

# OPEN FOR CONSTRUCTION

## FUNDING SOLUTIONS FOR URBAN REHABILITATION

MILLENNIUM. AQUI CONSIGO.



Cofinanciado por:

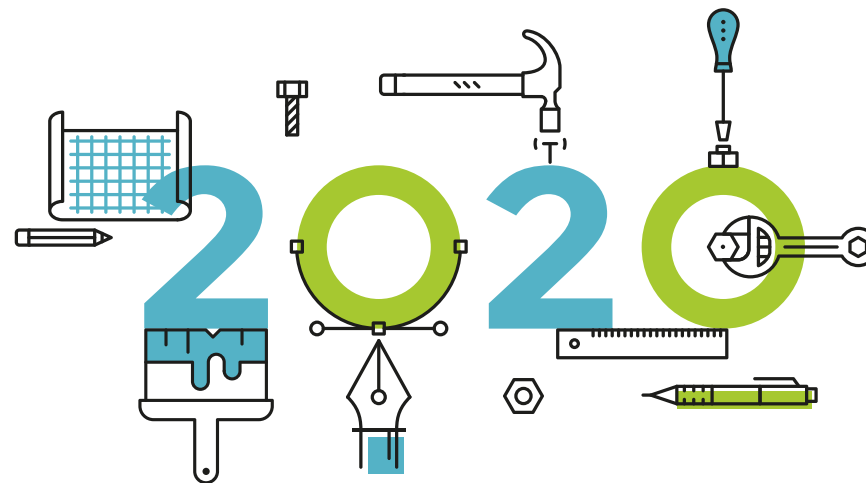


Millennium  
bcp



# WHAT IS IFRRU 2020?







FINANCIAL INSTRUMENT  
FOR URBAN REHABILITATION  
AND REVITALISATION



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## **Global ceiling of 290 million Euros**

-  Funding projects for the complete rehabilitation of buildings to be used as residence, for the pursuit of economic activities and installation of collective facilities
-  Including integrated solutions in the rehabilitation targeted at improving energy efficiency
-  Contributing for the revitalisation of cities throughout the entire country
-  Co-financed by state funding:
  -  **Millennium bcp:** around 55% of total funding
  -  **IFRRU 2020** (ESIF, CPN, EIB and CEB) – around 45% of the funds, with a maximum spread of 0.41%

(Maximum spread defined by the IFRRU 2020 Managing Structure and applicable to contracts signed until 31 January 2019)

## IFRRU 2020 Beneficiaries



## Locations

THE IFRRU 2020 OPERATIONS MUST BE LOCATED IN AREAS CLASSIFIED BY EACH MUNICIPALITY AS PRIORITY AREAS

### ARU (URA)

Urban Rehabilitation Area – areas which have been defined by the municipality and where an integrated intervention by means of an urban rehabilitation operation

### PAICD or IICD

PAICD - Plano de Ação Integrado para as Comunidades Desfavorecidas (Integrated Action Plan for Disadvantaged Communities) or IICD - Instrumento de Identificação das Comunidades Desfavorecidas (Instrument for the Identification of Disadvantaged Communities) in Madeira.

## IFRRU 2020 Eligible Investments and Purposes

THE REHABILITATED BUILDINGS MAY BE OBJECT OF ANY USE, NAMELY HOUSING, THE PURSUIT OF ECONOMIC ACTIVITIES AND THE INSTALLATION OF COLLECTIVE FACILITIES

### Rehabilitation of abandoned industrial spaces and units

(it may include the construction and rehabilitation of buildings and of public spaces).

### Rehabilitation of private units part of social housing buildings, which are to be fully rehabilitated.

### Full rehabilitation of social housing buildings, public housing with subsidized leases, as approved by Law 81/2014, dated 19 December and commonly known as "social housing"

### Full rehabilitation of buildings aged 30 years or more, or, if more recent, of verifiable conservation level 2 or less (determined in accordance with Decree Law 266-B/2012, of 31 December).

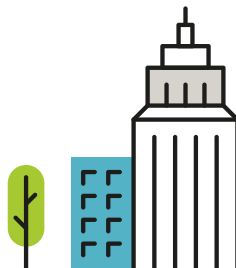
### Rehabilitation of a public space provided that it is associated with rehabilitation works on the surrounding social housing buildings currently under way or completed in the last 5 years at most, solely in locations defined by the Municipality pursuant to the PAICD or IICD in Madeira.




2020


## IFRRU 2020 Eligible Expenses

### URBAN REHABILITATION




-  Construction works and other engineering works


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-  Making of studies, plans, projects, preparatory activities and advisory services directly related with the operation, including the making of financial feasibility studies, when applicable


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-  Purchase of key equipment for the rehabilitation of the building (such as elevators, air conditioning, provided that the same are not included in the building's energy efficiency components)


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-  Supervision, safety coordination and technical assistance


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-  Tests and trials


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-  Revision of prices due to the applicable legislation and the contract up to 5% of the eligible value of the works effectively executed

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-  Purchase of buildings and land (with a 10% threshold for public financing) with or without buildings and the establishment of servitudes and respective compensations, crucial for the making of the operation, by expropriation or direct negotiation (within the scope of the IFRRU 2020 it is not possible to replace/renegotiate financing, interim or other, granted prior to the IFRRU 2020 financing)

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-  VAT, regardless of whether it is recoverable, or not, by the final beneficiary

### ENERGY CERTIFICATION




-  Interventions in the walls of the buildings; interventions in the glazed areas of buildings


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-  Interventions regarding the promotion of the use of renewable energies for self-consumption in residences; installation of solar panels for the production of hot water and for heating/cooling systems


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-  Interventions in the hot water production installations and in other technical systems; inside lighting


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-  Installation of systems and equipment enabling the management of energy consumption

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-  Interventions in ventilation, lighting and other energy systems of the building's common areas

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-  Installation of energy production systems for self-consumption from renewable energy sources

## Main Features

# MILLENNIUM IFRRU 2020 LINE



### TYPES OF FUNDING

Loan Accounts



### AMOUNT PER COMPANY

**Minimum:** 100,000 €  
Investment and Financing

**Maximum:** 20 million EUR  
(10 Million EUR in the energy  
efficiency component)



### MATURITY

**Minimum:** 24 months

**Maximum:** 20 years



### CAPITAL GRACE PERIOD

Investment period, plus 6  
months, commencing on  
the date the operation is  
contracted.



### DRAWDOWN

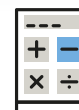
In tranches (depending on  
the works measurement  
reports). It cannot exceed  
the capital grace period.



### INTEREST RATE

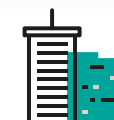
**BCP Component:** spread  
depending on the risk assessment

**IFRRU Component:** maximum  
spread of 0.41%



### FEES

10% discount on the fees in effect.



### GUARANTEES

Mortgage of the building  
to be rehabilitated. Other  
guarantees may be requested  
in view of the risk assessment.

## MILLENNIUM IFRRU 2020 LINE **How to apply?**



### **GET A PRIOR OPINION FROM THE CONCERNED MUNICIPALITY**

**Request to the Municipality wherein the real estate property to rehabilitate** is located a binding prior opinion on the project's framework, specifically for **IFRRU 2020 purposes**.

- > Please find at [www.portaldahabitacao.pt](http://www.portaldahabitacao.pt) the necessary data for the formalisation of the request for the Municipality's prior opinion
- > Please find at [www.portaldahabitacao.pt](http://www.portaldahabitacao.pt) who is the IFRRU 2020 contact for each Municipality

### **ENERGY CERTIFICATION**

Prior to the funding application, you must get the **energy certification regarding the real estate property or update the one already in force** by resorting to one of the experts certified by **ADENE**.

### **FUNDING APPLICATION**

Formal **application for funding** to Millennium bcp.

- > Go to [www.millenniumbcp.pt](http://www.millenniumbcp.pt) for the application form and check list of required documents

**For more information contact your Client Manager or go to a Millennium bcp Branch.**

All proposals are object of a risk analysis and credit assessment made by Millennium bcp.  
This document does not represent a business or contract proposal.

Download your  
MEmpresas App here



**707 504 504**

**Personal assistance**

Available on business days from 8 a.m. to 2 a.m. (GMT) and on non-business days from 10 a.m. to midnight (GMT). Calls to 707 504 504 are charged at a maximum of 0.10€ per minute if using a landline; if you call this number using a mobile network the maximum charge per minute will be 0.25€. These charges are subject to VAT. Assistance available in Portuguese, English or Spanish.

**[www.millenniumbcp.pt](http://www.millenniumbcp.pt)**

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