911 472 will be used over the period 2024-2030, as opposed to the EUR 339 254 778 initially earmarked in WD2024, i.e. an increase of EUR 546 656 694. Taking into account the payment for the retention of usufruct for the buildings the Commission will continue to occupy (EUR 255 000 000), the difference comes to EUR 291 656 694.

- New buildings / Releases:

**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.

The usufruct of a new building (14 309 m<sup>2</sup>) is planned from 2025.

3 buildings for a total of 60 000 m<sup>2</sup> could be the subject of negotiation, after pre-information to the Budgetary Authority, with a view to taking up occupation from 2026.

G--6 and G-12 buildings will be released in June 2024 and August 2024, respectively, which means the "Geneve" pole will be completely abandoned by August 2024.

- 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 Wave<sup>6</sup> 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 2029 for CHAR and 2030 for BERL.

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.

To improve the quality of available office space, preventive maintenance in line with the *Bon état des bâtiments* (BEBA) continues, with a special focus on improving energy performance through periodic refurbishment and technical actions.

Biodiversity projects are also continuing: in 2024, greening of interior courtyards was carried out at CSM1/MERO and at SB34 (by the owner), as well as of BERL front courtyard.

- 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: J-59.

## **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 centre (CCAB building). A contract with a developer was signed early 2021, after consulting the budgetary authority according to FR Art. 266.3 and 6. The permits were delivered early 2024.

Meanwhile, price index and interest rates increased. Therefore, the financing of the project was reorganized to reduce the budgetary impact. The budgetary authority received an updated information note on 26/06/2024. The delivery date for the conference centre is still expected between end 2027 and early 2028.

- *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 will be performed in order to determine the conditions for the development of a new Historical Archive building, potentially included in a more global Logistic Pole.

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<sup>6</sup> [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 Space<sup>7</sup>

Commission — OIB (Brussels) — Multi-annual planning of office space							
Surface area (m <sup>2</sup> GFA)	2024	2025	2026	2027	2028	2029	2030
Office space in ownership	217.190	217.190	216.015	216.015	216.015	216.015	216.015
Office space in emphyteusis with purchase option	0	0	0	0	0	19.000	79.000
Office space in emphyteusis without purchase option	0	0	0	0	0	0	0
Office space in usufruct	524.238	518.918	425.881	443.044	458.200	408.064	406.414
<b>OFFICE SPACE - ONGOING CONTRACTS</b>	<b>741.428</b>	<b>736.108</b>	<b>641.896</b>	<b>659.059</b>	<b>674.215</b>	<b>643.079</b>	<b>701.429</b>
New contracts	13.880	14.309	42.056	54.122	19.000	60.000	0
Major renovation						48.372	48.372
Office space used by Agencies in Commission's contracts	37.117	37.117	75.491	75.491	75.491	75.491	75.491
<b>Total Office Space (Commission)</b>	<b>718.191</b>	<b>713.300</b>	<b>608.461</b>	<b>637.690</b>	<b>617.724</b>	<b>579.216</b>	<b>577.566</b>
EXPENDITURE (€)	2024	2025	2026	2027	2028	2029	2030
Expenditure office space	231.624.245	188.916.019	194.670.209	196.306.424	197.181.066	225.642.893	228.935.426
Expenditure non-office space	132.056.824	63.140.630	96.971.273	138.442.953	38.226.838	31.486.963	29.650.858
Retention of usufruct	85.000.000	85.000.000	85.000.000				
<b>Total expenditures (rounded)</b>	<b>448.681.000</b>	<b>337.057.000</b>	<b>376.641.000</b>	<b>334.749.000</b>	<b>235.408.000</b>	<b>257.130.000</b>	<b>258.586.000</b>
Revenues from surfaces made available	858.615	1.054.901	1.075.999	1.097.519	1.119.469	1.141.859	1.164.696
Revenues from executive agencies	16.558.763	14.570.502	16.238.957	16.563.736	22.838.361	23.295.128	23.761.031
Other revenues	9.281.771	10.354.932	10.562.031	10.773.271	10.988.737	11.208.511	11.432.682
<b>Total revenues (rounded)</b>	<b>26.699.000</b>	<b>25.980.000</b>	<b>27.877.000</b>	<b>28.435.000</b>	<b>34.947.000</b>	<b>35.645.000</b>	<b>36.358.000</b>
<b>Extra revenues from sales</b>	<b>900.000.000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Use of revenues from sales</b>	<b>203.709.127</b>	<b>129.649.556</b>	<b>168.773.376</b>	<b>157.585.125</b>	<b>59.996.572</b>	<b>76.412.714</b>	<b>92.015.349</b>
Appropriations Offices (OIB/PMO)	7.591.000	7.735.000	7.890.000	8.048.000	8.209.000	8.373.000	8.540.000
<b>Appropriations 20 03 01 01</b>	<b>191.007.000</b>	<b>154.991.000</b>	<b>156.926.000</b>	<b>125.317.000</b>	<b>119.985.000</b>	<b>124.951.000</b>	<b>109.439.000</b>
Research contribution (Title 1)	19.675.079	18.701.192	15.174.923	15.364.375	12.269.588	11.747.541	12.233.754
<b>TOTAL APPROPRIATIONS (rounded)</b>	<b>218.273.000</b>	<b>181.427.000</b>	<b>179.991.000</b>	<b>148.729.000</b>	<b>140.464.000</b>	<b>145.072.000</b>	<b>130.213.000</b>

<sup>7</sup> Assumptions used for the analysis:

- New buildings procedures for office spaces: base price resulting from real estate market prospection in 2023-2024.
- Renewal of leases: Indexation of  $\pm 2$  %/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 266(3) of the Financial Regulation)*

N.A.

## 1.1.2 Luxembourg

### Budget lines

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

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 m <sup>2</sup> )	Amount in Draft Budget 2025	GROSS AREA ABOVE GROUND (in m <sup>2</sup> )	Amount in Draft Budget 2025	TOTAL (m <sup>2</sup> Gross Floor Area) <sup>(1)</sup>	Amount in Draft Budget 2025
<b>RENTED</b>							
ARIANE	Rent	16.043	5.443.000 €			25.291	5.443.000 €
TEMPORARY BUILDING <sup>(2)</sup> (JMOT/T2)	Rent	15.316				15.171	
BECH	Rent	40.253	16.693.318 €	1.270	526.682 €	43.203	17.220.000 €
CPE I and II (Child care)	Rent			4.729	761.000 €	5.438	761.000 €
Data centre LUX - Betzdorf	Rent			2.384	7.540.000 €	2.592	7.540.000 €
Data centre DRB + Kayl (DG TAXUD)	Rent					280	
DROSBACH wing A	Rent	7.661	2.845.000 €			21.409	2.845.000 €
DROSBACH wing B	Rent	13.652	4.748.000 €			14.321	4.748.000 €
DROSBACH wing D	Rent	8.109	2.611.000 €			13.095	2.611.000 €
DROSBACH E-2 (workshop, storage)	Rent			3.608	1.083.000 €	4.738	1.083.000 €
FISCHER <sup>(4)</sup>	Rent			3.946	1.581.000 €	5.613	1.581.000 €
MERCIER POST <sup>(5)</sup>	Rent	15.361	8.125.000 €			22.623	8.125.000 €
WINDHOF I, II, III (IT rooms) +Telecom Rooms <sup>(6)</sup>	Rent			1.449	4.158.000 €	1.590	4.158.000 €
<b>Subtotal Space RENTED</b>		<b>116.395</b>	<b>40.465.318 €</b>	<b>17.386</b>	<b>15.649.682 €</b>	<b>175.364</b>	<b>56.115.000 €</b>
<b>OWNED</b>							
EUFO	Emphyteusis with option to buy not yet exercised	26.762	8.162.943 €	366	111.637 €	40.512	8.274.580 €
CPE III (Child care)	Rent with option to buy			4.886	864.000 €	8.300	864.000 €
CPE V (Child care) <sup>(7)</sup>	Rent with option to buy			10.628		10.672	- €
FOYER (Social activities) <sup>(8)</sup>	Owned			1.791		2.617	
<b>Subtotal Space OWNED</b>		<b>26.762</b>	<b>8.162.943 €</b>	<b>17.671</b>	<b>975.637 €</b>	<b>62.101</b>	<b>9.138.580 €</b>
<b>Total Space and Expenditure (rounded)</b>		<b>143.157</b>	<b>48.628.261 €</b>	<b>35.057</b>	<b>16.625.319 €</b>	<b>237.465</b>	<b>65.253.580 €</b>

20 03 02 01	53.323.342 €
crédits "recherche"	511.238 €
O EPSO	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) 145 m<sup>2</sup> gross office space m<sup>2</sup> for OLAF premises in T2 are shown under the OLAF section of the working document.

(4) 462 m<sup>2</sup> of gross office space/537 m<sup>2</sup> total surface (gross floor area) for the European Personal Selection Office (EUSA) in the Fischer are shown under the EPSO section of the working document.

(5) 11,286 m<sup>2</sup> of gross office space/16,621 m<sup>2</sup> total surface (gross floor area) are occupied by OP

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

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

(8) Inter-institutional building.

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 2032 can be summarised in the following table:

<b>PROGRAMMATION OF GROSS OFFICE SPACE in m<sup>2</sup> above ground <sup>(1)</sup></b>	<b>2025</b>	<b>2026 (JMO2)</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>
<b>OFFICE SPACE</b>								
EUFO	26.762	26.762	26.762					
BECH	40.253	40.253						
DROSBACH A	7.661	7.661						
DROSBACH B	13.652	13.652						
DROSBACH D	8.109	8.109						
ARIANE	16.043							
TEMPORARY BUILDING T2 <sup>(2)</sup>	15.316							
MERCIER POST	15.361	15.361	15.361	15.361	15.361	15.361	15.361	15.361
Projet JMO-2 Phase 1 (m <sup>2</sup> ) <sup>(3)(4)</sup>		75.283	75.283	75.283	75.283	75.283	75.283	75.283
Projet JMO-2 Phase 2 (m <sup>2</sup> ) <sup>(3)(5)</sup>		4.540	4.540	4.540	4.540	4.540	4.540	4.540
Projet JMO-2 Phase 2 (m <sup>2</sup> ) rented to EIB		-28.560	-28.560	-28.560	-28.560	-28.560	-28.560	-28.560
<b>Office space programmed (m<sup>2</sup>)</b>	<b>143.157</b>	<b>191.621</b>	<b>121.946</b>	<b>95.184</b>	<b>95.184</b>	<b>95.184</b>	<b>95.184</b>	<b>95.184</b>

**NOTES**

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

(2) 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).

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

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

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

The need for appropriations for office space until 2030 is shown in the table below:

<b>PROGRAMMATION OF APPROPRIATION NEEDED IN € FOR OFFICE BUILDINGS <sup>(1)</sup></b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>
EUFO	8.274.580	8.400.000	8.500.000	0	0	0	0	0
BECH	17.220.000	17.564.000	0	0	0	0	0	0
DROSBACH A	2.845.000	2.902.000	987.000	0	0	0	0	0
DROSBACH B	4.748.000	4.843.000	1.647.000	0	0	0	0	0
DROSBACH D	2.611.000	2.663.000	905.000	0	0	0	0	0
ARIANE	5.443.000	5.089.000	0	0	0	0	0	0
TEMPORARY BUILDING T2 <sup>(2)</sup>	0	0	0	0	0	0	0	0
MERCIER POST	8.125.000	8.288.000	8.454.000	8.623.000	8.795.000	8.971.000	9.150.000	9.333.000
Projet JMO-2 Phase 1 <sup>(3)</sup>		14.500.000	24.700.000	24.700.000	41.400.000	41.400.000	41.400.000	41.400.000
Projet JMO-2 Phase 2 <sup>(3)(4)</sup>			1.200.000	1.200.000				
Projet JMO-2 Phase 2 <sup>(rented to EIB)</sup> <sup>(5)</sup>			-8.500.000	-8.670.000	-8.844.000	-9.021.000	-9.202.000	-9.387.000
<b>APPROPRIATION FOR RENTAL COSTS FOR OFFICE SPACE</b>	<b>49.266.580</b>	<b>64.249.000</b>	<b>37.893.000</b>	<b>25.853.000</b>	<b>41.351.000</b>	<b>41.350.000</b>	<b>41.348.000</b>	<b>41.346.000</b>

## 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) According to the new draft revised delivery schedule planning of December 2023: 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. If phase 2 is sold or rented, the amounts could be reduced.

(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 calculated based on the forecast of the costs at the time of the preparation of the draft budget 2025. The amount will be adjusted according to the final costs of the project.

## NON OFFICE SPACE

### CPE-6

The *Centre Polyvalent de l'Enfance interinstitutionnel* (CPE - Interinstitutional Children's Centre) comprises 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 enables 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 m<sup>2</sup> above ground and below ground (compared with 7,000 m<sup>2</sup> initially planned) 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, with whom the negotiations will begin in the first semester of 2024. The signing of an agreement with the Luxembourg State is foreseen towards the end of the 2024 - beginning of 2025. Construction could start in 2025/26, with the aim of completion in 2029.

c) ***Final terms and costs regarding project implementation of new buildings projects previously submitted to the Budget Authority (information procedure of Article 266(3) of the Financial Regulation)***

*Jean Monnet 2 building*

I. 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 m<sup>2</sup> gross area above ground) and a conference centre (6,736 m<sup>2</sup> gross area),
- Phase 2: the tower (33,100 m<sup>2</sup> gross area above ground) and a welcome centre (3,737 m<sup>2</sup> gross area),
- Storage/workshops in phases 1 and 2 (5,873 m<sup>2</sup> gross area).

As mentioned in 2023, in order to maximise the occupancy rate of the new JMO2 building considering the new policy on dynamic collaborative space, the Commission has liaised with other institutions established in Luxembourg. The surplus space in JMO2, a surface of approximately 28 560 m<sup>2</sup> of gross office space in the phase 2, will be made available to another EU organism or body for rent. More specifically, preliminary discussions have started between the Commission and the European Investment Bank (EIB) and will continue in 2024, in view of signing a rental and service agreement end of 2024.

II. Schedule

In an information note of 19 April 2022 (Ares(2022)3068930, the Commission informed the Budgetary Authority on the evolution of the project and its new delivery schedule (1 November 2024 for phase 1, 1 August 2025 for phase 2).

At the beginning of March 2023, the group of architects entrusted with the Integrated Project Management (IPM) submitted a new draft revised planning to the Luxembourg authorities, which foresees additional delays, with delivery of:

- **Phase 1** on 1 November 2025,
- **Phase 2** on 1 April 2026.

However, this planning was revised by the IPM and a new one was submitted in at the end of November 2023 and validated in January 2024, adding six months to the latest forecast, with delivery of:

- **Phase 1** on 26 May 2026,
- **Phase 2** on 31 December 2026.

III. 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.

Presently, the construction of the building is ongoing and many companies are active on site. The structural work was completed in 2023 and the installation of the exterior facade of the phase 1 building has been largely completed; the installation of the interior façades (phases 1 and 2) and the external façade on the tower of phase 2 is planned for the first quarter of 2024. Finishing works and technical installations shall be carried out simultaneously inside the building.

The Commission continues to closely monitor the project, in collaboration with the Public Buildings Administration.

The status of the project is as follows:

- End of excavation works: September 2019;
- Complete demolition of the JMO building: end of May 2020;
- End of structural works: by the end of 2023;
- Installation of façade panels is ongoing and should be finalised for phase 1 in 2024;
- Technical and finishing works are ongoing in the basements and on the upper floors;
- Most of the contracts have been awarded.

#### IV. Budgetary aspects

At this stage (at the beginning of 2024), the project remains within the budget approved by the Budgetary Authority in 2018, i.e. EUR 682.3 million (October 2023 index). However, given the context and the difficulties encountered (particularly in view of the extended deadlines and rising construction costs observed over the last two years), the Commission expects to have to use the full amount of the reserve. It informed the Budgetary Authority in a dedicated information note in 2024.

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 €
TOTAL	107 183 200,29 €

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

For information purposes only, in the table on the programming of appropriations needed, the Commission included an estimate of the impact of those advance payments. They will be deducted from the final price<sup>8</sup>

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<sup>8</sup> 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).



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<sup>9</sup> 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.

## 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 <sup>2</sup> )	TYPE OF CONTRACT	AMOUNT IN DRAFT BUDGET 2025 (in EUR)
OFFICE SPACE	Main Building	9.114	Purchase Lease option will be exercised in 2023	90.000
Subtotal office space		9.114		90.000
NON-OFFICE SPACE	Outbuildings	600	"	0
	Crèche	296	"	0
Subtotal non-office space		896		0
<b>TOTAL PURCHASE INSTALMENTS IN BUDGET LINE 20 03 03 01 (*)</b>				<b>90.000</b>

(\*) The lease specifies neither a cost per m<sup>2</sup> 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.

### b) *The acquisition of the property at Grange was completed through Deed of Transfer on 28 August 2023. 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 266(3) of the Financial Regulation)*

In the period between the presentation of the Draft Budget 2024 and the present moment, no such projects have been submitted to the Budget Authority.

<sup>9</sup> Advance payments are expected to start having an impact on the total annual payment in 2029, provided that the final price has been consolidated by then.

### 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

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	AMOUNT IN DRAFT BUDGET 2025 (in EUR)
<i>OFFICE SPACE</i>	Brussels				Purchase instalments	331.000
	<b>Subtotal Purchase instalments</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>331.000</b>
	Athens (1)	900	0	144	Rent	337.914
	Barcelona	510	0	0	Rent	245.579
	Berlin	1814	73	239	Rent	1.808.049
	Bonn	641	0	0	Rent	250.000
	Bratislava	739	71	0	Rent	345.735
	Bucharest	1572	137	220	Rent	515.150
	Dublin (2)	1314	12	154	Rent	801.166
	Helsinki	1102	105	114	Rent	477.388
	Ljubljana	1283	160	0	Rent	280.490
	Luxembourg (3)	543	0	0	Rent	0
	Madrid	1589	68	139	Rent	837.940
	Milan	588	0	0	Rent	118.855
	Munich	362	0	0	Rent	146.020
	Paris	1010	0	0	Rent	1.001.655
	Prague	1067	0	0	Rent	476.771
	Riga	1233	0	110	Rent	386.646
	Rome	1970	0	326	Rent	692.680
	Stockholm (4)	980	0	203	Rent	1.000.000
	Tallinn	731	0	125	Rent	287.789
	Warsaw	1056	0	0	Rent	378.624
	Vilnius	1111	126	0	Rent	376.546
	Wroclaw	561	130	0	Rent	243.137
	Zagreb	1026	114	0	Rent	401.165
	<b>Subtotal Rent</b>	<b>23702</b>	<b>996</b>	<b>1774</b>		<b>11.409.298</b>
	Budapest	1104	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	1340	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	1350	64	165	Owned by the EC and the EP	0
	Vienna	1335	0	252	Owned by the EC and the EP	0
	<b>Subtotal owned</b>	<b>9187</b>	<b>165</b>	<b>736</b>		
	<b>Subtotal owned rounded</b>					<b>0</b>
<b>Subtotal office space</b>		<b>32889</b>	<b>1161</b>	<b>2510</b>		<b>11.740.298</b>

EP = European Parliament

EC= European Commission

#### Footnotes :

(1) Market prospection ongoing; rent assumed to remain comparable to the current contract

(2) EP will move out and EC needs to assume the full rent of the offices and will take over the surfaces of EPLO

(3) the Representation in hosted rent-free by the EP in the Konrad Adenauer building

(4) Market prospection ongoing; rent assumed to remain comparable to the current contract

TYPE OF SPACE	BUILDING	Number of parkings or storage boxes	out of which INFO POINT (in m2)	out of which EUROPEAN PUBLIC SPACE (in m2)	TYPE OF CONTRACT	AMOUNT IN DRAFT BUDGET 2025 (in EUR)
<i>NON-OFFICE SPACE</i>	Athens parking	6	0	0	Rent	16.731
	Barcelona parking	2	0	0	Rent	2.666
	Copenhagen parking	9	0	0	Rent	21.716
	The Hague parking	11	0	0	Rent	54.104
	La Valetta parking	15	0	0	Rent	11.948
	Lisbon parking	8	0	0	Rent	16.225
	Ljubljana parking	17	0	0	Rent	31.550
	Paris parking	4	0	0	Rent	0
	Rome	3	0	0	Rent	5.197
	Sofia parking	1	0	0	Rent	3.453
	Tallinn	1	0	0	Rent	3.737
	Vienne parking	6	0	0	Rent	13.327
	Vilnius storage	1	0	0	Rent	7.633
	Zagreb parking	5	0	0	Rent	16.576
	<i>Subtotal non-office space</i>					
<b>TOTAL RENT, CONSTRUCTION, PURCHASE AND NON-PURCHASE INSTALMENTS IN BUDGET LINE 20.030401</b>						<b>11.945.159</b>

The surface area and rent for EC Antenna in Nuuk are not mentioned in the above tables, but an estimated amount of EUR 100.000 has been included in the global budgetary request for rent in 2025.

**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.

<b>Building</b>	<b>Event</b>	<b>Date</b>	<b>Planning of market prospection (start date)</b>	<b>Institution in charge</b>	<b>Areas concerned by the event (m2)</b>
Athens	Expiry of lease contract	30-06-2024	ongoing	EC	900
Bonn	Expiry of lease contract	31-05-2024	ongoing	EC	641
Bratislava	Expiry of lease contract	30-06-2029	ongoing	EP	739
Madrid	Expiry of lease contract	28-02-2027	ongoing	EP	1589
Riga	Expiry of lease contract	30-11-2026	ongoing	EP	1233
Rome	Expiry of lease contract	31-12-2025	ongoing	EC	1970
Vilnius	Expiry of lease contract	18-03-2033	ongoing	EP	1111

**c) *Final terms and costs regarding project implementation of new buildings projects previously submitted to the Budget Authority (information procedure of Article 266(3) of the Financial Regulation)***

In the period between the presentation of the draft budget 2024 and the present moment, no such projects have been submitted to the Budget Authority.

## 1.4 Publications Office (OP)

Budget line O1 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 <sup>2</sup> )	TOTAL (m <sup>2</sup> Gross Floor Area) <sup>1</sup>	TYPE OF CONTRACT	AMOUNT IN DRAFT BUDGET 2025 (in EUR)
OFFICE SPACE Luxembourg	MERP <sup>2</sup>	11.286	16.621	Rent	6.500.000
OFFICE SPACE Brussels	VM18 <sup>3</sup>	2.537	3.864	Emphyteusis with option to buy not yet exercised	905.000
<b>TOTAL PURCHASE INSTALMENTS IN BUDGET LINE O1 01 04 01</b>					<b>7.405.000</b>

<sup>1</sup> Total areas above ground as well as underground, including parking.

<sup>2</sup> Area to be occupied by OP in the MERP building. Surfaces to be occupied by DG CNECT in the same building are reported under section 1.1.2. of the working document.

<sup>3</sup> Estimated area to be occupied by OP in the VM18 building.

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

Nihil.

### c) *Final terms and costs regarding project implementation of new buildings projects previously submitted to the Budget Authority (information procedure of Article 266(3) of the Financial Regulation)*

In the period between the presentation of the Draft Budget 2024 and the present moment, no such projects have been submitted to the Budget Authority.

## 1.5 European Personnel Selection Office (EPSO)

Budget line O2 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 <sup>2</sup> )	TOTAL (m <sup>2</sup> Gross Floor Area)	TYPE OF CONTRACT	AMOUNT IN DRAFT BUDGET 2025 (in EUR) (4)
OFFICE SPACE	Brussels	L107 (1)	2 825	2 825	Usufruct	982 000
	Brussels	PLB3 (1)	1 189	1 189	Usufruct	307 000
	Brussels	VM18 (1)	681	681	Emphyteusis with option to buy not yet exercised	225 000
	Luxembourg	FISCHER (EUSA) (2)	462	537 (3)	Rent	174 000
<b>TOTAL RENT, NON-PURCHASE AND PURCHASE INSTALMENTS IN BUDGET LINE O2 01 04 01</b>						<b>1 688 000</b>
(1) Areas made available by OIB (Brussels)						
(2) Areas made available by OIL (Luxembourg)						
(3) Including 75 m <sup>2</sup> of parking space						
(4) The annual amounts are based on real surfaces occupied and contractual rent						

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

The future use of space for assessment centres in PLB3 building is under evaluation. Once the modalities have been agreed upon, the exact surfaces used by EPSO in the buildings listed above and their corresponding expenditure will be calculated.

### c) *Final terms and costs regarding project implementation of new buildings projects previously submitted to the Budget Authority (information procedure of Article 266(3) of the Financial Regulation)*

In the period between the presentation of the draft budget 2024 and the present moment, no such projects have been submitted to the Budget Authority.

## 1.6 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 <sup>2</sup> , new reporting as from 2024 DB Part VII)	TOTAL (m <sup>2</sup> Gross Floor Area)	TYPE OF CONTRACT	AMOUNT IN DRAFT BUDGET 2025 (in EUR)
<i>OFFICE SPACE</i> <i>Brussels</i>	J-30 (*)	17 886	25 269	Emphyteusis with option to buy not yet exercised	6 671 800
<i>OFFICE SPACE</i> <i>Luxembourg</i>	T2	145	145	Rent	0
<b>TOTAL PURCHASE INSTALMENTS IN BUDGET LINE O6 01 04 01</b>					<b>6 671 8000</b>
(*) The remaining area of the building (1 175 m <sup>2</sup> ) 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 266(3) of the Financial Regulation)*

In the period between the presentation of the draft budget 2024 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 2025, 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) <sup>10</sup>
<b>Horizon Europe</b>	
01 01 01 03	34 967 500
01 01 01 13	906 200
<b>Total Horizon Europe</b>	<b>35 873 700</b>
Euratom	
01 01 02 03	1 004 700
01 01 02 13	275 800
<b>Total Euratom</b>	<b>1 280 500</b>
ITER	
<b>01 01 03 03</b>	453 100
European Defence Fund	
<b>13 01 02 03</b>	1 142 600
<b>Total research contribution</b>	<b>38 749 900</b>

### 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 2024, the JRC workforce was made up of 3514 people, including permanent and contract personnel, research fellows, trainees, seconded national experts, scientific

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<sup>10</sup> Including also security costs



visitors, interimaire, and intra-muros experts. In addition, the JRC hosts 251 staff from other Commission services<sup>11</sup> that are located in JRC premises, totalling 3765 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 253 buildings with a total surface area of some 283.737 m<sup>2</sup>. This represents a 0.8% decrease (2.149 m<sup>2</sup>) with respect to the figure reported for the draft budget 2024, due to a number of demolitions carried out in Ispra in the course of 2023.

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, 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.

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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

- **Buildings to be demolished, discontinued or ready for ownership transfer.** The surface 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 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 million, or projects exceeding the double threshold of EUR 2 million and 110% of the local price of comparable properties will be submitted to the Budget Authority for approval in accordance to Article 266 of the Financial Regulation (FR)<sup>12</sup>.

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 2023 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 266 of the Financial Regulation (FR). Nevertheless, for completeness, all JRC buildings are reported in the present working document.

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<sup>12</sup> Financial Regulation applicable to the general budget of the Union, July 2018.

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

Site	Type of Building	Area above ground (m <sup>2</sup> )	Non-office area (m <sup>2</sup> )	Office area (m <sup>2</sup> )	Amount DB 2025 (EUR)
Geel	Scientific, technical & office buildings	36.655	26.663	9.992	-
	<i>To be demolished/discontinued</i>	0	0	0	-
	<b>Total surfaces available</b>	<b>36.655</b>	<b>26.663</b>	<b>9.992</b>	-
	Total surfaces under construction				-
Ispra	Scientific, technical & office buildings	174.790	142.103	32.687	-
	<i>To be demolished/discontinued</i>	14.374	12.028	2.346	-
	<b>Total surfaces available</b>	<b>189.164</b>	<b>154.131</b>	<b>35.033</b>	-
	Total surfaces under construction				-
Karlsruhe	Scientific, technical & office buildings	28.568	21.472	7.096	-
	<i>To be demolished/discontinued</i>	240	203	37	-
	<b>Total surfaces available</b>	<b>28.808</b>	<b>21.675</b>	<b>7.133</b>	-
	Total surfaces under construction	4.580	4.580	0	-
Petten	Scientific, technical & office buildings	21.071	15.206	5.865	-
	<i>To be demolished/discontinued</i>	0	0	0	-
	<b>Total surfaces available</b>	<b>21.071</b>	<b>15.206</b>	<b>5.865</b>	-
	Total surfaces under construction	255	255	0	-
Seville	Scientific, technical & office buildings	8.039	2.899	5.140	1.718.231
	<i>To be demolished/discontinued</i>	0	0	0	-
	<b>Total surfaces available<sup>13</sup></b>	<b>8.039</b>	<b>2.899</b>	<b>5.140</b>	1.718.231
	Total surfaces under construction	11.500	6.700	4.800	-
<b>TOTAL</b>	Scientific, technical & office buildings	269.123	208.343	60.780	1.718.231
	<i>To be demolished/discontinued</i>	14.614	12.231	2.383	-
	<b>Total surfaces available</b>	<b>283.737</b>	<b>220.574</b>	<b>63.163</b>	<b>1.718.231</b>
	Total surfaces under construction	16.335	11.535	4.800	-

In accordance with Article 266 (1) (a) of the 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 2025 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

<sup>13</sup> Recalculation of the surfaces since DB2024, based on DIN 277 norm.

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 the Directorate for Health, Consumers and Reference Materials and units from other JRC Directorate, as well as from 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. 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 2024 there are 264 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**

Not applicable. The last building project completed dates back from 2015.

### **Geel: New projects**

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 awaiting the budgetary availabilities for the current multiannual financial framework which are under pressure due to the currently high inflation rates and overall cost increases.

In response to the Green Deal, JRC Geel is now exploring the possibility of extensively renovating its main building instead of building a new laboratory facility. The results of this feasibility study are anticipated to be available in the autumn of 2024. This report will play a crucial role in determining future courses of action in 2025.

JRC Geel has a dedicated conference building that can host up to 150 people. This building is more than 50 years old and requires refurbishment. The refurbishment should allow using this facility for meetings, conferences, social space for staff as well as for a visitor's centre to showcase the JRC as well as the Commission's work on citizen's wellbeing. 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. Possibilities for investing in the renovation of the Conference building are currently being explored.

These projects are mentioned Pro Memoria and will be further developed during 2024.

### **Geel: Demolitions**

In 2024, there are no demolitions foreseen.

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

<b>Geel (Belgium)</b>	<b>Total (m<sup>2</sup>)</b>	<b>Non-Office Space (m<sup>2</sup>)</b>	<b>Office Space (m<sup>2</sup>)</b>
Scientific, technical & office buildings	36.655	26.663	9.992
<i>Buildings to be discontinued</i>	0	0	0
<b>Total Surfaces available – Geel</b>	<b>36.655</b>	<b>26.663</b>	<b>9.992</b>
Buildings planned	4.167	2.104	2.063

### **Ispra**

The JRC-Ispra site covers an area of 167 hectares with 197 buildings. The number of staff members on site amounts to 2.293 in February 2024, including JRC and other Commission services. The site has a perimeter of 6 km and 36 km of internal roads.

The site hosts staff from all JRC directorates as well as from DG HR, the OIB Social Infrastructures Ispra; the Medical Service Ispra; the PMO Ispra; a subsidiary of the Italian research organisation ENEA<sup>14</sup>; Italian Authorities for decommissioning of Ispra1; "Nucleo Carabinieri Ispra"; Italian Fire Brigade; Italian Customs officers; as well as outlets in support of JRC services such as bank, post, travel agency, etc.

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-Ispra 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.

### **Ispra: Recently finished projects**

Not applicable this year.

### **Ispra: On-going projects**

- Refurbishment of 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. According with this, the building 59A has been refurbished for security and safety reasons.

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<sup>14</sup> ENA - National agency for new technologies, energy and sustainable economic development

— Refurbishment of building 48 (laboratories and offices) to be completed during 2024.

### **Ispra: Demolitions**

The updated demolition plan is as follows:

- In 2023, the JRC demolished the following buildings: 29B, 29C, 29O, 68C, 68D for a total surface of 2.149 m<sup>2</sup>, of which 351 m<sup>2</sup> are office space. These buildings are not included in the Annex.
- The programme of demolitions for 2024 includes buildings 5, 5B, 5D, 5E,5I, 63D, 77C, 77G, and 77I for a total surface of 1.336 m<sup>2</sup> of which 159 m<sup>2</sup> are office space. These buildings are listed in the Annex.
- At the time of writing, demolitions between 2025 and 2026 are expected to account for some 4.103 m<sup>2</sup> of which 801 m<sup>2</sup> are of office space. The buildings considered for demolition are the following: 1C, 14B, 19A, 20M, 26, 33B, 36E, 47, and 67 although current plans are subject to potential modifications (i.e. demolition plans may be delayed due to on-going scientific activities).

The Annex includes other buildings expected to be demolished from 2026 onwards.

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

<b>Ispra (Italy)</b>	<b>Total (m<sup>2</sup>)</b>	<b>Non-Office Space (m<sup>2</sup>)</b>	<b>Office Space (m<sup>2</sup>)</b>
Scientific, technical & office buildings	174.790	142.103	32.687
<i>Buildings to be demolished</i>	<i>14.374</i>	<i>12.028</i>	<i>2.346</i>
<b>Total Surfaces available – Ispra</b>	<b>189.164</b>	<b>154.131</b>	<b>35.033</b>
Buildings under construction	n.a.	n.a.	n.a.

### **2.3. Karlsruhe**

The JRC-Karlsruhe site hosts the Directorate for Nuclear Safety and Security. The site hosts 301 people from JRC and DG HR (status February 2024). It is deployed over 12 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 radioprotection 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 has been approved by the European Parliament and by the Council in May 2016, as the total cost is above the threshold of 266 (5) of the FR. This Wing is intended to house, in a single facility, activities that involve the handling of radioactive materials (currently distributed among several wings). The civil works started in September 2016 with a construction/commissioning timeframe of 40 months. The Laboratory building will have a total gross area of 6.440 m<sup>2</sup>, of which 4 580 m<sup>2</sup> will be of non-office space above ground. The construction of the building Wing M (“Brickwork”) was finished in 2019. The 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. The services are being re-tendered with the results expected end of 2024. In January 2023, the JRC gave a detailed explanation of the WING M project to the European Parliament’s Committee on Budgets (BUDG). The resumption of works is expected by mid-2025, subject to the favourable opinion by the Budgetary Authority on the building project.

### **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:

<b>Karlsruhe (Germany)</b>	<b>Total (m<sup>2</sup>)</b>	<b>Non-Office Space (m<sup>2</sup>)</b>	<b>Office Space (m<sup>2</sup>)</b>
Scientific, technical & office buildings	28.568	21.472	7.096
<i>Buildings to be demolished</i>	<i>240</i>	<i>203</i>	<i>37</i>
<b>Total Surfaces available – Karlsruhe</b>	<b>28.808</b>	<b>21.675</b>	<b>7.133</b>
Buildings under construction	4 580	4 580	0

## 2.4. Petten

The JRC-Petten site hosts the Directorate for Energy, Transport and Climate and units from other JRC Directorates. The site occupies an area of about 32 hectares, which was granted to the Community under a hereditary ground lease by the Kingdom of The Netherlands for 99 years on 25 July 1961. The campus comprises a total of 27 buildings including a club house located in Bergen, less than 15 km away from the Petten site. The Petten site hosts 217 people in February 2024 from the JRC and DG HR.

The JRC-Petten site hosts a High Flux Reactor (HFR) in use since 1961. It is the property of the European Commission, and it is operated by the Nuclear Research and Consultancy Group (NRG). The JRC-site shares the Forum building (including a restaurant, auditorium and meeting rooms) with the adjacent fellow research organisations Netherlands Organisation for Applied Scientific Research (TNO), NRG and Curium. This building is located on the TNO side of the Petten campus which has consequences on traffic, movements and security.

### Petten: On-going/recently finished projects

- A battery laboratory for battery cell performance and materials testing has already been operational in Petten for several years. The existing laboratory, located in building 314, will be extended with an additional 50 m<sup>2</sup> in external facilities (a gas cleaning container, and pumping stations for facilitating the sprinkler installation for firefighting, and for facilitating the cooling installation, respectively) The construction falls below the ceiling of Article 266 (5) of the FR and consequently it will not require the formal approval of the European Parliament and of the Council.
- In 2021 the engineering phase for the new Integrated Petten Entrance (formerly Access and Security Centre) was performed and is nearly completed. The current project foresees two procurement procedures, one for the construction of the facility, and a second for the security aspects. Since the estimated total cost for the project is expected to exceed EUR 3 million (in line with recent construction market price increases), the formal approval of the European Parliament and of the Council will be required. The pre-information note of the project was submitted to the Budgetary Authority in August 2023, and the project was subsequently presented to the European Parliament. The tender for the facility is ongoing and will subsequently be presented to the Budgetary Authority, estimated for Q3-2024. The engineering phase of the second project (security aspects) is ongoing.

### Petten: New projects

- Several refurbishments are currently being considered for the period 2024-25. 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:

<b>Petten (The Netherlands)</b>	<b>Total (m<sup>2</sup>)</b>	<b>Non-Office Space (m<sup>2</sup>)</b>	<b>Office Space (m<sup>2</sup>)</b>
Scientific, technical & office buildings	21.071	15.206	5.865
<i>Buildings to be demolished</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Total Surfaces available – Petten</b>	<b>21.071</b>	<b>15.206</b>	<b>5.865</b>
Buildings under construction	255	255	0

### **2.5. 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 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 m<sup>2</sup>, while the rest of the surface (6.239 m<sup>2</sup> 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 1.684.506 in 2024, and EUR 1.718.231 in 2025 (subject to annual price revision based on inflation). The site numbers 397 staff in February 2024, 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**

The JRC submitted on 18/12/2013 an Early Warning note according to Article 266 (2) of the 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 JRC has carried out feasibility studies to define the requirements for its premises and the financial viability of the investment.

The construction of a bespoke building is planned on land that will be made available on concession terms by the local authorities. The project's scope has been defined, and an updated Early Warning note was submitted in July 2021. The investment timeline depends on the availability of funds, the negotiation with local authorities and a final decision by the Commission, with a favourable scenario involving a potential real estate project to be finalised by 2026. The new building would have an estimated total gross floor area above ground of 11.500 m<sup>2</sup>, of which 4.800 m<sup>2</sup> correspond to office space. The cost is expected to be above the threshold of 266 (5) of the FR and consequently a file will be submitted to the European Parliament and to the Council for prior approval.

### **Seville: Demolitions**

Not applicable.

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

<b>Seville (Spain)</b>	<b>Total (m<sup>2</sup>)</b>	<b>Non-Office Space (m<sup>2</sup>)</b>	<b>Office Space (m<sup>2</sup>)</b>
Scientific, technical & office buildings*	8.039	2.899	5.140
Buildings to be demolished	0	0	0
<b>Total Surfaces available – Seville</b>	<b>8.039</b>	<b>2.899</b>	<b>5.140</b>
Buildings under construction**	~11.500	~6.700	~4.800

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

\*\*Total built surface 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 FR: Articles 266 (2) (Early Warning) and (3) ("Procédure immobilière") of the FR.

JRC site	Building	PI date of approval	Project status
Seville	New JRC Building	Pre-information note submitted on 18/12/13, re-submitted in July 2021 to take account of a change in parameters.	Basic Design completed in Q3 2023, Construction Design Project to be completed on Q2 2024. Procurement for the construction launched on December 2023, to be completed on September 2024. Submission of the building procedure to the Budgetary Authority estimated for Q4 2024
Geel	Food Safety and Quality	Pre-information note submitted 04/05/15.	Preparatory phase. Design to be updated for new environmental legislation because previous building permit has expired. Alternative scenarios to a new construction are being explored.
Karlsruhe	New Laboratory Building (Wing M).	Pre-information note submitted on 20/11/2014 and full dossier on 20/04/2016, Revised pre-information note submitted on 14/12/2022.	The file 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 are being re-tendered. A revised pre-information note was submitted on 14 <sup>th</sup> December 2022, and the project changes will be subject to approval by the Budgetary Authority.
Petten	Integrated Petten Entrance (IPE)	Pre-information note submitted on 18 August 2023.	Tender for the facility (building project) is ongoing. The engineering phase of the second project (security aspects) is ongoing.

## Annex. Expenditure and surface areas of JRC buildings

Budget Lines 01 01 01/02 – Support expenditure for “Horizon Europe” and ”Euratom Research & Training Programme”

Site	Type of Building	Building Id.	Description	Area above ground (m2)	Non-office area (m2)	Office area (m2)	Type of contract	Amount in DB 2025(€)
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	100	CFB: Conference Building	779	779	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
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>	<i>n/a</i>	<i>n/a</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>n/a</i>	<i>n/a</i>

<b>Geel</b>		<b>Total surfaces available</b>		<b>36,655</b>	<b>26,663</b>	<b>9,992</b>	<b>0</b>	
Geel	Construction to be launched in the future	230	Food Safety Building				Owned	n/a
<b>Geel</b>		<b>Total surfaces under construction</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
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
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

	buildings							
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
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
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



	buildings							
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
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 Roccolo"	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

	buildings							
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	To be demolished from 2026 onwards	50	IPR-50 Cyclotron Accelerator	2,237	2,237	0	Owned	n/a
Ispra	To be demolished from 2026 onwards	50A	IPR-50A-1 Laboratories & Offices	860	666	194	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
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
Ispra	To be demolished in 2024	5	IPR-05-1 Laboratories & Offices	889	730	159	Owned	n/a
Ispra	To be demolished in 2024	5B	IPR-05B Utility Room	17	17	0	Owned	n/a
Ispra	To be demolished in 2024	5D	IPR-05D Greenhouse	297	297	0	Owned	n/a
Ispra	To be demolished in 2024	5E	IPR-05E Utility Room	7	7	0	Owned	n/a
Ispra	To be demolished in 2024	5I	IPR-05I Inflammables Warehouse	17	17	0	Owned	n/a
Ispra	To be demolished in 2024	63D	IPR-63D Utility Room (Out of Use)	8	8	0	Owned	n/a
Ispra	To be demolished in 2024	77C	IPR-77C Radioactivity Measurement Station	36	36	0	Owned	n/a
Ispra	To be demolished in 2024	77G	IPR-77G Radioactivity Measurement Station	37	37	0	Owned	n/a
Ispra	To be demolished in 2024	77I	IPR-77I Radioactivity Measurement Station	28	28	0	Owned	n/a
Ispra	To be demolished in 2025-2026	1C	IPR-01C Kennel	77	77	0	Owned	n/a
Ispra	To be demolished in 2025-2026	14B	IPR-14B Compressor Cabin	23	23	0	Owned	n/a
Ispra	To be demolished in 2025-2026	19A	IPR-19A Workshop - Storage of Materials	62	62	0	Owned	n/a
Ispra	To be demolished in 2025-2026	20M	IPR-20M Storage	345	227	118	Owned	n/a
Ispra	To be demolished in 2025-2026	26	IPR-26-1 Laboratories & Offices	1,531	1,305	226	Owned	n/a
Ispra	To be demolished in 2025-2026	33B	IPR-33B Offices	568	413	155	Owned	n/a
Ispra	To be demolished in 2025-2026	36E	IPR-36E Interpreters Cabins	200	200	0	Owned	n/a
Ispra	To be demolished in 2025-2026	47	IPR-47 Laboratories	522	503	19	Owned	n/a
Ispra	To be demolished in 2025-2026	67	IPR-67 Offices	775	492	283	Owned	n/a
Ispra	To be demolished from 2026 onwards	8	IPR-08-08C-1 Canteen	2,127	2,089	38	Owned	n/a
Ispra	To be demolished from 2026 onwards	8A	IPR-08A New Canteen	672	665	7	Owned	n/a
Ispra	To be demolished from 2026 onwards	8B	IPR-08B Canteen Transformer Room	51	51	0	Owned	n/a
Ispra	To be demolished from 2026 onwards	8D	IPR-08D Cafeteria	173	173	0	Owned	n/a
Ispra	To be demolished from 2026 onwards	8E	IPR-08E-1 Warehouse	95	95	0	Owned	n/a
Ispra	To be demolished from 2026 onwards	8G	IPR-08G-1 Canteen Extension	681	656	25	Owned	n/a

Ispra	To be demolished from 2026 onwards	5A	IPR-05A Laboratories & Offices	942	671	271	Owned	n/a
Ispra	To be demolished from 2026 onwards	59U	IPR-59U-1 Offices	1,063	660	403	Owned	n/a
Ispra	To be demolished from 2026 onwards	63	IPR-63-1 Offices	377	199	178	Owned	n/a
Ispra	To be demolished from 2026 onwards	64	IPR-64-1 Print Shop	631	533	98	Owned	n/a
Ispra	To be demolished from 2026 onwards	72	IPR-72 Laboratories & Offices	383	204	179	Owned	n/a
Ispra	To be demolished from 2026 onwards	72A	IPR-72A Depository	22	22	0	Owned	n/a
Ispra	To be demolished from 2026 onwards	23	IPR-23-1 Offices	1,411	1,224	187	Owned	n/a
Ispra	To be demolished from 2026 onwards	68B	IPR-68B Archives & Depository	56	56	0	Owned	n/a
Ispra	To be demolished from 2026 onwards	96B	IPR-96B Central Archives	251	251	0	Owned	n/a
<b>Ispra</b>	<b>Total surfaces available</b>			<b>189,164</b>	<b>154,131</b>	<b>35,033</b>		<b>0</b>
								n/a
<b>Ispra</b>	<b>Total surfaces under construction</b>			<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>

Karlsruhe	Scientific, technical & office buildings	A	Wing A	4,502	4,502	0	Owned	n/a
Karlsruhe	Scientific, technical & office buildings	B	Wing B	2,425	2,425	0	Owned	n/a
Karlsruhe	Scientific, technical & office buildings	D	Wing D	2,757	2,757	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	6,986		6986	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	To be demolished from 2025 onwards	H	Wing H	240	203	37	Owned	n/a
<b>Karlsruhe</b>	<b>Total surfaces available</b>			<b>28,808</b>	<b>21,675</b>	<b>7,133</b>		<b>0</b>

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

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	94	70	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 buildings	311	Building 311 - Smart Grid Interoperability Lab (SGILab)	350	350	0	Owned	n/a
<i>Petten</i>	<i>To be demolished</i>	<i>n/a</i>	<i>n/a</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>Owned</i>	<i>n/a</i>
<b>Petten</b>	<b>Total surfaces available</b>			<b>21,071</b>	<b>15,206</b>	<b>5,865</b>		<b>0</b>

Petten	Construction to be launched	315	Integrated Petten Entrance	255	255	0	Owned	n/a
<b>Petten</b>	<b>Total surfaces under construction</b>			<b>255</b>	<b>255</b>	<b>0</b>		<b>0</b>

Seville	Scientific, technical & office buildings	EXPO	Edificio Expo	8,039	2,899	5,140	Rented	1.718.231
<i>Seville</i>	<i>To be demolished</i>	<i>n/a</i>	<i>n/a</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>n/a</i>	
<b>Seville</b>	<b>Total surfaces available</b>			<b>8,039</b>	<b>2,899</b>	<b>5,140</b>		<b>1.718.231</b>

Seville	Project to be launched	-	New JRC building	10,500	5,700	4,800	Owned	n/a
<b>Seville</b>	<b>Total surfaces under construction</b>			<b>10,500</b>	<b>5,700</b>	<b>4,800</b>		<b>0</b>

<b>JRC</b>	<b>Grand Total surfaces available (including expected demolitions)</b>			<b>283,737</b>	<b>220,574</b>	<b>63,163</b>		<b>1.718.231</b>
<b>JRC</b>	<b>Grand Total surfaces under construction</b>			<b>15,335</b>	<b>10,535</b>	<b>4,800</b>		<b>0</b>

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