



**MINISTRY OF TREASURY AND FINANCE
BOARD OF TREASURY CONTROLLERS**

ENERGY EFFICIENCY IN PUBLIC BUILDINGS PROJECT

Implemented by

**MINISTRY OF ENVIRONMENT, URBANISATION AND CLIMATE CHANGE
GENERAL DIRECTORATE OF CONSTRUCTION AFFAIRS**

**Financed Under International Bank for Reconstruction and Development
(IBRD) Clean Technology Fund (CTF) Grant Agreement Numbered TF-B0853**

As of December 31, 2022 and For the Year Then Ended

Prepared by

**Semih ŞAHİN
Senior Treasury Controller**

**Servan KUTLUCAN
Junior Treasury Controller**

**Betül YÜZER
Junior Treasury Controller**

**Report's Number
102/6 - 17/4 - 4/4**

INDEPENDENT AUDITOR'S REPORT

June 02, 2023





REPUBLIC OF TÜRKİYE
MINISTRY OF TREASURY AND FINANCE
Board of Treasury Controllers

CONTENTS

EXECUTIVE SUMMARY.....	1
A. Project Summary.....	2
B. Objectives of Audit.....	4
C. Scope of Audit.....	4
D. Audit Results.....	5
E. Management Recommendation.....	5
INDEPENDENT AUDITOR'S REPORT & FINANCIAL STATEMENTS OF THE PROJECT.....	6
INDEPENDENT AUDITOR'S REPORT.....	7
Opinion.....	7
Basis of Opinion.....	7
Emphasis of Matter in the Financial Statement.....	8
Going Concern.....	8
Responsibilities of Management and Those Charged with Governance or Other Appropriate Terms for the Financial Statements.....	8
Auditor's Responsibilities for the Audit of the Financial Statements.....	8
ANNEX I: Financial Statements.....	11

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

A. Project Summary

Energy Efficiency in Public Buildings Project (EPPB) CTF Grant Agreement (TF-B0853) were signed between the Republic of Türkiye and the International Reconstruction and Development Bank (IBRD) acting as an implementing entity of the Clean Technology Fund on December 12, 2019, for a grant of USD 3.800.000,00. The project is carried out in cooperation with Ministry of Environment, Urbanization and Climate Change (MoEUCC) and the Ministry of Energy and Natural Resources (MoENR). The Project Agreement was approved on 26.02.2020, and Grant Agreement became effective as of 16.03.2020.

The objectives of the project are to reduce energy use in central government buildings and inform the development of sustainable financing mechanisms to support a scaled-up, National program for energy efficiency in public buildings.

The project consists of the following Components:

Component 1. Energy Efficiency Investments in Central Government Buildings

(a) Conventional energy efficiency investments in central government buildings,

Carrying out of subprojects to improve energy efficiency performance in selected central government buildings, including central government affiliated buildings, through the provision of studies and renovation works, for:

- Simpler renovation investments that reduce energy use in buildings by at least twenty (20) percent with a simple payback period of less than twelve (12) years; and
- Deeper renovation investments that reduce energy use in buildings by at least thirty (30) percent with simple payback periods between twelve (12) and twenty (20) years.

(b) Energy service company investments.

Carrying out of subprojects to improve energy efficiency performance in selected in central government buildings, including central government affiliated buildings, that have sufficient baseline energy consumption data and service quality (i.e., proper heating and cooling systems) through the use of Energy Performance Contracts with energy service companies (ESCOs).

(c) Near-Zero Energy Buildings pilot.

Carrying out of pilot, Near-Zero Energy Buildings (“NZEB”) Subprojects in selected central government buildings, including central government affiliated buildings, that have high

demonstration value, determined based on the respective buildings' annual number of users and/or visitors, and located in different climatic zones in the Barrower's territory, to showcase the concept of NZEB integrated design and renovation techniques and newer technologies.

Component 2. Technical assistance and Implementation Support

(a) Technical assistance to the Ministry of Environment, Urbanization and Climate Change

- Provision of technical assistance to MoEUCC in areas including, inter alia, development of early Subprojects including communication and outreach to solicit Subproject applications, energy audits, technical design reviews, assessment of ESCO proposals and energy savings monitoring; and provision of monitoring software.
- Provision of support to MoEUCC for the evaluation of early Subprojects and NZEB pilots, including developing case studies to document investment costs, measures, implemented, actual energy savings, and lessons;
- Provision of comprehensive training program in building renovations for, inter alia, design and construction firms, energy managers, MoEUCC staff and provisional branch offices, women in the energy efficiency field, building administrators in operations and maintenance.
- Provision of support for program management and Project implementation to the MoEUCC Project Implementing Unit, including in financial management, procurement, environmental and social safeguards and other technical areas.

(b) Technical assistance to Ministry of Energy and Natural Resources

Provision of technical assistance to MoENR to:

- build capacity for ESCO market development through the training of ESCOs, provision of regulatory support, and development of procedures, templates and case studies;
- (A) build capacity of MoENR staff on energy efficiency measurement and verification, and energy audits, and (B) revise and update existing training materials;
- Monitor the energy efficiency of Subproject renovations and make enhancements to MoENR's building consumption database;
- Assess the regulatory adjustments needed to support energy efficiency in public buildings and ESCOs, including budgeting rules to allow for budget savings retention, financing of public building renovations, public procurement rules to support ESCOs in the public sector, and public procurement rules in energy efficient equipment and materials;
- Develop appropriate financing agreement templates for energy services for the public sector;

- Prepare a market assessment and develop a project pipeline in energy efficiency for municipalities to be presented to a suitable financial institution or institutions acceptable to the Bank in support of a national program for energy efficiency; and
- Develop a plan for a national program efficiency in the public sector (including, inter alia, in respect to central and municipal buildings, public lighting, and water) that would rely on sustainable financing mechanisms to serve the broader public sector in the Borrower's territory.

In 2022, the total amount of USD 633.325,42 was withdrawn from the grant account with the "SOE" disbursement methods. The total amount of USD 559.557,36 was spent from the source withdrawn. As the end of the review period, the amount of USD 963.059,44 was disbursed and the amount of USD 860.493,74 was spent cumulatively.

B. Objectives of Audit

The objectives of our audit are;

- a) To give an opinion on whether the financial statements, prepared as of December 31, 2022 and for the period then ended, present fairly, in all material respects, the financial position of the project in accordance with the cash receipts and disbursements basis of accounting,
- b) To determine, as of December 31, 2022, whether the MoENR General Directorate of Foreign Relations, the Project Management Unit has complied, in all material respects, with the rules and procedures of the CTF Grant Agreement numbered TF-B0853,
- c) To examine whether adequate supporting documentation has been maintained to support claims to the World Bank for reimbursements of expenditures incurred with respect to SOEs and evaluate eligibility of these expenditures for financing under the CTF Grant Agreement.

C. Scope of Audit

We have performed an audit of financial statements of Energy Efficiency in Public Buildings Project as of December 31, 2022 in accordance with the cash receipts and disbursements basis of accounting. This report covers the period between January 01, 2022 and December 31, 2022. We have also performed a compliance audit on whether project activities are in line with the CTF Grant Agreement.

Our audit was conducted in accordance with International Standards on Auditing published by International Federation of Accountants (IFAC) applicable to the audit of financial statements and compliance auditing.

There was no limitation in our scope for the Project's audit.

D. Audit Results

For the financial statements of project; our audit resulted with an unmodified opinion.

As of December 31, 2022, MoENR General Directorate of Foreign Relations, the Project Management Unit has complied, in all material respects, with the rules and procedures of the CTF Grant Agreement numbered TF-B0853.

In addition, with respect to SOEs, adequate supporting documentation has been maintained to support claims to the World Bank for reimbursements of expenditures incurred; and which expenditures are eligible for financing under the CTF Grant Agreement numbered TF-B0853.

E. Management Recommendation

Since we have not identified any material deficiency in internal control during our audit, we have not issued a Management Letter.

**INDEPENDENT AUDITOR'S REPORT &
FINANCIAL STATEMENTS OF THE PROJECT**



INDEPENDENT AUDITOR'S REPORT

MINISTRY OF ENVIRONMENT, URBANISATION AND CLIMATE CHANGE

General Directorate of Construction Affairs

Opinion

We have audited the Statement of Sources and Uses of Funds, Statement of Cumulative Investments, Statement of Requests for Reimbursement (SOE Statement) and Statement of Special Account of the Energy Efficiency in Public Buildings Project as of December 31, 2022, and for the period between 01.01.2022-31.12.2022, and a summary of significant accounting policies and other explanatory information. The financial statements have been prepared by MoEUCC General Directorate of Construction Affairs, the Project Management Unit based on financial reporting provisions of the CTF Grant Agreement numbered TF-B0853.

In our opinion;

- a) The accompanying Statement of Sources and Uses of Funds, Statement of Cumulative Investments, Statement of Requests for Reimbursement (SOE Statement) and Statement of Special Account present fairly, in all material respects, the financial position and cash flows of the Energy Efficiency in Public Buildings Project as of December 31, 2022 and for the period then ended in accordance with the provisions of the CTF Grant Agreement numbered TF-B0853.
- b) MoEUCC General Directorate of Construction Affairs, the Project Management Unit, as of December 31, 2022 has complied with, in all material respects, the requirements of the Grant Agreement numbered TF-B0853.
- c) With respect to SOEs, adequate supporting documentation has been maintained to support claims to the World Bank for reimbursement of expenditures incurred, and these expenditures are eligible for financing under the CTF Grant Agreement numbered TF-B0853.

Basis of Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the "Auditor's Responsibilities for the Audit of the Financial Statements" section of this report.

We are independent of the MoEUCC General Directorate of Construction Affairs, the Project Management Unit within the meaning of "IFAC Code of Ethics for Professional Accountants" and have fulfilled our other responsibilities under those ethical requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.



Emphasis of Matter in the Financial Statement

Without modifying our opinion, we draw attention to Note “2” to the financial statements, which describe the basis of accounting. The financial statements are prepared to assist Energy Efficiency in Public Buildings Project Management Unit to comply with the financial reporting provisions of the CTF grant agreement referred to above. As a result, the financial statements may not be suitable for another purpose.

Going Concern

The Project’s financial statements have not been prepared using the going concern basis of accounting. The project will end on December 31, 2025.

Responsibilities of Management and Those Charged with Governance or Other Appropriate Terms for the Financial Statements

MoEUCC General Directorate of Construction Affairs, the Project Management Unit is responsible for the preparation and fair presentation of these financial statements in accordance with CTF Grant Agreement numbered TF-B0853, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Those charged with governance are responsible for overseeing the General Directorate of Construction Affairs, the Project Management Unit’s financial reporting process.

Auditor’s Responsibilities for the Audit of the Financial Statements

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor’s report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional skepticism throughout the planning and performance of the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than



REPUBLIC OF TÜRKİYE
MINISTRY OF TREASURY AND FINANCE
Board of Treasury Controllers

for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We are also required to provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Ahmet TURAL
Chairman of
Board of Treasury Controllers

Akif Bülent BOYACIOĞLU
(Audit Partner)
Vice Chairman



REPUBLIC OF TÜRKİYE
MINISTRY OF TREASURY AND FINANCE
Board of Treasury Controllers

Semih ŞAHİN
Senior Treasury Controller

Servan KUTLUCAN
Junior Treasury Controller

Betül YÜZER
Junior Treasury Controller

Date: 02/06/2023

Address: Ministry of Treasury and Finance

Board of Treasury Controllers

06510, Emek, ANKARA/TÜRKİYE

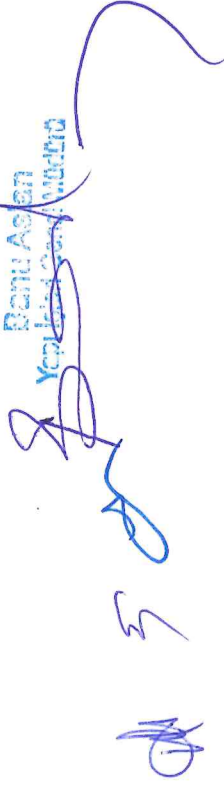
ANNEX I: Financial Statements

Republic of Turkey Ministry of Environment, Urbanization and Climate Change
GENERAL DIRECTORATE OF CONSTRUCTION AFFAIRS
 Energy Efficiency in Public Building Projects
 CTF Grant Number TF0B0853

STATEMENT OF SOURCES AND USES OF FUNDS
 As of December 31, 2022 and For The Year Then Ended USD

	Notes	ACTUAL		PLANNED		VARIANCE BETWEEN PLANNED AND ACTUAL	
		Current Period	Cumulative	Current Period	Cumulative	Current Period	Cumulative
I-CTF Grant Number TF0B0853 Fund Flows							
A- Government Fund		536.729,07	1.246.047,36				
B- Others Funds							
C- CTF Grant Number TF0B0853		536.729,07	1.246.047,36	873.387,00	1.608.336,74	(336.657,93)	(362.289,38)
1- Direct Payment		0,00	0,00				
2- Special Account		536.729,07	1.246.047,36				
a- Advance		0,00	200.000,00				
b.- Statement of Expenditures (SOE)		536.729,07	1.046.047,36				
c- Summary Sheet		0,00	0,00				
D- Refunds to a Special Account		0,00	0,00				
TOTAL FUNDS		536.729,07	1.246.047,36	873.387,00	1.608.336,74	(336.657,93)	(362.289,38)
II- USAGE OF FUNDS							
Component-2 (a) Technical Assistance to the Ministry of Environment and Urbanization							
1) GOODS		556.725,74	1.111.108,54	873.387,00	1.608.336,74	(316.661,26)	(497.228,20)
2) CONSULTING SERVICES		0,00	37.731,54	0,00	47.600,00	-	(9.868,46)
3) NONCONSULTING SERVICES		552.399,38	1.069.050,64	873.387,00	1.560.736,74	(320.987,62)	(491.686,10)
4) TRAINING		0,00	0,00	0,00	0,00	-	-
		4.326,36	4.326,36	0,00	0,00	4.326,36	4.326,36
TOTAL USES		556.725,74	1.111.108,54	873.387,00	1.608.336,74	(316.661,26)	(497.228,20)
Opening Balance		154.935,48					
Closing Balance		134.938,81					

Banu Aşkan
 You're Good Auditor



Republic of Turkey Ministry of Environment, Urbanization and Climate Change
GENERAL DIRECTORATE OF CONSTRUCTION AFFAIRS
Energy Efficiency in Public Building Projects
CTF Grant Number TF0B0853

STATEMENT OF CUMULATIVE INVESTMENTS
As of December 31, 2022 and For The Year Then Ended USD

Component Name	ACTUAL		PLANNED		VARIANCE BETWEEN PLANNED AND ACTUAL	
	Current Period	Cumulative	Current Period	Cumulative	Current Period	Cumulative
1- INVESTMENTS						
I- INVESTMENT COSTS						
Component-2 (a) Technical Assistance to the Ministry of Environment and Urbanization	556.725,74	1.111.108,54	873.387,00	1.608.336,74	(316.661,26)	(497.228,20)
1) Goods	0,00	37.731,54	0,00	0,00	-	37.731,54
2) Consulting Services	552.399,38	1.069.050,64	873.387,00	1.608.336,74	(320.987,62)	(539.286,21)
3) NonConsulting Services	0,00	0,00	0,00	0,00	0,00	0,00
4) Training	4.326,36	4.326,36	0,00	0,00	4.326,36	4.326,36
TOTAL INVESTMENT COSTS						
II- Current Expenses	0,00	0,00	0,00	0,00	0,00	0,00
A- Financial Expenses	0,00	0,00	0,00	0,00	0,00	0,00
B- General and administrative expenses	0,00	0,00	0,00	0,00	0,00	0,00
C- Exchange differences	0,00	0,00	0,00	0,00	0,00	0,00
TOTAL CURRENT EXPENSES						
PROJECT INVESTMENTS	556.725,74	1.111.108,54	873.387,00	1.608.336,74	(316.661,26)	(497.228,20)

Categori Name	ACTUAL		PLANNED		VARIANCE BETWEEN PLANNED AND ACTUAL	
	Current Period	Cumulative	Current Period	Cumulative	Current Period	Cumulative
2- INVESTMENTS BY CATEGORY						
1) GOODS	0,00	37.731,54	0,00	47.600,00	-	(9.868,46)
2) CONSULTING SERVICES	552.399,38	1.069.050,64	873.387,00	1.560.736,74	(320.987,62)	(491.686,10)
3) NONCONSULTING SERVICES	0,00	0,00	0,00	0,00	0,00	0,00
4) TRAINING	4.326,36	4.326,36	0,00	0,00	4.326,36	4.326,36
TOTAL	556.725,74	1.111.108,54	873.387,00	1.608.336,74	(316.661,26)	(497.228,20)

Deniz Aşkın
Kırsal Yatırım ve Enerji

Handwritten signature and initials in blue ink.

Republic of Turkey Ministry of Environment, Urbanization and Climate Change
GENERAL DIRECTORATE OF CONSTRUCTION AFFAIRS
 Energy Efficiency in Public Building Projects
 CTF Grant Number TF0B0853

STATEMENT OF REQUESTS FOR DISBURSEMENT (SOE STATEMENT)
 As of December 31, 2022 and For The Year Then Ended USD

I- PAYMENT APPLICATIONS								
PROJECT USES OF FUNDS BY DISBURSEMENT CATEGORIES								
Application Date	Application Number	1) Goods	2) Consulting Services	3) Non Consulting Services	4) Training	Total	Amount Paid	Payment Date
16.02.2022	7	0,00	91.001,54	0,00	0,00	91.001,54	91.001,54	16.02.2022
18.05.2022	8	0,00	56.181,80	0,00	0,00	56.181,80	56.181,80	19.05.2022
6.06.2022	9	0,00	150.839,67	0,00	0,00	150.839,67	150.839,67	7.06.2022
7.09.2022	10	0,00	87.574,69	0,00	0,00	87.574,69	87.574,69	8.09.2022
3.11.2022	11	0,00	151.131,37	0,00	0,00	151.131,37	151.131,37	7.11.2022
Subtotal		0,00	536.729,07	0,00	0,00	536.729,07	536.729,07	

II- Awaiting Applications

PROJECT USES OF FUNDS BY DISBURSEMENT CATEGORIES								
Application Date	Application Number	1) Goods	2) Consulting Services	3) Non Consulting Services	4) Training	Total	Amount Paid	Payment Date

III- TOTAL APPLICATIONS REQUESTED DURING THE YEAR

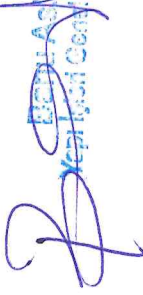
Application Date	Application Number	1) Goods	2) Consulting Services	3) Non Consulting Services	4) Training	Total	Amount Paid	Payment Date
		0,00	536.729,07	0,00	0,00	536.729,07	536.729,07	
Subtotal		0,00	536.729,07	0,00	0,00	536.729,07	536.729,07	

EXPLANATION:

[Handwritten signature]
 Bonu Akden
 Yönetim Kurulu Başkanı
 5

Republic of Turkey Ministry of Environment, Urbanization and Climate Change
GENERAL DIRECTORATE OF CONSTRUCTION AFFAIRS
 Energy Efficiency in Public Building Projects
 CTF Grant Number TF0B0853
SPECIAL ACCOUNT STATEMENT 91 14 010 18
 As of December 31, 2022 and For The Year Then Ended USD

Opening Balance	154.935,48
Withdrawals to Special Account	536.729,07
a) Advance	0,00
b) Statement of Expenditures (SOE)	536.729,07
c) Summary Sheet	0,00
Refunds to Loan Account from Designated Account	0,00
Special Account Balance	691.664,55
Payments Made for Expenditures	556.725,74
Commissions Paid to the Central Bank	0,00
Total Uses Made From Special Account	556.725,74
Closing Balance	134.938,81


 Başmüdürlük
 Enerji Etkinlikleri Genel Müdürlüğü



**MINISTRY OF ENVIRONMENT, URBANIZATION AND CLIMATE CHANGE
GENERAL DIRECTORATE OF CONSTRUCTION AFFAIRS**

**ENERGY EFFICIENCY IN PUBLIC BUILDINGS PROJECT
(CTF GRANT TF0B0853-TR)**

**NOTES TO PROJECT FINANCIAL STATEMENTS
FOR THE PERIOD ENDED DECEMBER 31, 2022**

1. OBJECTIVES AND NATURE OF THE PROJECT

Energy Efficiency in Public Buildings Projects (EPPB) Loan Agreement (9015-TR), CTF Loan TF0B0782 and CTF Grant TF0B0853 were signed between the Republic of Turkey and the International Reconstruction and Development Bank (IBRD) on December 12, 2019. The project is carried out in cooperation with our Ministry (MoEU) and the Ministry of Energy and Natural Resources (MENR). The Project Agreement was approved on 26.02.2020, and the Loan and Grant Agreement became effective as of 16.03.2020.

In accordance with the Loan and Grant Agreement, the responsibility for the implementation of the project lies with the Ministry of Environment and Urbanization General Directorate of Construction Works (GDCA).

PROJECT DESCRIPTION

The objectives of the project are to develop a transition plan to reduce energy consumption in public buildings, develop and scale appropriate sustainable financing and institutional mechanisms to support the National program.

The project consists of the following Components:

Component 1. Energy Efficiency Investments in Central Government Buildings

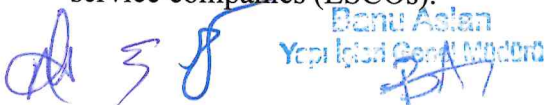
(a) Conventional energy efficiency investments in central government buildings,

Carrying out of subprojects to improve energy efficiency performance in selected central government buildings, including central government affiliated buildings, through the provision of studies and renovation works, for:

- Simpler renovation investments that reduce energy use in buildings by at least twenty (20) percent with a simple payback period of less than twelve (12) years; and
- Deeper renovation investments that reduce energy use in buildings by at least thirty (30) percent with simple payback periods between twelve (12) and twenty (20) years.

(b) Energy service company investments.

Carrying out of subprojects to improve energy efficiency performance in selected central government buildings, including central government affiliated buildings, that have sufficient baseline energy consumption data and service quality (i.e., proper heating and cooling systems) through the use of Energy Performance Contracts with energy service companies (ESCOs).

The block contains a handwritten signature in blue ink on the left and a blue stamp on the right. The stamp is rectangular and contains the text 'Banu Aslan' in a larger font, with 'Yapı İşleri Genel Müdürlüğü' in a smaller font below it. There is also a smaller signature or mark below the stamp.

(c) Near-Zero Energy Buildings pilot.

Carrying out of pilot, Near-Zero Energy Buildings (“NZEB”) Subprojects in selected central government buildings, including central government buildings, including central government affiliated buildings, that have sufficient baseline energy consumption data and service quality (i.e., proper heating and cooling systems).

Component 2. Technical assistance and Implementation Support

(a) Technical assistance to the Ministry of Environment and Urbanization

- Provision of technical assistance to MoEU in areas including, inter alia, development of early Subprojects including communication and outreach to solicit Subproject applications, energy audits, technical design reviews, assessment of ESCO proposals and energy savings monitoring; and provision of monitoring software.
- Provision of support to MoEU for the evaluation of early Subprojects and NZEB pilots, including developing case studies to document investment costs, measures, implemented, actual energy savings, and lessons;
- Provision of comprehensive training program in building renovations for, inter alia, design and construction firms, energy managers, MoEU staff and provisional branch offices, women in the energy efficiency field, building administrators in operations and maintenance.
- Provision of support for program management and Project implementation to the MoEU Project Implementing Unit, including in financial management, procurement, environmental and social safeguards and other technical areas.

(b) Technical assistance to Ministry of Energy and Natural Resources

Provision of technical assistance to MoENR to:

- build capacity for ESCO market development through the training of ESCOs, provision of regulatory support, and development of procedures, templates and case studies;
- (A) build capacity of MoENR staff on energy efficiency measurement and verification, and energy audits, and (B) revise and update existing training materials;
- Monitor the energy efficiency of Subproject renovations and make enhancements to MoENR’s building consumption database;
- Assess the regulatory adjustments needed to support energy efficiency in public buildings and ESCOs, including budgeting rules to allow for budget savings retention, financing of public building renovations, public procurement rules to support ESCOs in the public sector, and public procurement rules in energy efficient equipment and materials;

The bottom of the page contains several handwritten signatures in blue ink. To the right of the signatures is a blue stamp that reads "Banu Aslan" and "Yapı İşleri Genel Müdürlüğü".

- Develop appropriate financing agreement templates for energy services for the public sector;
- Prepare a market assessment and develop a project pipeline in energy efficiency for municipalities to be presented to a suitable financial institution or institutions acceptable to the Bank in support of a national program for energy efficiency; and
- Develop a plan for a national program efficiency in the public sector (including, inter alia, in respect to central and municipal buildings, public lighting, and water) that would rely on sustainable financing mechanisms to serve the broader public sector in the Borrower's territory.

The goal of the project; To develop a transition plan to reduce energy consumption in public buildings, develop and scale appropriate sustainable financing and institutional mechanisms to support the National program.

Closing date; December 31, 2025

Project Components	Amount of the Loan Allocated (expressed in USD)	Percentage of Expenditures to be financed (Inclusive of taxes)
Component 1. Energy Efficiency Investments In Central Government Buildings	196.2 millions USD <i>(150 millions USD IBRD, 46.2 millions USD CTF Loan)</i>	% 100
Component 2. Technical assistance and Implementation Support	3.8 millions USD <i>(3.8 Millions USD Grant)</i>	%100
TOTAL BUDGET	200.000.000	

The implementation, coordination and supervision of Energy Efficiency Project Loan Agreement / Clean Technology Fund Loan and Grant Agreements in Public Buildings: General Director of Construction Works / Asst. (Project Director / Deputy Project Director) and Head of External Investments Department (Project Coordinator).

Project Coordinator; responsible to the Project Director for taking, implementing, and directing all technical, administrative, legal, and financial measures necessary for the project to be carried out and finalized following its goals and objectives.

The Project Coordinator provides the coordination and supervision of EEPB. The Project Coordinator is responsible for taking, managing, and directing all types of technical, managerial, legal, and financial measures necessary to complete the project. Tenders, contracts, and payments are performed under the coordination of the General Directorate of

Construction Works (GDCA) (General Manager /Deputy General Manager) as the Tendering/Payment Officer. GDCA has established a Project Implementation Unit (PIU) under the Department of External Investments for the implementation of the project. PIU is responsible for the implementation and monitoring of the project. In addition to the Head of Department, Branch Managers, technical and administrative personnel involved in the project, Procurement Specialist, Finance Specialist, Finance Assistant, Project Assistant and Civil Engineers (2), Electrical Engineers (1) and Mechanical Engineers (2) for the implementation of the project. And their execution are responsible to the Project Director.

2. ACCOUNTING POLICIES

(a) The Project uses the cash basis of accounting to account for the project transactions. Under that basis, the income or expense is included in the income statement of the period to which it belongs

(b) Eligible expenditures shall be made either as direct payments from the loan account or through payments from the special account (advance) as per the disbursement letter.

(c) Within the Energy Efficiency in Public Building Project the transactions from the International Bank for Clean Technology Fund Grant Agreement Project transactions are recorded and monitored in terms of DOLLARs. Transactions made in other currencies are translated into DOLLARs using the currency exchange rate of the Central Bank of the Republic of Turkey effective at the date of the transaction.

(d) Project sources and uses of funds are monitored in line with the chart of accounts recommended by the Board of Treasury Controllers using a computerized recording system. Expenditures for all parts of the project are recorded in the books of project under this system and project financial tables and statements are produced by the system.

3. FINANCIAL STATEMENTS

In accordance with the Grant Agreement, funds provided under the project are restricted to project purposes only. The project funds remaining unused at the end of the project will be returned in per the relevant provisions of the grant agreement. Unaudited interim financial statements regarding project uses of funds for each calendar quarter are submitted to the World Bank Client Connection is uploaded to the system in due time via the Client Connection.

4. CTF GRANT AGREEMENT

The methods that can be applied for spending from credit are defined as Direct Payment, Special Commitment, Reimbursement, and Advance in the letter of use of funds. As of the end of the review period, all the uses in the project were made from the special account disbursed with the "SOE" method, a total of USD 536.729,07 was withdrawn to CTF Grant Account and USD 556.725,74 was spent from the source withdrawn.

5. CASH AVAILABILITY

Other than deposit in the special account, there is no cash held under the project.



6. SPECIAL ACCOUNT

Project Special Account is the designated bank account opened in the Central Bank of the Republic of Turkey Administrative Center of the General Directorate of Operations Funds and Banking Operations Directorate. The Clean Technology Fund Grant Special Account numbers is 94 14 010 18 (US Dollar),

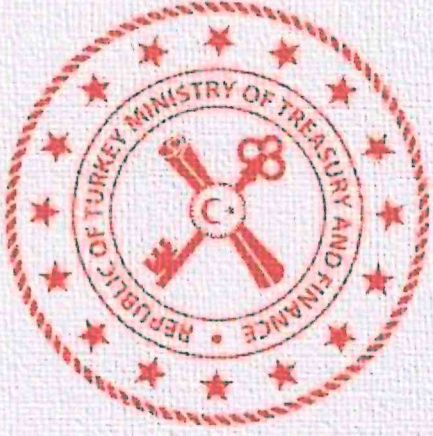
In Sourcing Letters: Clean Technology Fund Grant Agreement Advance balance ceiling is USD 200.000,00

Usage notifications of the special account and request for advance renewal; Purchase of Non-consulting Services contracts, with an amount of USD 200.000,00 and above, Consulting Firm contracts, the amount For the payments made within the scope of Individual Consultancy contracts of USD 400.000,00 or more, copies of the documents proving the appropriate expenditure are attached by notification with the Summary Sheet Table and expenditure notification is made for the payments for contracts below the specified amounts and other types of expenditure.

As of the end of the review period, from the CTF Grant Account a total amount of USD 536.729,07 was withdrawn to the special account, in the Statement of Expenditures (SOE) method and total disbursements has been USD 556.725,74.

The balance of the CTF Grant Special Account at the end of the period is USD 134.938,81.

Handwritten signatures and initials in blue ink, including a large checkmark and the letters "BA".



**MINISTRY OF TREASURY AND FINANCE
BOARD OF TREASURY CONTROLLERS**

ENERGY EFFICIENCY IN PUBLIC BUILDINGS PROJECT

Implemented by

**MINISTRY OF ENVIRONMENT, URBANISATION AND CLIMATE CHANGE
GENERAL DIRECTORATE OF CONSTRUCTION AFFAIRS**

**Financed Under International Bank for Reconstruction and Development
(IBRD) CTF Grant Agreement Numbered TF-B0853**

As of December 31, 2022 and For the Year Then Ended

Prepared by

**Semih ŞAHİN
Senior Treasury Controller**

**Servan KUTLUCAN
Junior Treasury Controller**

**Betül YÜZER
Junior Treasury Controller**



MANAGEMENT LETTER



MANAGEMENT LETTER

MINISTRY OF ENVIRONMENT, URBANISATION AND CLIMATE CHANGE General Directorate of Construction Affairs

We have audited the financial statements of "Energy Efficiency in Public Buildings Project" (IBRD CTF Grant Agreement Numbered TF-B0853) as of December 31, 2022 and for the year then ended.

International Standards on Auditing requires auditors to obtain an understanding of internal control relevant to the audit when identifying and assessing the risk of material misstatement of the financial statements. In making those risk assessments, the auditor considers internal control in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.

We prepared this Management Letter in order to communicate appropriately to those charged with governance and management deficiencies in internal control that we have identified during the audit and that, in our professional judgement, are of sufficient importance to merit their respective attentions. For this purpose, our recommendations in order of priorities are attached to this Letter.

Our letter is intended solely for General Directorate of Construction Affairs, Ministry of Treasury and Finance, and IBRD, and should not be distributed or used by other parties.

Ahmet TUTAL
Chairman of
Board of Treasury Controllers

Akif Bülent BOYACIOĞLU
(Audit Partner)
Vice Chairman

Semih ŞAHİN
Senior Treasury Controller

Servan KUTLUCAN
Junior Treasury Controller

Betül YÜZER
Junior Treasury Controller

Date: 02.06.2023

Addres: Ministry of Treasury and Finance

Board of Treasury Controllers

06510, Emek, ANKARA/TÜRKİYE



FOLLOW UP OF PREVIOUS YEARS' AUDIT FINDING

FINDING NUMBER :	1	General Directorate of Construction Affairs
FINDING	Overpayment to the Contractor	
CONDITION	<p>Regarding the interim payment of Muhammed Bayraktar (53.100 TL); according to the invoice, paid amount to the payee should be 36.383,40 TL. In the payment document prepared by the project implementation unit, the invoice amount to be paid was transferred from TL to USD on 03.07.2020 (1\$= 6.8422 TL).</p> <p>After the submission of the payment document to the Central Accountancy Unit, payment was realized on 06.07.2020 with using the exchange rate 1\$= 6.8467 TL. As a result of this incorrect payment operation, the amount paid to the contractor is 36.407.33 TL which should be 36.383,40 TL based on the invoice document.</p> <p>Although abovementioned payment method was implemented for all payment transactions, the difference of the exchange rate was emerged only in this payment.</p>	
CRITERIA - CAUSE - IMPACT	<p>The difference of the exchange rate caused by the abovementioned execution of the Central Accountancy Unit of the Ministry may pose a risk of overpayment to the payee. In case of large amounts payments and high volatility of the exchange rates, there may be more difference in the payment amounts which causes the overpayment to the payees.</p>	
RECOMMENDATION	<p>In order to prevent the overpayments caused by the difference of exchange rates, currency of the invoice should not be transformed to another currency until the moment of realization of the payment.</p> <p>Central Accountancy Unit should take the necessary measures to prevent that the paid amount to the contractor does not exceed to the invoice amount with preparing payment order document sent to the Central Bank with utmost care.</p> <p>Moreover, the amount of overpayment should be recovered from the payee to the designated account.</p>	
RESPONSE OF THE AUDITEE IN 2021	<p>The finding regarding the said Grant Account is conveyed to the Central Accountancy Unit with an official letter given in the attachment.</p> <p>Also; the process for the return of the overpayment (23.93 TL equivalent to 3.5 USD) made to the contractor by the Central Accountancy Unit to the project special account has been initiated.</p>	
RESPONSE OF THE AUDITEE IN 2022	<p>The finding regarding the said Grant Account is conveyed to the Central Accountancy Unit with</p>	



an official letter given in the attachment.

Also; the process for the return of the overpayment (23.93 TL equivalent to 3.5 USD) made to the contractor by the Central Accountancy Unit to the project special account has been initiated.

FINAL OPINION OF THE AUDITORS

It has not been encountered a similar situation during the 2022 audit period and the process has initiated for the return of the overpayment made to the contractor by the Central Accounting Unit (3.5 USD to 23.93 TL) to the project special account.

The finding is **addressed**.



CURRENT AUDIT FINDING

FINDING NUMBER :	1	General Directorate of Construction Affairs
FINDING	Ineligible Expenditure	
CONDITION	Regarding the per-diem payment of Emre BAYHAN (Electrical Engineer - Consultant) (32, 16 USD), it is detected that there is no supporting document for the taxi payment made by Emre BAYHAN amount of 16, 10 USD.	
CRITERIA - CAUSE - IMPACT	According to article 3-C of the contract, transportation costs can be paid provided that there is a supporting document and do not exceed 300 Turkish Lira. However, it is detected that Emre BAYHAN has not submitted any supporting document for the taxi cost. This taxi payment is considered ineligible expenditure since it is not complying with the contract.	
RECOMMENDATION	It is recommended that payment of 16, 10 USD should be recovery and all payments should be realized in accordance with the contract and supporting documents in the further stages of the project.	
RESPONSE OF THE AUDITEE	The taxi payment of 16, 10 USD has been refunded to the Special Account and the receipt is attached.	
FINAL OPINION OF THE AUDITORS	Ineligible payment of taxi cost has been refunded to the special account. The finding is addressed .	