

HORIZON-NEB-2026-01-BUSINESS-02

Understanding capital market dynamics for increased investment in New European Bauhaus projects in neighborhoods

The focus of the topic HORIZON-NEB-2026-01-BUSINESS-02 closely matches our expertise, particularly in understanding the conditions that enable investments in projects generating environmental, social and economic impact while addressing local development challenges.

Within this topic, Sinloc could contribute to the analysis of capital market demand and supply dynamics affecting NEB-aligned neighbourhood projects, including barriers to investment, risk-return profiles, investor behaviour and the regulatory and economic conditions shaping investment decisions. We have extensive experience supporting public authorities, financial institutions and project promoters in assessing investment ecosystems and identifying mechanisms capable of mobilising public and private capital towards projects with long-term territorial impact.

A key area of contribution would be the design and validation of innovative investment solutions based on place-based impact investing approaches. Sinloc has worked extensively on blended finance structures, revolving instruments, guarantee schemes, impact-oriented investment frameworks and strategies aimed at improving the investment readiness of local development initiatives. We can support the identification of suitable investor categories, the definition of mobilisation pathways and the development of practical financing models capable of bridging the gap between capital providers and neighbourhood-scale projects.

We can also contribute to the development of methodologies enabling investors and project promoters to assess the full value proposition of NEB-aligned projects, incorporating not only financial returns but also environmental, social and territorial outcomes. This includes impact assessment frameworks, investment appraisal methodologies and decision-support tools that can facilitate investment decisions and increase confidence among both public and private investors.

Beyond its technical expertise, Sinloc brings a perspective that is often underrepresented in NEB consortia. While many partnerships are naturally strong in architecture, urban planning, design, social innovation and community engagement, Sinloc contributes expertise in financial structuring, investment mobilisation and economic sustainability. This complementary profile can strengthen the consortium's multidisciplinary character and help ensure that innovative neighbourhood transformation projects are not only desirable and impactful, but also investable, scalable and financially sustainable over time.

In a consortium, Sinloc would be particularly interested in leading or supporting activities related to capital market analysis, investor mapping, investment readiness, impact measurement, financial model design, innovative funding and financing mechanisms, and the development and validation of place-based investment solutions for NEB-aligned neighbourhood projects.

HORIZON-NEB-2026-01-BUSINESS-03

Approaches to reuse vacant, obsolete or underutilised spaces

Within the topic HORIZON-NEB-2026-01-BUSINESS-03, Sinloc could contribute to the identification and assessment of funding and financing mechanisms supporting the reuse of vacant, obsolete and underutilised spaces, helping project partners understand the financial feasibility and long-term viability of different regeneration pathways.

Building on extensive experience in EU-funded projects, financial modelling and blended finance solutions, Sinloc can support the development of investment strategies combining public funding, private capital and community-based mechanisms tailored to different territorial contexts. We can also contribute to the assessment of the economic value generated by the proposed approach, including cost-benefit considerations, investment attractiveness, leverage potential and pathways for scaling and replication across Europe.

Our expertise is also grounded in practical experience supporting public authorities in the regeneration and re-functionalisation of underused assets. For example, Sinloc assisted an Italian Region in defining replicable, sustainable and impact-oriented models for the transformation of abandoned/underused railway stations into community-centred hubs, strengthening the role of stations in local development, public transport intermodality, tourism and the delivery of new community services. The assignment included the identification of innovative functional models, the development of a transferable methodology, and the design of pilot interventions to test and validate the approach.

Beyond its technical contribution, Sinloc brings a perspective that is often underrepresented in NEB-related consortia: the connection between place-based regeneration, economic sustainability and investment readiness. This complementary expertise can strengthen the multidisciplinary character of the consortium while helping ensure that innovative reuse solutions remain financially viable, scalable and attractive to both public and private investors.

In a consortium, Sinloc would be particularly interested in leading or supporting activities related to financing frameworks, business and governance models, economic impact assessment, investment readiness, replication strategies and the development of recommendations aimed at increasing the long-term sustainability and bankability of regeneration initiatives.