

# MODEL TREE ESG



# ModelTree – ESG

ModelTree contains a standardized ESG module, comprising two parts:

## INREV ESG SDDS reporting

ModelTree can generate and fill INREV ESG SDDS Excel data collection template, filled with your ESG data in ModelTree

## ESG impact on property valuations

ModelTree standard DCF models contain the ESG Analysis-module allowing you to analyze ESG activity impact on the property value

European Portfolio (Valuation)  
Valuation Q4/2023  
31-Dec-2023

Central Business Hub  
1000


CALCULATIONS

Analysis Currency: EUR  
Transaction Costs: 5.00%

Market Value: EUR 16,500,000  
31-Dec-2023: 14,850,000 - 18,150,000 ± 10%

Annual | Quarterly | Monthly (input data)

	YEAR 1 1-Jan-24 31-Dec-24 Forecast	YEAR 2 1-Jan-25 31-Dec-25 Forecast	YEAR 3 1-Jan-26 31-Dec-26 Forecast	Y 1- 31- Fo
<b>ESTIMATED RENTAL VALUE</b>	1,397,382	1,489,594	1,550,251	1,5
Over / Under Rent	4,881	32,751	43,644	
<b>POTENTIAL RENTAL INCOME</b>	1,402,263	1,522,345	1,593,895	1,6
Vacancy Reductions	(282,037)	(92,011)	(115,663)	(15
Vacancy Reductions (custom +/-)	-	-	-	
Vacancy Rate-%	20.1%	6.0%	7.3%	
<b>EFFECTIVE RENTAL INCOME</b>	1,120,226	1,430,334	1,478,232	1,4
OTHER INCOME	60,000	64,800	68,040	
<b>TOTAL INCOME</b>	1,180,226	1,495,134	1,546,272	1,5
Operating Expenses	(406,000)	(442,540)	(469,092)	(48
Tenant Improvement Costs	(301,904)	(12,843)	(31,270)	(5
Letting Fees	(116,595)	(4,898)	(11,830)	(2
Other Expenses	-	-	-	
<b>NET OPERATING INCOME</b>	355,727	1,034,853	1,034,079	9
Capital Expenditures	(195,714)	(199,286)	-	
<b>NET CASH FLOW</b>	160,013	835,568	1,034,079	9
PV of NET CASH FLOW	154,258	748,623	863,040	7



European Portfolio (Valuation)

Valuation Q4/2023

31-Dec-2023

Terminal NOI Cap Rate, %

4.50%

Terminal Period Vacancy Rate, %

12.0%

EUR

NET OPERATING INCOME	355,727	1,034,853	1,034,079
Capital Expenditures	(195,714)	(199,286)	-
NET CASH FLOW	160,013	835,568	1,034,079
PV of NET CASH FLOW	154,258	748,623	861,040

Open

+ Add New Asset

- Delete

Ungroup

Expand All

Collapse All

Clear All Filters







Show/Hide Columns

Send to →

Recalculate

Import from Excel

Compare KPIs with: <Select>

ASSET		GENERAL			VALUATION		ESG PERFORMANCE					
No	Name	City	Segment	Grade	Cash Flow Model	Method	Market Value	GRESB latest score	Other performance benchmark used	Score of other performance benchmark used	Actual energy consumption - landlord's control (kWh/yr)	Actual energy tenant's control (kWh/yr)
 1000	Central Business Hub Töölönlahdenkatu 2	Helsinki	Office	A	Full Detail	DCF	 16,500,000 EUR	85	Sustainalytics	84	3,124	1,123
 1001	Old Navy Eteläranta 12	Helsinki	Office	Prime	Full Detail	DCF, Dir.Cap	 17,000,000 EUR	78	S&P Sustainable 1	81	2,454	654
 1002	Nordbank Headquarters Eteläesplanadi 10	Helsinki	Office	B	Full Detail	Dir.Cap	 8,200,000 EUR	81	Sustainalytics	84	4,654	452



# ModelTree – INREV ESG SDDS reporting

ModelTree can generate and fill INREV ESG SDDS Excel data collection template, filled with your ESG data

## Background

INREV collects ESG data from its member organizations. INREV asks members to fill ESG data in INREV’s ESG SDDS Excel file. Filling the file is a time-consuming task for the member. ModelTree is embedded with the INREV ESG SDDS template and ModelTree users can fill the template automatically with a button click.


## Pre-requisites for you

You, as a ModelTree user, need to have the ESG input and output data values in your ModelTree setup. ModelTree standard ESG package contains all the ESG data fields that INREV requires. ModelTree can be integrated into your ESG source system to read the values. Alternatively, you can keep ModelTree as your master system for ESG data.

## How does it work

In ModelTree you click the button INREV ESG SDDS-report, and ModelTree generates INREV ESG SDDS Excel file, with your ESG data filled into it. Then, you just send the Excel to INREV.

REQUIRED Environmental - Vehicle Level Data



Labels	ESG1	Topic	Portfolio Information		Data Q1 2024	Comment Box	Instruction and definition (click to see Global Definition Database)	Reference field	INREV Reporting Guidelines Indicator ID
esg_targets_validated_scie	ESG2.1.3	ESG Targets	Targets validated against science-based criteria	✔	Yes		Targets are considered science-based if they are in line with what the latest climate science deems necessary to meet the goals of the Paris Agreement – limiting global warming to well-below 2°C above pre-industrial levels and pursuing efforts to limit warming to 1.5°C (e.g. GRESB SBTi). Targets that project three or more years into the future with the purpose of improving the portfolio's performance through a reduction of any energy or water consumption, GHG emissions or waste to landfill, or an increase in the process of checking buildings as well as its carbon footprint and management systems, through a systematic, independent and documented process against predefined criteria or standards. Assurance/verification services should be in line with a standard and can only be provided by accredited professionals. See INREV Declaration.		
esg_targets_lo	ESG2.1.4	ESG Targets	Long-term performance improvement target	✔	Yes		Methodology used for set up of net zero emission targets. For example coverage of scope 1,2,3 emissions (e.g. whether it considers embodied carbon, or not), system boundaries (e.g. leased and/or owned assets etc.).		
esg_targets_third_party_as	ESG2.1.5	ESG Targets	Third party assurance	✔	Yes		The GRESB Score is an overall measure of ESG performance – represented as a percentage (100 percent maximum). Please provide the year in the comment box.		
esg_targets_details	ESG2.1.6	ESG Targets	Details on methodology	✔	Some details		A consistent methodology to compare performance across different regions, investment vehicles, and asset types based on scores of ESG performance.		
esg_performance_gresb	ESG2.2	ESG Performance	GRESB latest score	✔	85		Please provide the year and explain the scoring methodology in the comment box, if applicable.		
esg_performance_benchmark_used	ESG2.2.1	ESG Performance	Other performance benchmark used	✔	Sustainalytics		Indicate total compliance % of the vehicle with the INREV Reporting module. <a href="#">Click to go to INREV Guidelines Assessments online tool.</a>		
esg_performance_other_score	ESG2.2.2	ESG Performance	Score of other performance benchmark used	✔	84		Indicate total compliance % of the vehicle with the INREV Sustainability module. <a href="#">Click to go to INREV Guidelines Assessments online tool.</a>		
esg_reporting	ESG2.3	ESG Reporting and Commitments	INREV Sustainability Reporting Module - Compliance Score	✔	78,00%		If yes, please specify in the comment box and provide score. Frameworks and commitments could include, but are not limited to: GRI, UN PRI, UN SDGs, TCFD, CDP, SBTi, ISO.		
esg_reporting_commitment	ESG2.3.1	ESG Reporting and Commitments	INREV Sustainability Best Practice Module - Adoption Score	✔	72,00%		Provide percentage of EU Taxonomy aligned sustainable investments and respective eligible activities. If not applicable, explain reasons in the comment box.		
esg_reporting_frameworks	ESG2.3.2	ESG Reporting and Commitments	Other ESG frameworks used by either vehicle or organisation	✔	Yes				
esg_reporting_taxonomy	ESG2.3.3	ESG Reporting and Commitments	Percentage of sustainable investments aligned with EU Taxonomy (% of AUM)	✔	80,00%				

Labels	ESG3	ESG Factor	Required ESG KPIs (according to INREV Guidelines)		Data Q1 2024	Comment Box	Instruction and definition (click to see Global Definition Database)	Reference field	INREV Reporting Guidelines Indicator ID
ec_actual_enei	ESG3.1	Energy Consumption	Actual energy consumption - landlord's control (kWh/yr)	✔	3 124		Actual operational energy consumption (based on consumption from smart/manual meter readings or invoices) for the proportion of portfolio that is in landlord's control. The term 'actual' refers to energy consumption (sum of landlord and tenant controlled). The term 'actual' refers to energy consumption (sum of landlord and tenant controlled). The term 'actual' refers to data that is not estimated.	recommended vehicle data - section 4 - Sum of 4.1, 4.1.5 and 4.1.6 and Asset data - Sum of AL2.4	ENV1 - Required KPI
ec_actual_enei	ESG3.1.1	Energy Consumption	Actual energy consumption - tenant's control (kWh/yr)	✔	1 123		Estimated operational energy consumption for the proportion of portfolio that is in landlord's control. In the absence of actual data, energy use can be estimated based on building characteristics and publicly available data.	recommended vehicle data - section 4 - Sum of 4.1.2, 4.1.6 and 4.1.11 Asset data - Sum of AL2.5	ENV2 - Required KPI
ec_actual_enei	ESG3.1.2	Energy Consumption	Actual energy data coverage (% of area)	✔	84,00%		Estimated operational energy consumption for the proportion of portfolio that is in tenant's control. In the absence of actual data, energy use can be estimated based on building characteristics and publicly available data.	Asset data - Based on the data provided in AL2.2 and AL2.3	Comparison purposes
ec_estimated_enei	ESG3.1.3	Energy Consumption	Estimated energy consumption - landlord's control (kWh/yr)	✔	2 845		Energy consumed during the operational phase of a building. This includes the landlord controlled and the tenant controlled actual and estimated energy consumption.	Asset data - Sum of AL2.4	ENV3 - Required KPI
ec_estimated_enei	ESG3.1.3.1	Energy Consumption	Estimated energy consumption - tenant's control (kWh/yr)	✔	954		The floor area percentage of the vehicle for all assets for which both actual and estimated data is provided for total operational energy consumption (sum of landlord and tenant controlled). This is calculated based on	Asset data - Sum of AL2.5	ENV3 - Required KPI
ec_total_energy	ESG3.1.4	Energy Consumption	Total energy consumption (kWh/yr)	✔	8 046			required vehicle data - sum of 3.1, 3.1.1, 3.1.3 and 3.1.3.1 and Asset data - Sum of AL2.6	ENV4 - Required KPI
ec_total_energy	ESG3.1.5	Energy Consumption	Total energy consumption data coverage (% of area)	✔	82,00%			Asset data - Based on the data provided in AL2.7 and AL1.17	ENV5 - Required KPI





Get INREV ESG SDDS Excel report from ModelTree, with your ESG data filled into it.

Northern Europe Fund (IM)

12/2020

31-Dec-2020

Open

+ Add New Asset

- Delete

Ungroup

Expand All

Collapse All

Clear All Filters

Show/Hide Columns

Send to →

Recalculate

Import from Excel

Compare KPIs with:

Owner Company:

<Select>

No	Name	Gross Asset Value	Loans
1000	Central Business Hub Töölönlahdenkatu 2	29,000,000 EUR <div>+5.5 %</div>	4,800
1001	Old Navy Eteläranta 12	18,000,000 EUR <div>+4.0 %</div>	7,500
1002	Nordbank Headquarters Eteläesplanadi 10	12,500,000 EUR <div>+0.8 %</div>	4,000
1003	Trident Mall Kiitoradantie 14	62,000,000 EUR =	20,000
1004	Buena Vista Offices Stallgatan 9	6,883,500 EUR <div>-7.1 %</div>	
1005	Norden Konsum Sturegatan 10	44,478,000 EUR =	
1006	Kjeld Stubs Tower Tordenskiolds gate	56,646,000 EUR =	
1007	Falkoner Kaup Falkoner Alle 90	108,540,000 EUR =	
1008	Valdemar Center Valdemarsgade	174,200,000 EUR =	
1009	Blaumarktpoint Rathausmarkt 7	26,500,000 EUR =	

SummaryAssetsCompaniesLoansMap

ESG\_SDDS\_data\_filled\_20231205 - Excel

REQUIRED Environmental - Vehicle Level Data

Labels	ESG1	Topic	Portfolio Information	Data Q1 2024	Comment Box	Instruction and definition (click to see Global Definition Database)	Reference field	INREV Reporting Guidelines Indicator ID
esg_targets_v alldated_scl	ESG2.1.3	ESG Targets	Targets validated against science-based criteria	Yes		Targets are considered science-based if they align with the latest climate science clearly necessary to meet the goals of the Paris Agreement - limiting global warming to well below 2°C above pre-industrial levels and to pursue efforts to limit the temperature increase to 1.5°C above pre-industrial levels.		
esg_targets_lo ESG2.1.4	ESG Targets	Long-term performance improvement target		Yes		A consistent methodology to compare performance across different regions, investment vehicles, and asset types based on ESG performance.		
esg_targets_t hird_party_as	ESG Targets	Third party assurance		Yes		Please provide the year and explain the scoring methodology in the comment box, if applicable.		
esg_targets_dk ESG2.1.6	ESG Targets	Details on methodology		Some details		Indicate total compliance % of the vehicle with the INREV Reporting module - <a href="#">Click to go to INREV Guidelines Assessments online tool</a> .		
esg_perform ance_gresb_l	ESG Performance	GRESB latest score		85		Indicate total compliance % of the vehicle with the INREV Sustainability module - <a href="#">Click to go to INREV Guidelines Assessments online tool</a> .		
esg_performa ESG2.2.1	ESG Performance	Other performance benchmark used		Sustainability		If yes, please specify in the comment box and provide score. Frameworks and commitments could include, but are not limited to: GRI, UN PRI, UN SDGs, TCFD, COP, SBTi, ISO.		
esg_perform ance_other_sc	ESG Performance	Score of other performance benchmark used		84		Provide percentage of EU Taxonomy aligned sustainable investments and respective eligible activities. If not applicable, explain reasons in the comment box.		
esg_reporting ESG2.3	ESG Reporting and Commitments	INREV Sustainability Reporting Module - Compliance Score		78,00%				
esg_reporting ESG2.3.1	ESG Reporting and Commitments	INREV Sustainability Best Practice Module - Adoption Score		72,00%				
esg_reporting ESG2.3.2	ESG Reporting and Commitments	Other ESG frameworks used by either vehicle or organisation		Yes				
esg_reporting ESG2.3.3	ESG Reporting and Commitments	Percentage of sustainable investments aligned with EU Taxonomy (% of AUM)		80,00%				

Labels	ESG3	ESG Factor	Required ESG KPIS (according to INREV Guidelines)	Data Q1 2024	Comment Box	Instruction and definition (click to see Global Definition Database)	Reference field	INREV Reporting Guidelines Indicator ID
ec_actual_ene ESG3.1	Energy Consumption	Actual energy consumption - landlord's control (kWh/yr)		3 124		Actual operational energy consumption (based on consumption from smart/manual meter readings or invoices) for the proportion of portfolio that is in landlord's control. The term 'actual' refers to energy consumed during the operational phase of a building. This includes the landlord controlled and the tenant controlled actual and estimated energy consumption.	recommended vehicle data section 4 - Sum of AL1.15 and AL2.8 per AL1.11	ENV1 - Required KPI
ec_actual_ene ESG3.1.1	Energy Consumption	Actual energy consumption - tenant's control (kWh/yr)		1 123		The floor area percentage of all assets of the vehicle for which actual data is provided for operational energy consumption (sum of landlord and tenant controlled). The term 'actual' refers to data that is not estimated.	recommended vehicle data section 4 - Sum of AL1.15 and AL2.8 per AL1.11	ENV2 - Required KPI
ec_actual_ene ESG3.1.2	Energy Consumption	Actual energy data coverage (% of area)		84,00%		Estimated operational energy consumption for the proportion of portfolio that is in landlord's control. In the absence of actual data, energy use can be estimated based on building characteristics and publicly available information.	Asset data - Based on the data provided in AL2.7 and AL1.7	Comparison purposes
ec_estimated ESG3.1.3	Energy Consumption	Estimated energy consumption - landlord's control (kWh/yr)		2 845		Estimated operational energy consumption for the proportion of portfolio that is in tenant's control. In the absence of actual data, energy use can be estimated based on building characteristics and publicly available information.	Asset data - Sum of AL2.4	ENV3 - Required KPI
ec_estimated ESG3.1.3.1	Energy Consumption	Estimated energy consumption - tenant's control (kWh/yr)		954		Energy consumed during the operational phase of a building. This includes the landlord controlled and the tenant controlled actual and estimated energy consumption.	required vehicle data - sum of 3.1, 3.1.1, 3.1.3 and 3.1.3.1 and Asset data - sum of AL1.6	ENV4 - Required KPI
ec_total_energ ESG3.1.4	Energy Consumption	Total energy consumption (kWh/yr)		8 046		The floor area percentage of the vehicle for all assets for which both actual and estimated data is provided for total operational energy consumption (sum of landlord and tenant controlled). This is calculated based on the energy intensity of the vehicle for all offices in the portfolio, if relevant. This includes both actual and estimated data for landlord and tenant controlled areas ( <a href="#">see INREV sector lists</a> ).	Asset data - Weighted average (per area) of AL2.8	ENV6 - Required KPI
ec_total_energ ESG3.1.5	Energy Consumption	Total energy consumption data coverage (% of area)		82,00%		The energy intensity of the vehicle for all retail assets in the portfolio, if relevant. This includes both actual and estimated data for landlord and tenant controlled areas ( <a href="#">see INREV sector lists</a> ).	Asset data - Weighted average (per area) of AL2.8 per AL1.11	ENV7 - Required KPI
ec_energy_inte ESG3.1.6	Energy Consumption	Energy intensity (kWh/area/yr)		2 965,00		The energy intensity of the vehicle for all residential assets in the portfolio, if relevant. This includes both actual and estimated data for landlord and tenant controlled areas ( <a href="#">see INREV sector lists</a> ).	Asset data - Weighted average (per area) of AL2.8 per AL1.11	ENV7 - Required KPI
ec_energy_inte ESG3.1.7	Energy Consumption	Energy intensity, for office asset/property type (kWh/area/yr)		1 845,00		The energy intensity of the vehicle for all industrial/logistics assets in the portfolio, if relevant. This includes both actual and estimated data for landlord and tenant controlled areas ( <a href="#">see INREV sector lists</a> ).	Asset data - Weighted average (per area) of AL2.8 per AL1.11	ENV7 - Required KPI
ec_energy_inte ESG3.1.7.1	Energy Consumption	Energy intensity, for retail asset/property type (kWh/area/yr)		1 232,00		The energy intensity of the vehicle for all parking assets in the portfolio, if relevant. This includes both actual and estimated data for landlord and tenant controlled areas ( <a href="#">see INREV sector lists</a> ).	Asset data - Weighted average (per area) of AL2.8 per AL1.11	ENV7 - Required KPI
ec_energy_inte ESG3.1.7.2	Energy Consumption	Energy intensity, for residential asset/property type (kWh/area/yr)		1 545,00		The energy intensity of the vehicle for all hotels in the portfolio, if relevant. This includes both actual and estimated data for landlord and tenant controlled areas ( <a href="#">see INREV sector lists</a> ).	Asset data - Weighted average (per area) of AL2.8 per AL1.11	ENV7 - Required KPI
ec_energy_inte ESG3.1.7.3	Energy Consumption	Energy intensity, for industrial/logistic asset/property type (kWh/area/yr)		1 654,00		The energy intensity of the vehicle for all leisure assets in the portfolio, if relevant. This includes both actual and estimated data for landlord and tenant controlled areas ( <a href="#">see INREV sector lists</a> ).	Asset data - Weighted average (per area) of AL2.8 per AL1.11	ENV7 - Required KPI
ec_energy_inte ESG3.1.7.4	Energy Consumption	Energy intensity, for parking asset/property type (kWh/area/yr)		1 132,00				
ec_energy_inte ESG3.1.7.5	Energy Consumption	Energy intensity, for student housing asset/property type (kWh/area/yr)		1 645,00				
ec_energy_inte ESG3.1.7.6	Energy Consumption	Energy intensity, for hotel asset/property type (kWh/area/yr)						
ec_energy_inte ESG3.1.7.7	Energy Consumption	Energy intensity, for leisure asset/property type (kWh/area/yr)						



# ModelTree – ESG impact on property valuations

**ModelTree standard DCF models contain the ESG Analysis-module allowing you to analyze ESG activity impact on the property value**

## Background

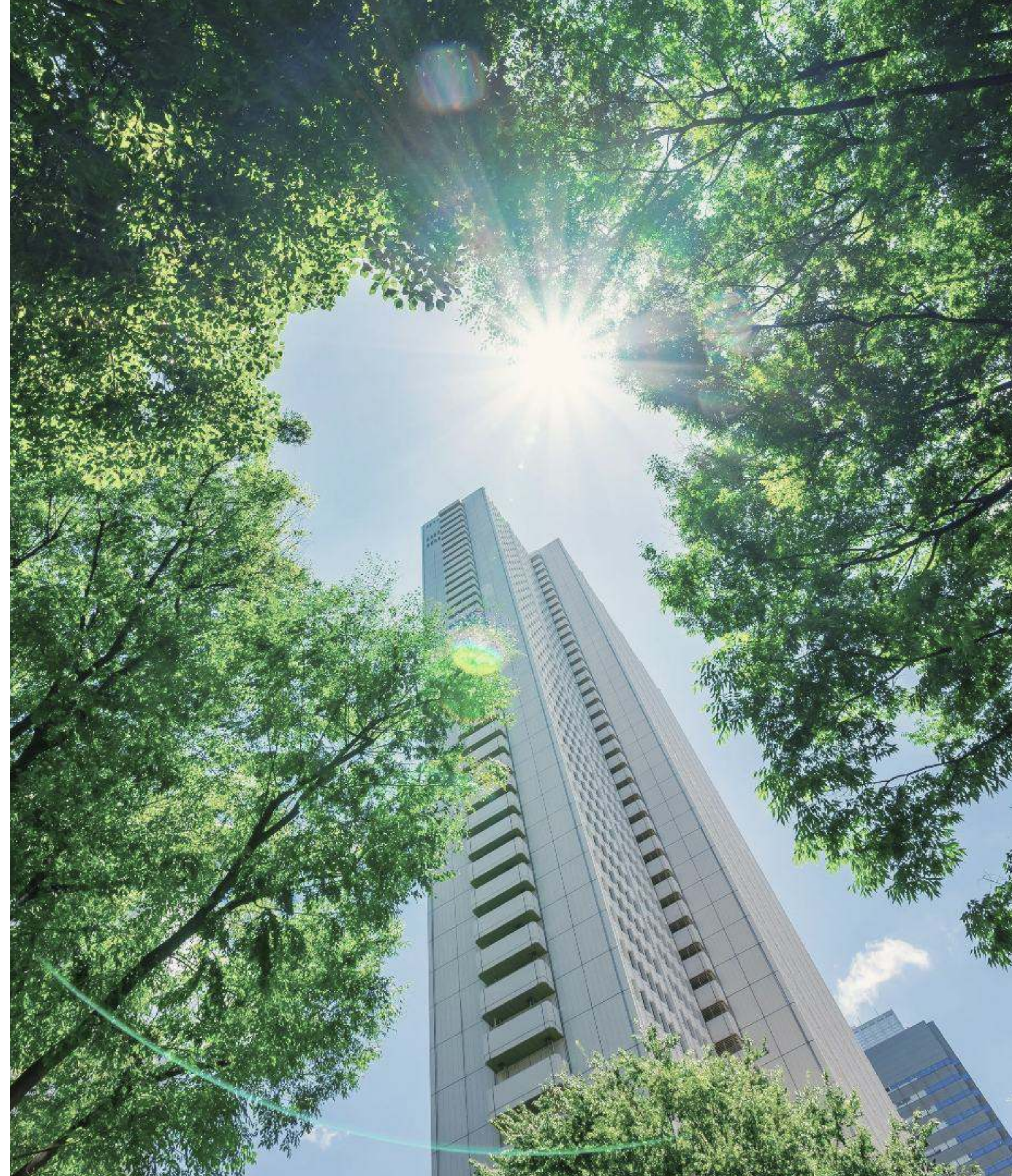
Environmental, Social, and Governance (ESG) factors will influence property market values these days in several ways. Investors and tenants are increasingly considering ESG factors when making decisions about properties. ESG actions from the property owner can increase property NOI and market value. It is critical to analyze capex investment needs as most ESG improvements require money investments.

## Pre-requisites for you

You, as a ModelTree user, can use a Discounted Cash Flow (DCF) or Direct Capitalization valuation model that has an ESG valuation module built into it. ModelTree standard valuation models contain ESG valuation modules out of the box. Your custom DCF models can also be added to this module, on request. The ESG valuation module analyzes your ESG capex plan costs and their impact on the property's future NOI and market value.

## How does it work

In ModelTree, you enter ESG future capex investments and the ESG valuation impact matrix parameters, to calculate the financial profitability of your ESG investments and their impact on the future cash flow and market value of the property.





# ModelTree – ESG impact on property valuations

## Energy Efficiency and Sustainability

Properties with energy-efficient features, sustainable design, and environmentally friendly practices tend to be more attractive to investors and tenants. Green building certifications, such as LEED (Leadership in Energy and Environmental Design) or BREEAM, can enhance a property's market value by signaling a commitment to sustainability. **Valuation Yield can be lower ↓ with energy-efficient properties.**

## Cost Savings

Energy-efficient buildings often result in lower operational costs, which is attractive to property investors and tenants. Lower utility expenses can increase the net operating income (NOI) of a property, positively impacting its market value. **Operating costs can be lower ↓ with energy-efficient properties.**

## Regulatory Compliance

Properties that adhere to or exceed environmental regulations are often viewed more favorably by the property investors. Compliance with ESG standards can reduce the risk of future regulatory issues, contributing to the long-term value of the property. **Valuation Yield can be lower ↓ with regulatory high profile properties.**

## Social Impact

Properties that contribute positively to the local community and address social issues can be more appealing. This may include affordable housing, community spaces, or developments that promote inclusivity and diversity. **Rents and Occupancy can be higher ↑ with socially responsible properties.**

## Resilience to Climate Change

Properties that are designed to withstand the impact of climate change, such as flooding or extreme weather events, may be more resilient and, therefore, less risky, thus more valuable in the long term. **Valuation Yield can be lower ↓ with climate change-resilient properties.**

## Market Demand and Tenant Preferences

As awareness of ESG issues grows, there is a corresponding increase in demand for sustainable and socially responsible properties. Property owners who respond to this demand may experience increased tenant interest and higher occupancy rates. **Rents and Occupancy can be higher ↑ in socially responsible properties.**

## Risk Management

ESG considerations can be part of a broader risk management strategy. Properties that are less vulnerable to environmental and social risks may be perceived as more secure investments. **Valuation Yield can be lower ↓ with less “ESG risky” properties.**





<div> <div>European Portfolio (Valuation)</div> <div>Valuation Q4/2023</div> <div>31-Dec-2023</div> </div>		<div> <div>Central Business Hub</div> <div>1000</div> </div>		<div> <div>Summary</div> <div>Structure</div> <div>Analysis</div> <div>Rent Roll</div> <div>Additional CF</div> <div>Opex</div> <div>Capex</div> <div>Depreciation</div> <div>Export</div> </div>		<div> <div>?</div> <div>-</div> <div>+</div> <div>⌵</div> <div>⌶</div> </div>	
<div> <div> <div> <div>↑</div> <div>↓</div> </div> <div>CALCULATIONS</div> </div> </div>		<div> <div> <div>Market Value</div> <div>EUR 16,500,000</div> </div> <div> <div>31-Dec-2023</div> <div>14,850,000 - 18,150,000 ± 10%</div> </div> </div>		<div> <div> <div> <div>⚙</div> </div> </div> </div>			
<div> <div>Analysis Currency</div> <div>EUR</div> </div>		<div> <div>Annual</div> <div>Quarterly</div> <div>Monthly (input data)</div> </div>					
<div> <div>Transaction Costs</div> <div>5.00%</div> </div>							
<div> <div>Discounted Cash Flow</div> </div>							
<div> <div>Cash Flow Model</div> <div>Full Detail</div> </div>							
<div> <div>Forecasting period</div> <div>10 years</div> </div>							
<div> <div>Discount Rate, %</div> <div>4.50% + CPI (FIN)</div> </div>							
<div> <div>Terminal Discount Rate, %</div> <div>7.60%</div> </div>							
<div> <div>Terminal ERV Growth Rate</div> <div>CPI (FIN)</div> </div>							
<div> <div>Terminal Expenses Growth</div> <div>PPI (FIN)</div> </div>							
<div> <div>Terminal NOI Cap Rate, %</div> <div>4.50%</div> </div>							
<div> <div>Terminal Period Vacancy Rate, %</div> <div>12.0%</div> </div>							
<div> <div>EUR</div> </div>							
<div> <div>PV of Net Cash Flow</div> <div>6,479,599</div> </div>							
<div> <div>PV of Terminal Value</div> <div>10,861,402</div> </div>							
<div> <div>PV of Other Value</div> <div></div> </div>							
<div> <div>Total Value</div> <div>17,341,001</div> </div>							
<div> <div>Current Rent Multiplier</div> <div>15.9x</div> </div>							
<div> <div>ERV Multiplier</div> <div>12.2x</div> </div>							
<div> <div>Market Value / sqm</div> <div>3,572</div> </div>							
<div> <div>Rounding (+/-)</div> <div>(15,239)</div> </div>							
<div> <div>DCF Market Value</div> <div>16,500,000</div> </div>							
<div> <div>ADD VALUATION METHOD</div> </div>							
<div> <div>SIMULATION</div> </div>							

<div> <div>European Portfolio (Valuation)</div> <div>Valuation Q4/2023</div> <div>31-Dec-2023</div> </div>		<div> <div>Central Business Hub</div> <div>1000</div> </div>					
<div> <div>+ Add New Group</div> <div>+ Add New Item</div> <div>- Delete Item</div> <div>Unselect</div> <div>Import from Excel</div> </div>							

[illegible]





**Contact us to get ESG to your ModelTree!**



**Markus Asikainen**

CEO & Founder

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