

# CHP BUSINESS IMPACT SCENARIO

## Radisson Collection Hotel, Berlin\* Berlin, DE

**Guest Rooms:** 450      **Kilowatt Hours Intensity per SF:** 14,8<sup>1</sup>  
**Estimated Square Feet:** 370.000      **Cubic Feet NG Intensity per SF:** 39,6<sup>1</sup>

	<b>“As-Is”</b>	<b>“To-Be”</b>
	Utility-Sourced Electricity	Combined Heat & Power
<b>Electricity Kilowatt Hours (kWh)<sup>2</sup></b>		
Total kWh Consumption	5.476.000	5.476.000
Cost per kWh	€0,300	-
Utility Service Charges	€657.120	€1.200
<b>Total Electricity Costs</b>	<b>€2.738.000</b>	<b>€1,200</b>
<b>Natural Gas Dekatherms (DTH)</b>		
Electricity Generation (DTH)	-	18.685
CHP Recapture (DTH)	-	(13.187)
Space & Water Heating (DTH) <sup>3</sup>	13.187	13.187
Cooking & Other (DTH)	1.465	1.465
Net DTH Consumption	3.623	20.150
Cost per DTH <sup>4</sup>	€14,65	€14,65
<b>Total Natural Gas Costs</b>	<b>€214.652</b>	<b>€295.200</b>
<b>Total Energy Costs</b>	<b>€2.952.652</b>	<b>€296.400</b>
<b>Impact in Year 1 (Cash Flow)</b>		<b>€2.656.252</b>
Ten-Year Cash Flows from EBITDA, including maintenance costs		€29.535.824
Impact on Sell Price in Year 11 @ EBITDA Selling Multiple x 16		€54.066.827
<b>Total Value Created from Ten-Year Cash Flows + Sell Price</b>		<b>83.602.651</b>
Internal Rate of Return (IRR), not including incentives/financing		N/A
<b>Metric Tons of Carbon Dioxide (CO2) Reduced Annually<sup>5</sup></b>		<b>1.107 (76%)</b>

\*Disclaimer: The CHP Business Impact Scenarios are hypothetical examples based on publicly available data, primarily from the Energie-Informationsdienst (EID). Findings and calculations are independently derived without direct input from property owners. Actual results may vary.

1. Source: US Energy Information Administration kWh and NG intensity for lodging facilities in mild climate Zone 4  
 2. Energie-Informationsdienst (EID) kWh average commercial prices 2023 in Berlin, plus estimated service charge from utility  
 3. Source: US Energy Information Administration average uses of natural gas in hotels  
 4. Energie-Informationsdienst (EID) DTH average commercial prices 2023  
 5. Source: US Environmental Protection Agency Greenhouse Equivalencies Calculator