



# JESSICA initiative in Poland – A glimpse into Pomorskie

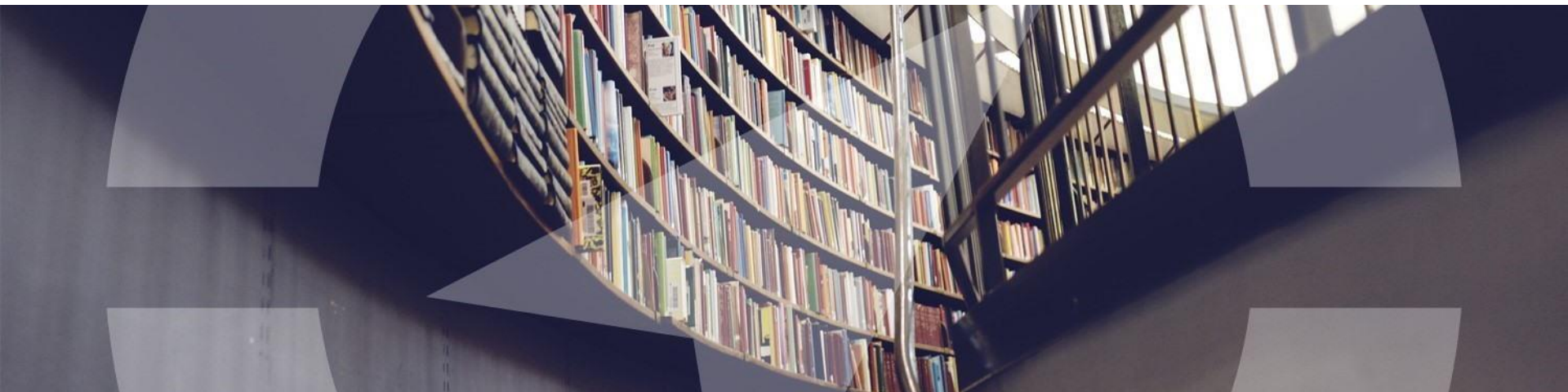


**Ms Magdalena Pronobis**, ERDF Managing Authority, Pomerania Region, Poland



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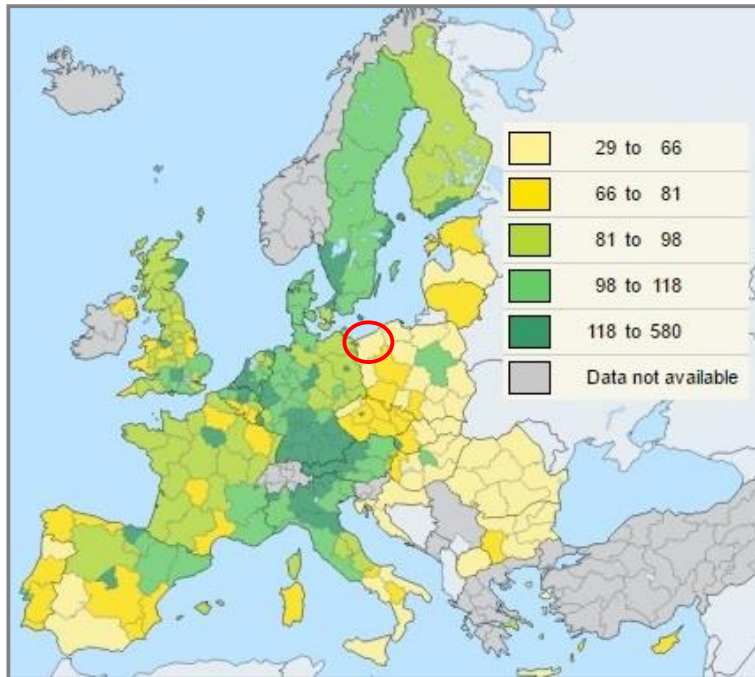


# A glimpse into Pomorskie

# Pomorskie compared to the EU



Source: Central Statistical Office of Poland, Eurostat



GDP per capita in EU regions (EU-28=100), 2015



Indicator	Pomorskie (EU=100)	
	2005	Last available
<b>GDP per capita PPS</b>	50.2%	<b>66% (2016)</b>

Selected EUROPE 2020 objectives	2020 TARGET		CURRENT STATUS		
	EU-28	PL	EU-28	PL	POM
<b>Employment rate</b>	75%	71%	71.0%	69.3%	70.6%
<b>R&amp;D as % of GDP</b>	3%	1.7%	2.03%	1.0%	1.12%
<b>Renewable energy as % of total energy consumption</b>	20%	15%	17.0%	11.3%	26.4%

<u>Pomorskie place in EU</u>	2015 (276 regions)
<b>GDP per capita, PPS EU=100</b>	219
<b>Employment rate (20-64)</b>	164
<b>Unemployment rate</b>	114

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# FEI 2007-2013 in Pomorskie in numbers

# Financial Engineering Instruments in Pomorskie ROP 2007-2013



	JESSICA Loans	JEREMIE Loans / guarantees / equity
		
ROP contribution (ERDF+NC)	EUR 56,8 m	EUR 57,9 m
Additional financial resources	EUR 43,6 m	EUR 102,5 m
No. of projects	32 county cities 13 all remaining cities	7 520 incl. 1 712 start-ups
Loss ratio	0%	4,2%

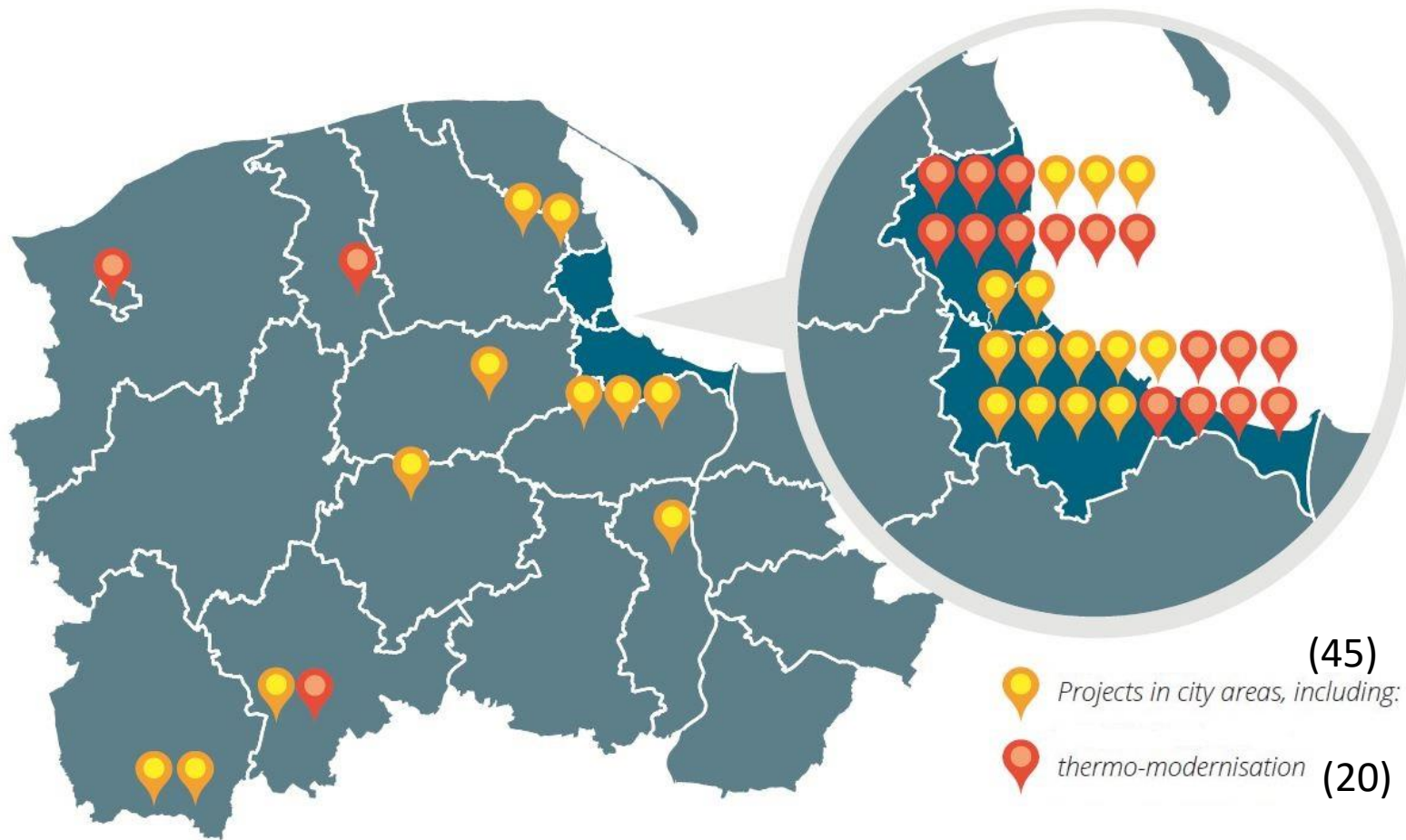


# Financial Engineering Instruments in Pomorskie ROP 2007-2013



	JESSICA Loans	JEREMIE Loans / guarantees / equity
Scope	revitalisation, urban functions, public transport, energy efficiency	SMEs
Financial Intermediaries	<p>Lot 1: 70% of funds counties of Gdansk, Gdynia, Sopot, Słupsk <i>National Promotional Bank</i></p> <p>Lot 2: 30% of funds all remaining cities in Pomorskie <i>Bank of Environmental Protection</i></p>	<p>16 FIs with no territorial restrictions (many operate locally)</p>
Key qualitative effects	<p>PPP (Sopot Railway Station) FEI + complimentary grants (Business Incubator in Gdańsk) Reflows reinvested <b>Actual social effect</b> Projects on thermo-modernisation (20)</p>	<p>Significant increase in assets Almost double use <b>Wide distribution network</b> (local, private, from outside of the region) Reflows reinvested, CAP Seed Capital Investment Fund</p>

# JESSICA in Pomorskie ROP 2007-2013



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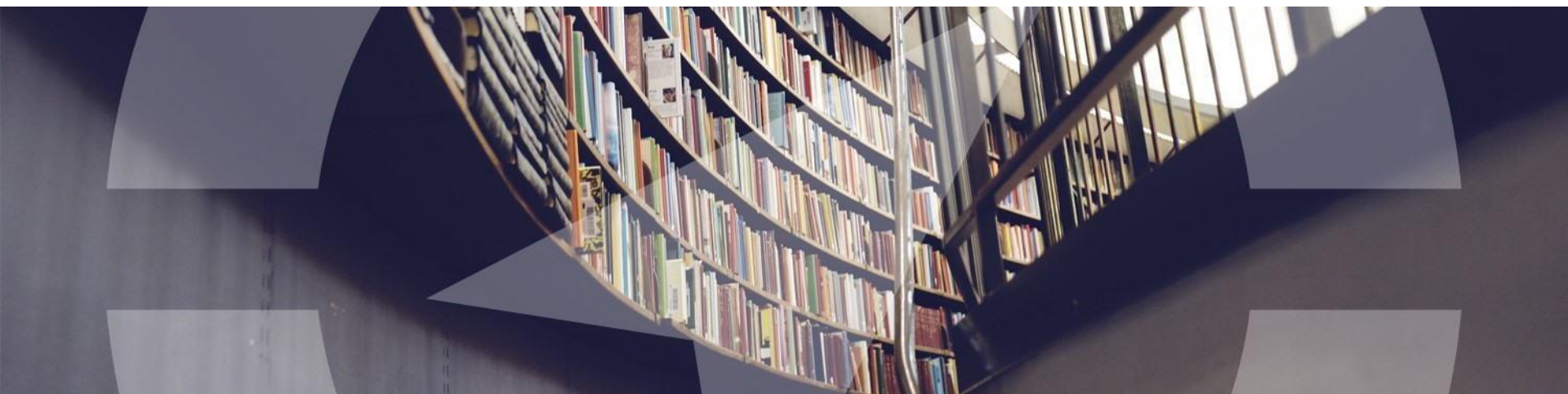
# JESSICA objectives in Pomorskie



- To develop and improve **urban and metropolitan functions** in major development centres
- To support **sustainable solutions** for tackling urban needs in medium to long term
- To facilitate various forms of public and **public-private partnerships** in urban projects
- **To deliver preferential financing for infrastructure with significant social impact**







# Urban projects overview

# Urban projects



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# Urban projects

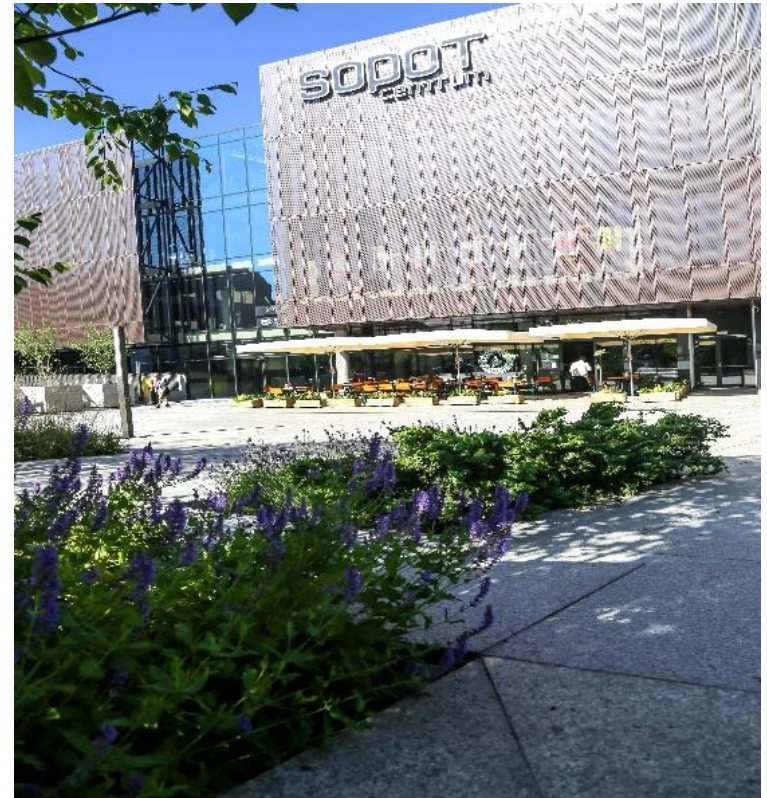


## SOPOT CITY CENTRE

**TOTAL VALUE: EUR 28,6 m**

**JESSICA LOAN: EUR 10 m**

- Regeneration of the rail station and surroundings
- New transport infrastructure: road and rail hub
- Improvement in traffic organization  
(two roundabouts, underground car parks)
- Commercial buildings (offices, hotel, shops)
- Green areas
- Investment implemented in **PPP formula**



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# Urban projects



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# Urban projects



## REDUTA WYSKOK IN GDAŃSK

**TOTAL VALUE: EUR 0,23 m**

**JESSICA LOAN: EUR 0,16 m**

- Revitalisation of a XIX c. historic building in Dolne Miasto, Gdansk
- Functional space for creative businesses
- Low-carbon heating system
- Tidying up surrounding area
- Complementary to regeneration works carried out by the city



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# Urban projects



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# Urban projects



## CULTURE GARRISON

**TOTAL VALUE: EUR 7,7 m**

**JESSICA LOAN: EUR 4,6 m**

- Part of the larger complex in Gdańsk
- Revitalisation of the post-military area
- Arts and culture promotion centre
- Conference rooms
- Gallery and music club
- Meeting place for the local community



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# Urban projects



## EMIGRATION MUSEUM IN GDYNIA

**TOTAL VALUE: EUR 7,15 m**

**JESSICA LOAN: EUR 5,3 m**

- First museum in Poland dedicated to the history of Polish emigration
- Revitalization of two historical buildings: Marine Station and Transit Warehouse
- Exhibition area
- Conference rooms
- Educational and cultural projects are held here



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# Urban projects



**LOCATION:** KOŚCIERZYNA

**INVESTOR:** PRIVATE

**BRIEF NAME:** THE OLD BREWERY  
IN KOŚCIERZYNA

**JESSICA LOAN:** EUR 1,8 m

**TOTAL VALUE:** EUR 6,0 m

**LOCATION:** REDA

**INVESTOR:** PRIVATE

**BRIEF NAME:** AQUAPARK IN REDA

**JESSICA LOAN:** EUR 4,8 m

**TOTAL VALUE:** EUR 20,3 m



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# Urban projects



**LOCATION:** GDAŃSK

**INVESTOR:** PUBLIC

**BRIEF NAME:** KOGA OFFICE BUILDING

**JESSICA LOAN:** EUR 4,8 m

**TOTAL VALUE:** EUR 9,7 m



**LOCATION:** PRUSZCZ GDAŃSKI

**INVESTOR:** PUBLIC

**BRIEF NAME:** INDOOR SWIMMING POOL

**JESSICA LOAN:** EUR 2,1 m

**TOTAL VALUE:** EUR 4,9 m



# Urban projects



## TERMO-MODERNISATION OF MULTIFAMILY RESIDENTIAL BUILDINGS

**LOCATION:** CHOJNICE

**INVESTOR:** HOUSING COOPERATIVE

**JESSICA LOAN:** EUR 1,3 m

**TOTAL VALUE:** EUR 1,9 m

**LOCATION:** LEŃBORK

**INVESTOR:** HOUSING COOPERATIVE

**JESSICA LOAN:** EUR 0,7 m

**TOTAL VALUE:** EUR 0,9 m



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# What worked well?



- A lot of entities **interested in using revolving funds**  
*(easier, faster, financial intermediary = professional partner)*
- Identification of the **additional financing**  
that can be mobilised at the level of FI (**leverage**)
- The possibility to **set up modern** financial support  
**fitting the various final recipients needs**
- Considerable potential of **large-scale** urban projects
- Strong demand for thermo-modernisation undertakings
- You can see **substantial changes** in our cities' landscape!



# We pool our own resources



- Non-profit, est. in November 2015
- Fully owned by the Pomorskie regional authorities
- Purpose:
  - to manage the regional funds for SMEs, urban projects and operations for energy efficiency and use of renewable energy in buildings, including in existing housing in Pomorskie by facilitating the access to finance
  - “wholesaler” cooperating with financial intermediaries
- Current funding:  
originating from the *Pomorskie Regional Operational Program for 2007-2013*  
= financial engineering instruments reflows
- Money pool as of now: **EUR 100 m and growing (appr. EUR 300 m in 2023)**



Pomeranian  
Development  
Fund Sp. z o.o.



# Financial Instruments 2014-2020



Priority Axis	ROP contribution (ERDF + SB) EUR million
<b>1. Knowledge Commercialisation</b> seed capital and inno-loans	39,86
<b>2. Enterprises</b> (micro-) loans & guarantees for SMEs	54,16
<b>8. Conversion</b> urban revitalisation projects	18,49
<b>10. Energy</b> energy efficiency & RES	45,64
<b>TOTAL</b>	<b>158,15</b>



# Financial Instruments 2014-2020



	Main concept
Access to finance for SMEs	<i>mainly market conditions all SMEs but M</i>
Research, technological development and innovation	<i>Equity for start-ups (subordinated) loans: R&amp;D capacity building</i>
Energy efficiency reduction in GHG emission	<i>Housing sector Long-term loans with low interest</i>
Renewable Energy Sources	<i>Long-term loans with low interest electric power engineering and cogeneration investment</i>
Urban Projects	<i>Long-term loans with low interest large infrastructural projects with significant social effect</i>





Exit strategy  
(from 2016)

Contracts  
with financial  
intermediaries,  
revolving funds

Pomorskie  
ROP 2014-2020

after 2020 (2023)

JEREMIE



Pomorskie  
Development  
Fund (est. 2015)

FI 2014-2020

Pomorskie  
Development  
Fund (est. 2015)

~ EUR 85 m



~ EUR 250 m

JESSICA





# 2021-2027 Pomorskie is ready to...



- Envisage as many mechanisms of support as possible in order to cover all type of needs and preference
- Give up on grants in the thematic objectives, which are not covered by the regional development strategy
- Apply territorial approach in greater scale
- Use the European Funds to set up modern sustainable system flexible enough to fit the region's needs for years to come rather than a drip "here and now"





financial instruments capacity building Farming  
 Rural development funding agreement EU guidance  
 added value technical support co-financing ex-ante assessment final recipients  
 seminars governance financial intermediaries investments  
 leverage EAFRD case studies  
 Agriculture fi-compass  
 business plan thematic objectives Targeted coaching  
 advisory services **Thank you** equity  
 RDP guarantees life cycle private investors  
 conferences banks revolving combination of support  
 fund of funds loans microfinance CAP  
 manuals managing authorities factsheets  
 DG AGRI Agricultural products investment strategy EIB Group