Interreg
EUROPEAN UNION
Mediterranean
STEPPING PLUS

STEPPING PLUS – EPC financial simulator

Stepping+ Final conference
Girona

AURA-EE : Laurent Chanussot

Project co-financed by the European Regional Development Fund

Financial analysis: a core element in an EPC project

Economic indicators are required to assess the economic and financial feasibility of an EPC contract

ECONOMIC INDICATOR	
Internal Rate Return (IRR)	> 8%
Net Present Value (NPV)	Positive
Debt Service Coverage Ratio (DSCR)	> 1,3
NPV/INVESTIMENT	positive

The viability of the investment is assessed by economic parameters such as: Profitability Index, Net Present Value, Internal Rate of Return.

From Stepping to Stepping +

In the Stepping MED project, Enviropark (Italian partner) with the support of project partners, has developped an Excel financial EPC simulation tool in English

Main objective: Defining different investment scenarios to balance public and private interests in making the investment

For a larger access and improved use by institutions and organizations, the proposition has been made to shape the existing excel tool in a web app

Simulation tool principles

Building description and consumptions □ base line
Savings expected with the renovation project
Economic and financial parameters : energy prices and evolution, loan interest rate, expected profit….

□ Compare scenarios with different investment level and subsidies

Here we are !

The Excel tool has been improved by Enviropark with new functionalities:

- Easier selection of energy types consumed by buildings before and after renovation
- Additional loan option
- 2 different financial aid options with several characteristics
- Different inflation rate applicable for each energy in the “data” tab
- Scenarios easily comparable and shaped in graphics format

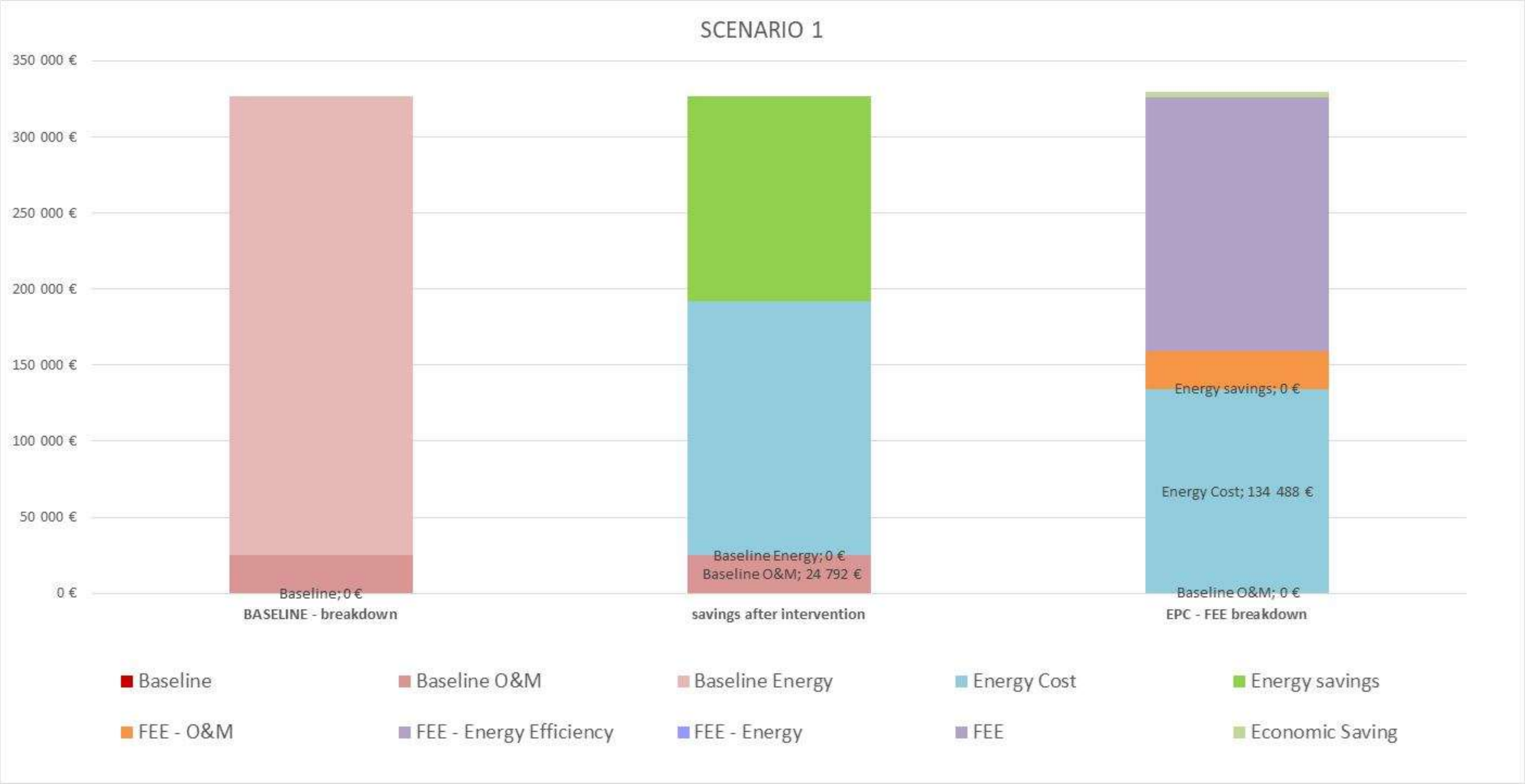
Thanks to all partners, the excel tool and related guideline are available in several EU languages: English, Catalan, Italian, Slovenian and French

Simulation results

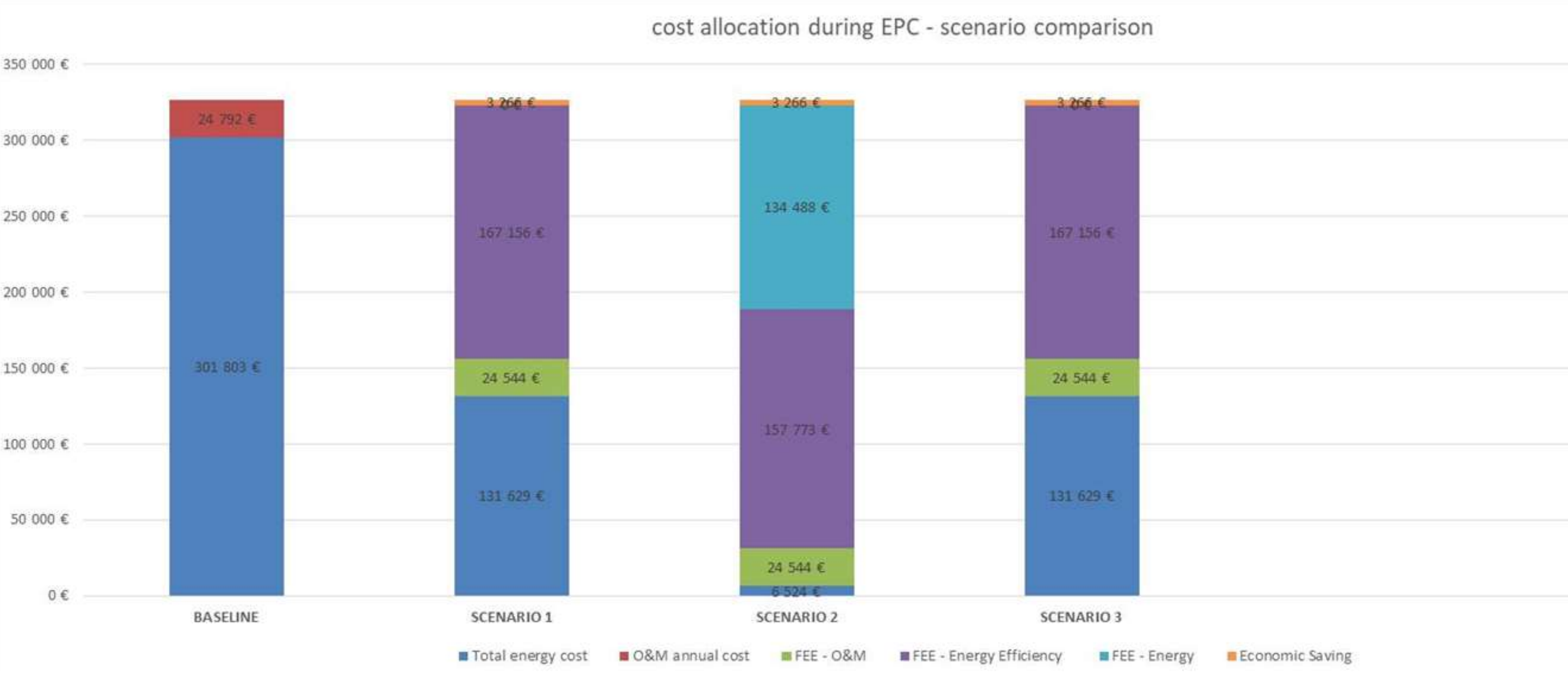
INPUT DATA		
Type of EPC		
EPC includes the energy supply?		**no**
Energy parameters		
Total thermal energy savings	**%**	**51,93%**
Total electric energy savings	**%**	**30,00%**
Investment		
Value of works	**€**	**1 100 000,00**
Subsidy		
Value of subsidy 1	**€**	**100 000,00**
Duration of subsidy 1	**years**	**7**
	years	**7**
Value of subsidy 2	**€**	**200 000,00**
Duration of subsidy 2	**Y**	**10**
	Y	**10**
Additional resources provided by the owner	**€**	**1 000,00**
Financial and economic parameters		
Fee on baseline cost	**%**	**99,00%**
Value of annal fee	**€**	**166 900,33**
EPC DURATION		
EPC contract duration	**years**	**10**

	ECONOMIC INDICATORS		
PV>0	**Net Present Value (NPV)**	**€**	**194 927,50**
RR>W	**Internal Rate of Return (IRR)**	**%**	**6,52%**
Debt	**Debt Service Coverage Ratio (DSCR)**		**2,1**
Profi	**NPV/INVESTMENT**	**%**	**16,80%**

Scenario details



Scenario comparison



EPC simulator now available online !

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Stepping Tool

Tech25@wpweb.com

Projects

List of projects

Projects

		Date	Project Name	Description
	PROJECT CONFIGURATION	10/5/2022	Test 2	test tool 10 of may
	PROJECT CONFIGURATION	10/5/2022	test 3	
	PROJECT CONFIGURATION	10/5/2022	Test 4	Test with all kind of energy
	PROJECT CONFIGURATION	10/5/2022	test 5	fff
	PROJECT CONFIGURATION	21/4/2022	Test AURA-EE	Test tool

Create Filter

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Page 1 of 1 (5 items) 1

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Test AURA-EE - Scenarios

EPC SIMULATION TOOL

ADD SCENARIO

Input data

Description	Unit	Value
Type of EPC		
EPC includes the energy supply?	-	No
Energy parameters		
Total thermal energy savings	%	51,93
Total electric energy savings	%	30,00
Investment		
Value of works	€	1.100.000,00
Subsidy		
Value of subsidy 1	€	100.000,00
Duration of subsidy 1	Years	7,00
Value of subsidy 2	€	400.000,00
Duration of subsidy 2	Years	10,00
Additional resources provided by the owner	€	1.000,00
Financial and economic parameters		
Fee on baseline cost	%	99,00
Value of annual fee	€	166.901,43
EPC DURATION		
EPC contract duration	Years	10,00

Economic indicators

Description	Unit	Value
Net Present Value (NPV)	€	325.193,94
Internal Rate of Return	%	10,30
Debt Service Coverage Ratio (DSCR)	-	2,32
NPV/INVESTMENT	%	28,02

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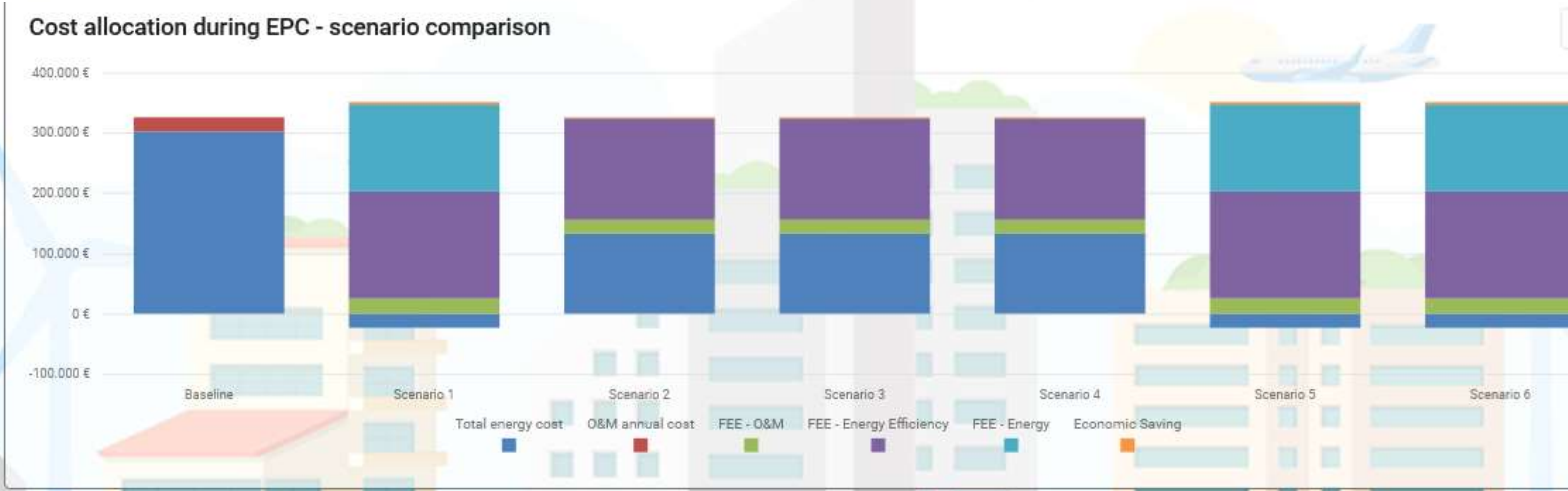
Test AURA-EE - Charts



Last but not least

The tool dissemination will be organised in June together with the project results:

- Websites: project + partners
- Social media: project + partners
- 1 press release for the project (EU level)

Thank you !