

THE ESCO MODEL FOR COST-OPTIMAL PERFORMANCE BUILDINGS

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energinvest vous aide à voir plus loin

La première source de financement de vos économies d'énergie se trouve dans les économies d'énergie ! A l'échelle d'un parc immobilier, le cash-flow qu'elles génèrent permet de financer en dix ans jusqu'à un facteur 2, soit 50% de réduction des émissions de gaz à effet de serre. Et vous? Connaissez-vous le gisement financier inexploité de votre patrimoine immobilier? Conseil en ingénierie financière, Energinvest vous aide à mettre en œuvre vos projets de réhabilitation énergétique immobilière.

Votre partenaire en réhabilitation énergétique immobilière

I ENERGINVEST SERVICES PORTFOLIO

(Minimize risks and costs, optimize asset value and profits)

SMART Building Performance Management	Consulting services that delivers our customers with a cost-optimal and performance based energy, maintenance, comfort, building value and certification management system.	Fedesco, Building Agency, STIB-MIVB, Stad Gent, Hogeschool PXL
SMART Energy Performance Contracting	Facilitation tools and services that helps our customers to make the most of the ESCO/EPC market, from initial feasibility assessment to contract implementation and follow-up, including finance structuring.	Fedesco, Building Agency, Province Brabant Walloon, Gemeente Beersel
ESCO/TPF/FUND Management Assistance	Consulting services that helps our customers to set-up an efficient and successful ESCO/TPF business, from strategic analysis, business plan development, finance structuring to operational implementation and follow up.	Igretec, Infrac, SIEM, Nederland Energy Ministry, CCI Nice, Region Rhones Alpes
Innovative R&D	Consulting services that helps our customers to develop innovative business models in large scale energy efficiency retrofit programs.	CITYnvest, ESKIMO, Caisse des Dépôts Group

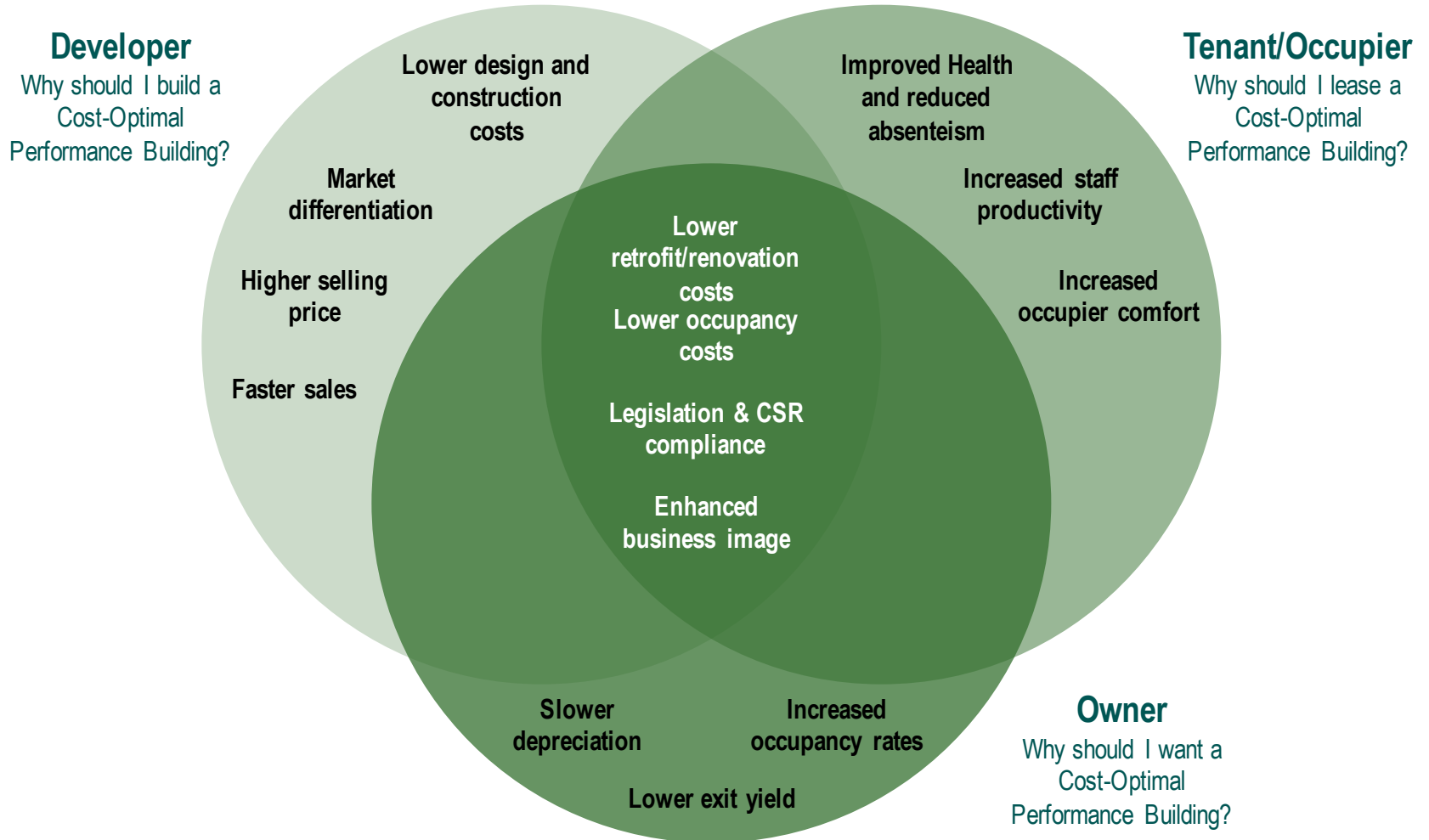
WHAT IS COST-OPTIMALITY?

(EU EPBD Directive requires property owners to reach the Cost-Optimality design of their building)

- EU EPBD definition
 - the energy performance level
 - which leads to the lowest cost
 - during the estimated economic lifecycle of a building.
- Energinvest definition
 - the energy, comfort, maintenance, building value and certification performance levels
 - which leads to the lowest operational and capital costs
 - during the estimated commercial (and/or contractual) lifecycle of the building(s) (portfolio).

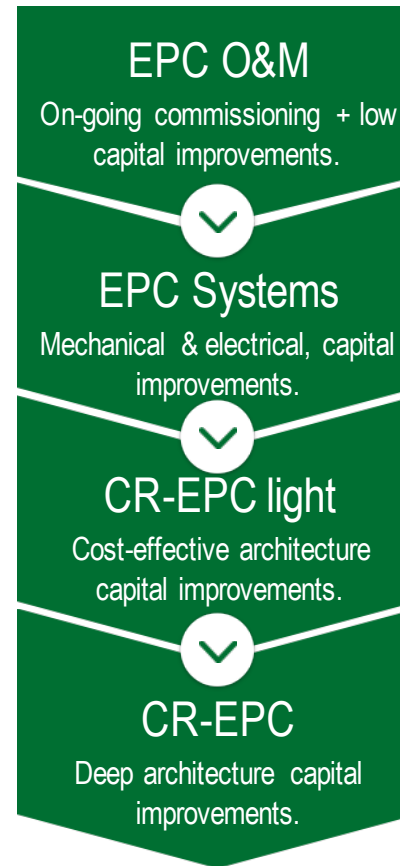
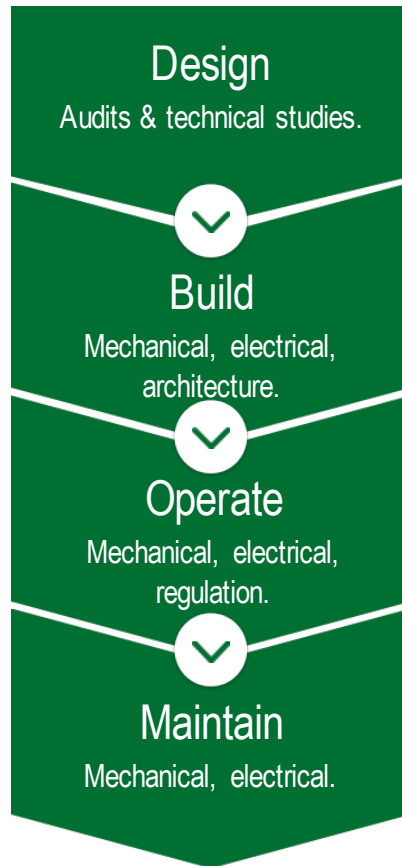
WHY A COST-OPTIMAL PERFORMANCE BUILDING?

(Maximalizing value and profits for each stakeholder)



UNDERSTANDING ENERGY SERVICES

(Energy efficiency services, which may include retrofit works, aiming to realize sustainable energy performance of a building, an industrial process, infrastructure,...)

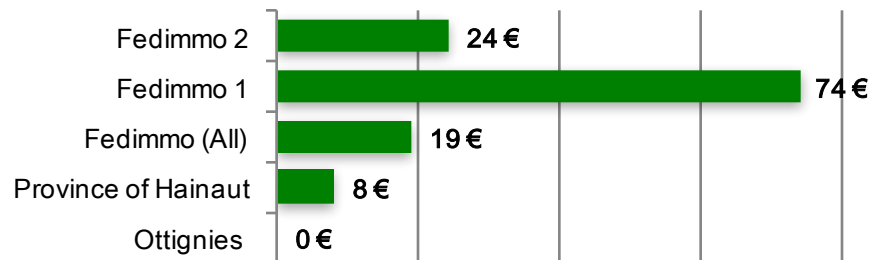


WHICH LEVEL OF PERFORMANCE?

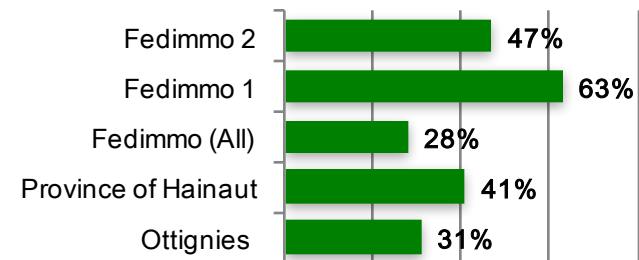
(Depends own potential for each project, but performance may be particularly high: 63%!)

Projects	Contract type	# buildings	# m2	Capital improvements	Savings rate
Ottignies	EPC O&M	4	12.000	0 €	31%
Province of Hainaut	EPC Systems	1	16.000	129.752 €	41%
Fedimmo (All)	EPC Systems	13	75.000	1.431.405 €	28%
Fedimmo 1	EPC Systems	1	4.123	306.690 €	63%
Fedimmo 2	EPC Systems	1	26.554	647.491 €	47%

Capital improvements/m2

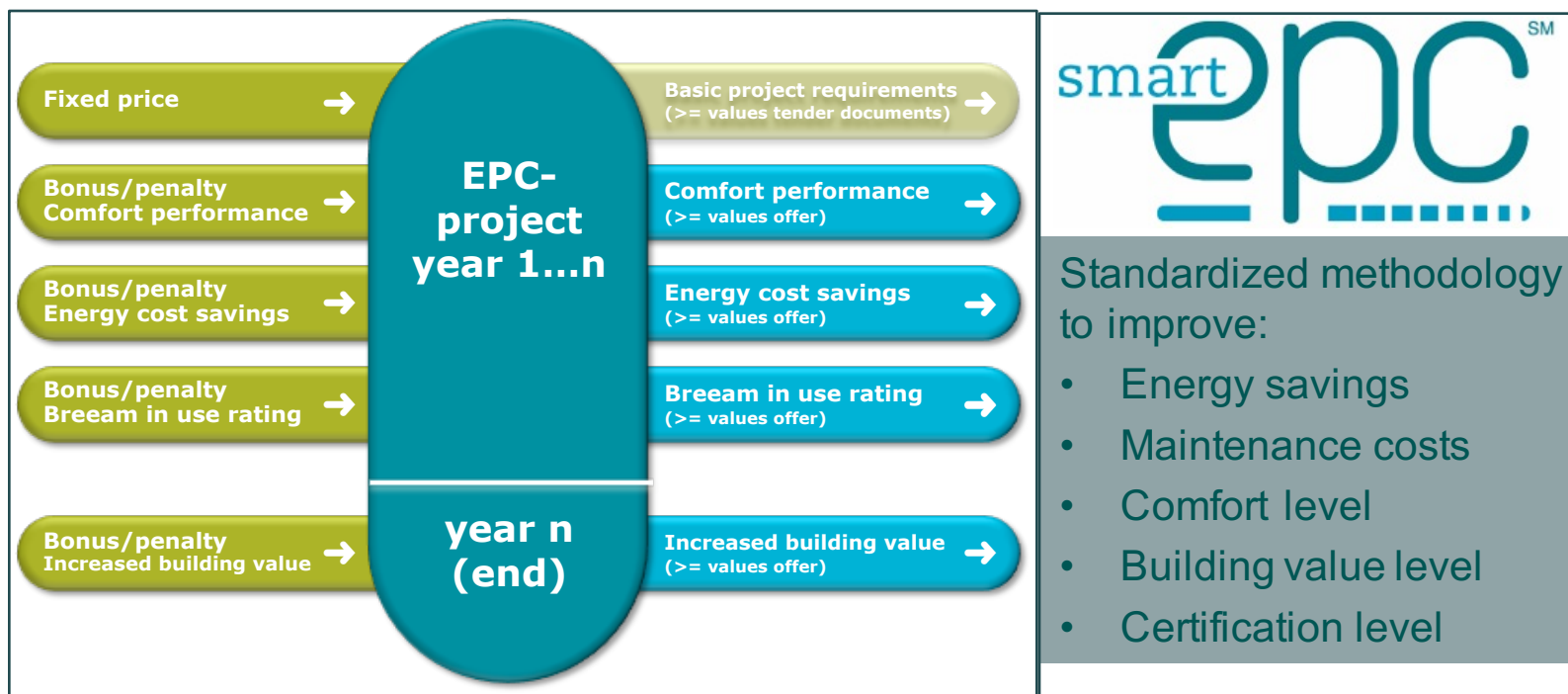


Savings rate



SMART BPM & SMART EPC APPROACH

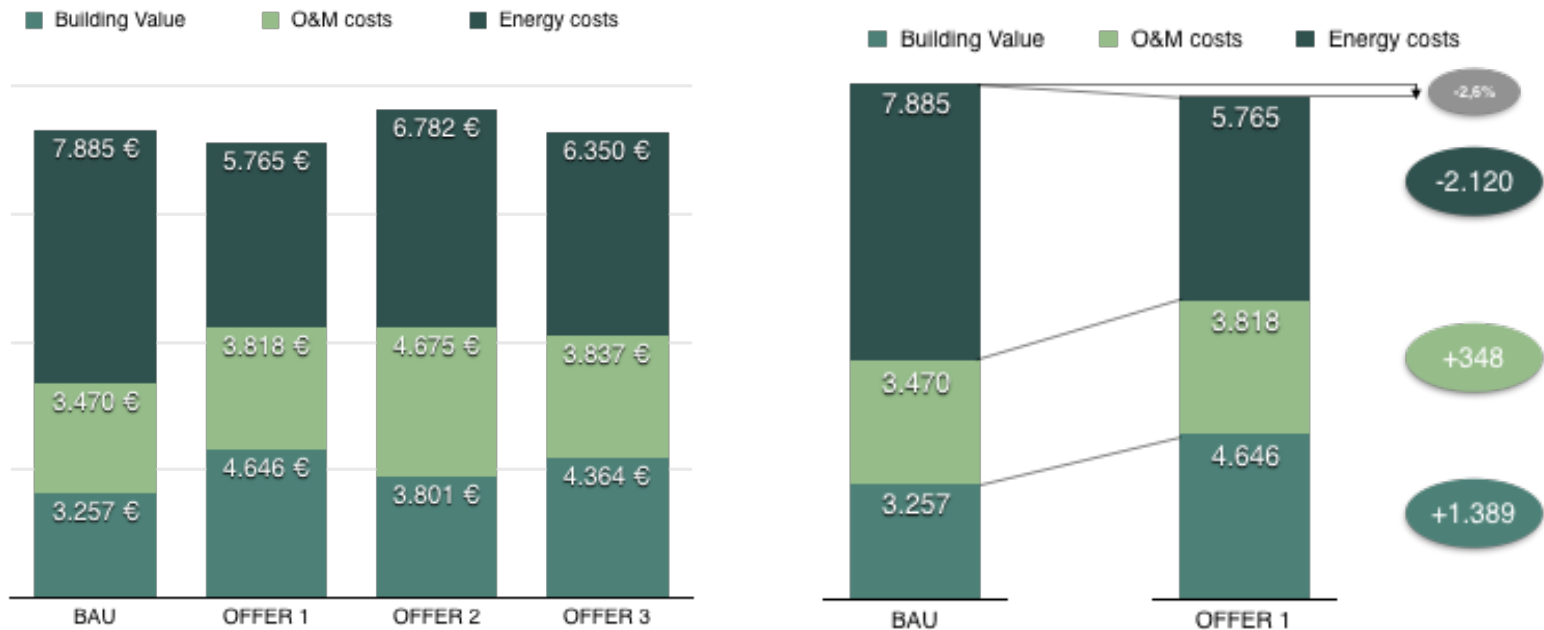
(Innovative and comprehensive methodology to optimize the total cost of ownership)



Fully based on Net Present Value and on international standards: IPMVP, NEN2767, BREEAM In Use

THINKING IN NET PRESENT VALUE!

(The best option is the one that maximizes the overall costs and benefits of the project over the life of contract!)



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