



## **CTF – DEDICATED PRIVATE SECTOR PROGRAMS (DPSP V-FUTURES)**

**PROJECT TITLE: TÜRKIYE SECOND ENERGY EFFICIENCY IN PUBLIC BUILDINGS (EEP2)**

**COUNTRY: TURKIYE**

**MDB: IBRD**

**Cover Page for CTF Project/Program Approval Request<sup>[a]</sup>  
Dedicated Private Sector Programs (DPSP V-FUTURES)**

<b>Country/Region</b>	Türkiye	<b>CIF Project ID#</b>	XCTFTR008A
<b>Type of CIF Investment:</b>	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private		
<b>Project/Program Title (same as in CCH)</b>	Türkiye Second Energy Efficiency in Public Buildings (EEP2)		
<b>Sector/Pillar (Please select all that apply)</b>	<input type="checkbox"/> Enabling Environment <input checked="" type="checkbox"/> Energy Efficiency <input type="checkbox"/> Energy Storage <input type="checkbox"/> Renewable Energy <input type="checkbox"/> Renewable Energy/ Energy Efficiency <input type="checkbox"/> Transport <input type="checkbox"/> Other (_____)		
<b>Technology/Area (Please select all that apply)</b>	<input type="checkbox"/> End Use <input type="checkbox"/> District Heating <input type="checkbox"/> Smart Grid <input type="checkbox"/> Capacity Building <input type="checkbox"/> Multiple <input type="checkbox"/> Batteries <input type="checkbox"/> Hydro <input type="checkbox"/> Green Hydrogen <input type="checkbox"/> Geothermal <input type="checkbox"/> Wind <input type="checkbox"/> Solar <input type="checkbox"/> Hydropower <input type="checkbox"/> Cookstoves <input type="checkbox"/> Waste to Energy <input type="checkbox"/> Bioenergy <input type="checkbox"/> Mixed RE <input type="checkbox"/> Green Fuels <input type="checkbox"/> Modal Shift <input type="checkbox"/> Vehicle Technologies <input type="checkbox"/> Mass Transit <input type="checkbox"/> Electric Vehicles <input checked="" type="checkbox"/> Other ( __ Public Buildings __ )		
<b>Project Lifetime (MDB Board/Management) approval to project closure)</b>	6 years		
<b>Is this a private sector program composed of sub-projects?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<b>Financial Products, Terms and Amounts (same as CCH)</b>			
	<b>USD (million)</b>	<b>EUR (million)<sup>[b]</sup></b>	
PPG (Project Preparation Grant)			
Grant			
MDB Project Implementation and Supervision Services (MPIS) <sup>1</sup>			
Public sector loan – Senior loan	<b>5.00</b>		
First loss guarantee			
Second loss guarantee			
Equity			
Senior loan			
Senior loan in local currency hedged			
Senior loan in local currency unhedged ( <b>EXCEPTIONAL REQUEST</b> )			
Subordinated debt/loan/ mezzanine instrument with income participation			

<sup>1</sup> MPIS - CIF Operational Modalities For New Strategic Programs [here](#)

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Subordinated debt/loan / mezzanine instrument with income participation local currency unhedged ( <b>EXCEPTIONAL REQUEST</b> )		
Subordinated debt/loan /mezzanine instrument with convertible features		
'Convertible/contingent recovery' grant/loan/guarantee (loans convertible to grants or vice versa)		
Convertible Loans (convertible to equity only)		
For loans and guarantees – is this a revolving structure? <sup>[2]</sup> <input type="checkbox"/> Yes <input type="checkbox"/> No		
<b>Specify local currency type here</b>		
Other (please specify)		
<b>Total</b>	<b>5.00</b>	
<b>Co-financing</b>		
	<b>Please specify as appropriate</b>	<b>Amount (in million USD)</b>
MDB 1	IBRD	300.00
MDB 2 (if any)		
Government		
Private Sector		
Bilateral		
Others (please specify)		
<b>Total Co-financing</b>		<b>300.00</b>
<b>CIF Funding</b>		<b>5.00</b>
<b>Total Financing (Co-financing + CIF Funding)</b>		<b>305.00</b>
<b>Proportion of Total Financing for Adaptation</b>		
<b>Proportion of Total Financing for Mitigation<sup>[e]</sup></b>		<b>305.00</b>
<b>CIF Financial Terms and Conditions Policy</b>	<a href="#">Link</a>  Is this request in accordance with the CIF Financial Terms and Conditions Policy?  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (if no, please specify detailed information under the justification section)	

<sup>2</sup> With a revolving structure, after the loan or guarantee matures, instead of returning the funds to the Trustee, the funds are redeployed as a new loan or guarantee.

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<b>Justification (exceptional request)</b> <sup>[c][d]</sup>	
<b>Implementing MDB(s)</b> <i>(please enter full name, job title and email address)</i>	
MDB Headquarters-Focal Point:	Frank van der Vleuten <a href="mailto:fvandervleuten@worldbank.org">fvandervleuten@worldbank.org</a>
MDB Task Team Leader (TTL)	Jasneet Singh <a href="mailto:jsingh3@worldbank.org">jsingh3@worldbank.org</a> Aditya Alexander Lukas <a href="mailto:alukas@worldbank.org">alukas@worldbank.org</a>
<b>National Implementing Agency</b> <i>(please enter full name, job title and email address)</i>	
Country Focal Point/s	Ministry of Environment, Urbanization and Climate Change (MoEUCC), Ministry of Energy and Natural Resources (MENR)
<b>Brief Description of Project/Program (including objectives and expected outcomes)</b> <sup>[c][d]</sup>	

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**The objective of the proposed Project** is to reduce energy use in existing central government buildings and strengthen the energy efficiency (EE) requirements for new and renovated public buildings. The proposed project consists of two components: (i) Energy efficiency investments in central government buildings; and (ii) technical assistance and project implementation support.

**Component 1.** Energy efficiency investments in central government buildings (US\$296 million IBRD loan and US\$2.5 CTF loan): This component will finance the preparation and implementation of renovations of central government and central-government affiliated buildings (i.e., public buildings under central line ministries) to save energy and increase renewable energy (RE) use. The Project aims to renovate about 400 buildings, each of which will receive a Turkish Energy Performance Certificate (EPC). Building renovations would result in minimum energy savings of 30 percent and seek to achieve a Turkish Class B EPC or higher. In order to ensure further decarbonization and deeper renovations, the Project will (i) maximize the replacement of fossil fuel-based boilers by electric heat pumps or RE-based heating to the extent that is technically and financially feasible; (ii) introduce a standard taxonomy for building renovations that prescribes a set of mandatory EE and on-site RE measures; (iii) finance rooftop or ground-mounted (e.g., parking lot canopy) solar photovoltaic (PV) installations; and (iv) seek to reach NZEB standard for at least 20 percent of the buildings renovated under the Project. For selected buildings, the Project would also pilot the following innovative approaches, which – if successful – could be expanded to a larger number of buildings: (a) Improvements in water efficiency, such as upgrades to low-flow fixtures and installation of systems for rainwater capture and use; (b) performance-based payments under conventional construction contracting; and (c) renovations under a continued and sustainable financing scheme.

**Component 2.** Technical assistance and Project implementation support (US\$4 million IBRD loan and US\$2.5 CTF loan): This component will include project implementation support activities and the following technical assistance (TA) activities: (i) assessment of EE measures and costs for renovation of existing and construction of new public buildings to exceed current requirements for EE, including the feasibility of introducing different levels of requirements for reduced fossil fuel use for heating; (ii) identification of a financing scheme that would allow the MoEUCC (implementing entity) to maintain a public building renovation program over a longer term, beyond the Project period; and (iii) development of the documentation required to register the Project, and Measurement, Reporting and Verification (MRV) for certification of emission reductions.

#### **Rationale for CTF financing:**

Through the proposed EEPB2 Project, the CTF funding will kickstart an increase in the minimum level of energy savings in public buildings from 20 to 30% compared to previous projects, through deeper renovations and decarbonizing of heating (by maximizing the replacement of fossil fuel-based boilers by electric heat pumps or RE-based heating), greater share of renovations to nearly-zero energy building (NZEB standard), pilots for water savings, and support for new regulations to reduce fossil fuel use in buildings.

On a strategic level, the CTF financing was a precondition for the project, by bringing concessional resources to help offset the additional investment costs that the government will absorb when raising its energy efficiency and decarbonization ambitions. While the CTF contribution is relatively small (USD 5 million CTF concessional loan vs. the USD 300 million IBRD loan), the concessional funds have been a minimum but essential part of the package of financial and technical support that the Bank has negotiated with the government.

In the design of the project, the concessional CTF loan helps to compensate for the incremental investment costs and longer payback periods of the EE investments due to higher level of ambitions and decarbonization (e.g., renovations with energy savings of 40% or more, NZEB designations, electric heat pumps, payback periods over 12 years). In terms of technical support, the CTF loan will support the development and assessment of

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approaches for deeper renovations, comprehensive electrification of buildings, and improvements in water efficiency, and recommendations to strengthen regulatory requirements for reduced energy and fossil fuel use for construction of new and renovation of existing public buildings. Concessional CTF funding is needed to push for increased decarbonization in renovation of the public building stock. In addition to the typical EE renovations, the Project would aim for further decarbonization in building renovations through (i) maximizing the replacement of fossil fuel-based boilers by electric heat pumps or RE-based heating; (ii) introducing a standard taxonomy for EE and RE measures for building renovations under the Project, including the requirement to assess a retrofit of the building envelope that exceeds the performance-level of the current Turkish standard for new buildings by 20%; (iii) seeking to reach nearly-zero energy building (NZEB) standard for at least 20% of the buildings renovated under the Project, and (iv) including water efficiency measures (on a pilot basis), which would reduce energy use at the building (for water heating or water pumping) and at the water utility (for pumping and water treatment), as well as reduce associated GHG emissions. While these incremental measures increase the level of decarbonization in the renovated building stock, they would also increase the investment costs and payback periods of the building renovations.

Therefore, CTF funds would be used to absorb some of these incremental investment cost through (i) supporting deeper renovations in buildings (with a minimum of 40% energy savings, NZEB designations, payback periods over 12 years, removal of all on-site fossil fuel use – specific criteria to be agreed); and (ii) technical assistance (TA) to support scaled-up and sustainable energy savings in the building sector, through (a) the development of recommendations to strengthen regulatory requirements for reduced energy and fossil fuel use for construction of new and renovation of existing public buildings, and (b) support to develop a business plan for sustaining the building renovation program beyond the Project period. The legislation and business plan would lead to significant and sustainable energy savings in new and renovated public buildings beyond the Project period.

This Project will be processed under the first phase of the Scaling Up Energy Efficiency in ECA (E3) Multiphase Programmatic Approach (MPA). The MPA is designed as a wholesale mechanism to allow similar types of operations to be processed internally. The PrDO of the MPA is to increase energy efficiency savings in participating client countries of the ECA region and develop enabling policies and programs for the scale-up of energy efficiency.

The Theory of Change for the MPA is as follows:

<b>Long-term outcomes</b>	<ul style="list-style-type: none"> <li>• Scaled-up reduction of energy consumption in buildings contributing to (i) reduced energy imports and strengthened energy security and (ii) climate change mitigation.</li> </ul>
<b>Medium-term outcomes</b>	<ul style="list-style-type: none"> <li>• <b>Enhance energy efficiency and reduce GHG emissions in existing central government buildings.</b></li> <li>• <b>Strengthen the energy efficiency requirements for new and renovated public buildings and for new private buildings.</b></li> <li>• Deployment of approaches and practices for deeper renovation and decarbonization in the renovation market</li> <li>• National program plan for public building EE renovation informed, including a continued building renovation program by MoEUCC</li> </ul>

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<b>Short-term outcomes</b>	<ul style="list-style-type: none"> <li>Increased number of central government buildings with reduced energy and water consumption</li> <li>Deeper renovations and contracts with performance-based elements demonstrated and experience disseminated</li> </ul>	<ul style="list-style-type: none"> <li>Improved MoEUCC and sector capacity</li> <li><b>Secondary legislation is issued to set strengthened requirements for reduced energy and fossil fuel use for construction of new and renovation of existing public buildings.</b></li> <li>Revise the existing legislation or issue a new legislation to set strengthened requirements for energy efficiency for construction of private buildings</li> </ul>
<b>Outputs</b>	<ul style="list-style-type: none"> <li>Central government buildings renovated for EE and on-site RE for self-consumption, reduced energy bills.</li> <li>Pilot buildings equipped with efficient water installations.</li> <li>Experiences with EE renovations (deeper renovations and heat pumps, water efficiency, contracts with performance-based elements) described in case studies</li> </ul>	<ul style="list-style-type: none"> <li>MoEUCC staff and sector stakeholders trained.</li> <li>Circular prepared to strengthen EE requirements for all new and renovated public buildings.</li> <li>Revision of the existing legislation or new legislation is prepared to strengthen EE requirements for new private buildings.</li> <li>Sustainable financing mechanism for MoEUCC's building renovation program identified and concept prepared</li> </ul>
<b>Activities</b>	<ul style="list-style-type: none"> <li>Prepare audits, designs, and implement works for EE and on-site RE measures in central government buildings.</li> <li>Pilot measures to increase water efficiency in buildings.</li> <li>Test performance-based elements in conventional contracts</li> </ul>	<ul style="list-style-type: none"> <li>Project implementation support, and training and capacity building for MoEUCC staff and buildings EE sector</li> <li>TA for strengthened EE requirements for all new and renovated public buildings and discussion with MoEUCC</li> <li>TA for sustainable financing mechanism for MoEUCC's building renovation program</li> </ul>
<b>Component 1</b>		<b>Component 2</b>

For more details on the outcomes and results, please refer to "Results Framework and Monitoring" in the PAD.

**Consistency with CTF investment criteria (please refer to design document)<sup>3[c][d]</sup>**

Fully aligned.

**Additional CTF investment criteria for private sector projects/ programs**

a. Financial sustainability	Not applicable. It is a public sector project
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<sup>3</sup> Link to Future Window Design Document [here](#)

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b. Effective utilization of concessional finance (including a detailed analysis on how the proposal meets the minimum concessionality principles, and on how it is aligned with the blended concessional finance principles)	Not applicable. It is a public sector project
c. Mitigation of market distortions	Not applicable. It is a public sector project
d. Risks	Not applicable. It is a public sector project
<b>For DPSP projects/programs in non-CTF countries, explain consistency with FIP, PPCR, or SREP Investment Criteria and/or national energy policy and strategy</b> <sup>[c][d]</sup>	
Not applicable. Türkiye is a CIF eligible country.	
<b>Social Inclusion and Stakeholder Engagement</b> <sup>[c][d]</sup>	
All Energy Efficiency (EE) projects typically begin with consultations with the relevant stakeholders at the project design stage, which is essential for understanding the building user, industrial staff or community’s needs and concerns, as these will directly affect the intervention’s effectiveness and sustainability. Investment programs will pay attention to ensuring that more vulnerable energy users will benefit from the projects to address energy affordability issues. During implementation of the operation, citizen feedback will be solicited through surveys and stakeholder engagement, as articulated in the country and regional Stakeholder Engagement Plans (SEPs). Survey results will be shared with all key stakeholders, including government agencies, contractors and service providers, to take informed corrective actions. Moreover, country-specific grievance redress mechanisms will be developed and used.	
<b>Gender Considerations</b> <sup>[c][d]</sup>	

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<p><b>Gender Analysis</b> (Please insert the text from the project document on the analysis of gaps in access to services, markets, and jobs by women in relation to the project sectors)</p>	<p>In Türkiye, only 34.5 percent of women aged 15-64 participated in the labor force in 2020 compared to 73.3 percent of men of the same age. The gender gap in the energy sector labor force is particularly high. According to the Turkish Statistical Institute, in 2020, women made up only 10.9 percent of the workforce in the electricity, gas, steam, water supply and sewerage sectors. The Project will contribute to closing the existing gender gap in women’s employment in the energy sector. Women have low representation in energy and STEM fields and are left out of decision-making processes. This is due to limited opportunities stemming from societal norms and information gaps (training, mentorship, internship) among other drivers.</p>
<p><b>Gender Activities</b> (Please insert the text describing gender-specific activities included in the project)</p>	<p>The Project will include the following activities contributing to closing the gender gap: (i) Internship program organized by the MoEUCC PIU for female university students and graduates: The MoEUCC PIU will organize outreach campaigns and career seminars with female engineers and sector leaders at universities to inform and encourage female university students and graduates to participate in internships under the Project. The PIU will subsequently request consulting firms hired under the Project for energy audits, technical designs, and construction supervision to include at least one female intern for sector-specific work (architecture, electrical, mechanical, or civil engineering, EE or RE, etc.). (ii) Incentivize consultancy firms to have higher shares of female experts in their key staff (i.e., non-administrative positions such as project manager or professional engineer) by including gender balance as a criterion in the procurement processes under the Project (i.e., by giving additional points in the technical evaluation of the firms).</p>
<p><b>Gender Indicators</b> (Please insert the text on selected gender specific indicators, including annual targets. from the Project Log Frame that the project is committing to report on)</p>	<p>The following indicator to measure progress towards closing the gender gap will be included in the results framework: Percentage of female interns who report being employed in the energy, Energy Efficiency, or Science, technology, engineering and math (STEM) sector 24 months after they complete the MoEUCC internship.</p> <p>Please see the details in the Results Framework in the PAD</p>

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<b>Just Transition</b> <sup>[c][d]</sup>	
<b>Just Transition Analysis</b>	NA
<b>Just Transition Activities</b>	NA
<b>Just Transition Indicators</b>	NA

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**For projects/programs with activities in countries assessed as being at moderate or high risk of debt distress, macro-economic analysis to evaluate the potential for the CTF project or program to impact the country's debt sustainability** <sup>[c][d]</sup>

**For public sector projects/programs, analysis of how the project/program facilitates private sector investment** <sup>[c][d]</sup>

The Project enables private sector investments through two activities. First, the Project aims at strengthening EE legislation applicable to public buildings, with a plan to extend this to private buildings. This would be captured by the results indicator “*Strengthened EE requirements for construction of private buildings effective through revision of existing or issuance of new legislation*”, which could be realized by, e.g., (i) revision of the definition of the NZEB standard, which – after January 2025 – all new buildings with an area above 2,000 m<sup>2</sup> have to meet, (ii) revision of EPC classes, which are used to define the NZEB standard, or (iii) other revisions or issuance of new (secondary) legislation that results in strengthened EE requirements for private buildings. As such strengthened requirements would apply to a major share of the newly constructed private buildings in the country, potentially influencing billions of US\$ of investment each year. Second, the Project will provide TA to establish a system, including MRV, so carbon credits can be created based on investments in buildings, and sold through accessing domestic or international carbon markets. This would be captured by the indicator “*Adoption of a MRV system in Türkiye, which will allow building renovation projects to access carbon markets to sell carbon credits resulting from the investments*”, which will allow building renovation projects to access carbon markets to sell carbon credits resulting from the investments and boost revenues of building renovations for both public and private buildings. In addition, (a) there are clear Government plans to introduce private sector solutions, as evidenced by the national program plan for EE renovations of all public buildings, which is currently under consultation; and (b) the Project addresses knowledge and capacity constraints in the industry (energy auditors, design companies, installers, construction firms, ESCOs) through training on and demonstration of high energy-efficient technologies and approaches.

**Expected Results (M&R)**

**Project/Program Timeline**

Expected MDB Board Approval date <sup>[d]</sup>	June 6, 2024
Expected project closure date <sup>[d]</sup>	June 28, 2030
Expected lifetime of project results in years (for estimating lifetime targets)	20

<b>CTF Core Indicators</b>	<b>Project-Defined Indicators/Targets</b>
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*Please identify which of the indicators below are relevant to the project proposal, list the corresponding project-defined indicator(s), and report all targets, including disaggregated targets. (See the [CTF Monitoring and Reporting Toolkit](#) for additional guidance.)*

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<b>CTF 1:</b> GHG emissions reduced or avoided (mt CO <sub>2</sub> eq)	Tons of GHG emissions avoided
<i>Annual</i>	70,000 t CO <sub>2</sub> eq/year
<i>Cumulative Lifetime</i>	1.4 million t CO <sub>2</sub> eq
<b>CTF 2:</b> Volume of direct finance leveraged through CTF funding (\$)	<i>Indicator calculated from the co-financing section below</i>
<b>CTF 3:</b> Installed capacity of RE as a result of CTF interventions (MW)	
<i>Wind</i>	
<i>Solar</i>	20 MW
<i>Hydro</i>	
<i>Geothermal</i>	
<i>Other/Mixed</i>	
<i>TOTAL</i>	
<b>CTF 4:</b> Number of additional passengers per day using low-carbon transport	
<i>Female</i>	
<i>Male</i>	
<i>TOTAL</i>	
<b>CTF 5:</b> Energy savings as a result of CTF interventions (GWh)	
<i>Annual</i>	195
<i>Cumulative Lifetime</i>	3,900
<b>Please also submit the full project results framework to the CIF Secretariat upon MDB Board approval of the project.</b>	
<b>CTF Co-Benefit Indicators</b>	<b>Project-Defined Indicators/Targets</b>
<i>Please identify one or more expected co-benefit indicators—i.e., other social, economic, environmental benefits beyond the CTF core indicators—that the project will track and report.</i>	

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<p><b>CTF Co-Benefit</b> (e.g., Gender, employment, energy access, social inclusion, health and safety, fuel savings, competitiveness and industrial development, SDGs):</p>	<p>The project will contribute to enhancing energy security, reduced fiscal burden for energy uses, improving local air quality, extending building operational lifetime, improving indoor conditions and comfort levels for citizens who use the public buildings, stimulating local job market and suppliers associated with building energy efficiency renovations, reducing water consumption in public buildings, and capacity building of the project implementation staff, services providers such as energy audits and designers, construction firms, building administrators, women in the EE field. In addition, the project will also contribute to closing the existing gender gap in women’s employment in the energy sector. Some of these co-benefits will be tracked and reported through the following indicators as part of the results framework:</p> <ul style="list-style-type: none"> <li>• Beneficiaries in renovated buildings (target is 100,000, of which at least 45% are female)</li> <li>• Annual water savings from water efficiency measures (target is 5,000 cubic meters/year)</li> <li>• People trained (target is 600, of which at least 30% are female)</li> <li>• Women who report being employed in the energy, EE, or STEM sector 24 months after they complete the MoEUCC internship (target is 20%)</li> </ul>
<p><b>Expected Date of MDB Approval</b></p>	

**Version: February 2024**

Link to Documents Management – [here](#)

CCH – [here](#)

CIF Website – [here](#)

CIF Pipeline Management and Cancellation Policy - [here](#)

CIF Financial Terms and Conditions Policy updated for FY24 - [here](#)

CIF Operational Modalities For New Strategic Programs - [here](#)

CTF (DPSP V-FUTURES) Futures Window Design Document [here](#)

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CTF M&R Toolkit – [here](#)

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