

# 5. Cost, ROI & Financial Clarity

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### 5: Calculate It Yourself - Making the **Business Case Visible**

For many decision-makers, the challenge with new building solutions is not that they fail to understand the technology, but that they cannot clearly see the numbers. They are used to evaluating projects in terms of cost per square meter, installation cost share, build time, financing exposure, or CO<sub>2</sub> footprint. If a solution cannot be expressed in those terms, it remains abstract and easy to dismiss.

That is why the **Ekonod Economic Impact Calculator** is such a powerful part of the story. It transforms the benefits of decentralization into clear, project-specific financial and environmental outcomes. Instead of general claims, a developer or investor can enter their own project data and immediately see the quantified effects on cost, schedule, risk, and climate performance.

#### **How It Works**

The calculator uses a simple, transparent method based on real, measured data.

#### Inputs include:

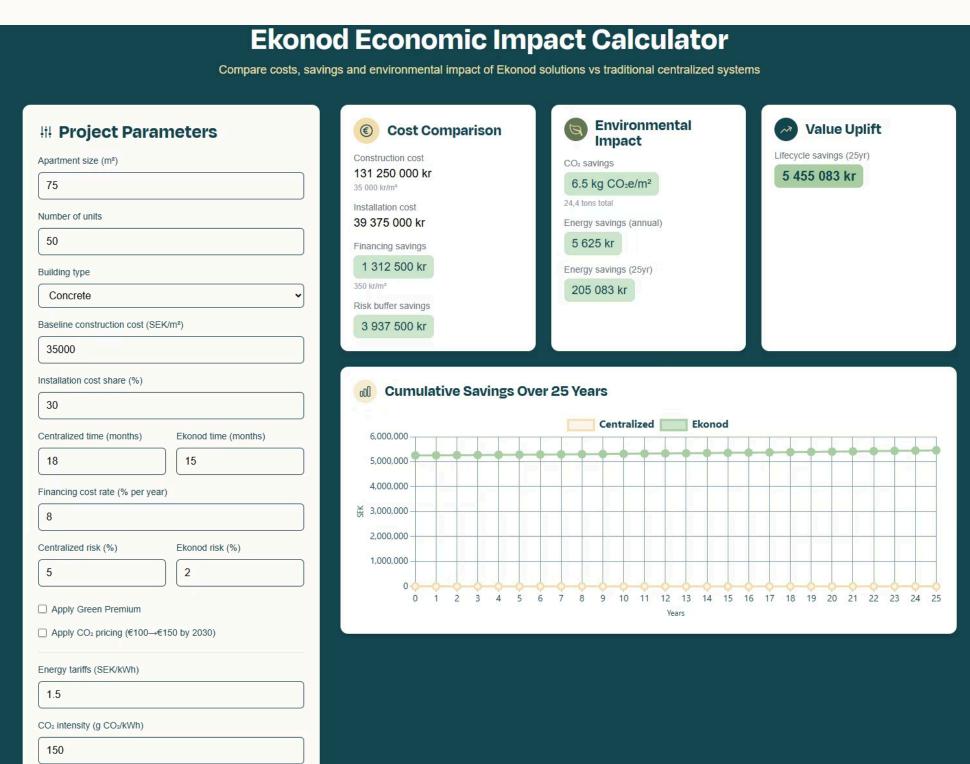
- Apartment size (m²) and number of units
- Building type (timber, concrete, or steel)
- Baseline construction cost and installation share
- Construction time and financing rate
- Risk buffer and yield, with an optional "Green Premium" for ESG-aligned projects
- Energy use and CO<sub>2</sub> emission data from verified Ekonod benchmarks

### **Outputs include:**

- Total construction cost (SEK/m² and total)
- Installation cost savings (SEK total and per apartment)
- Build-time financing savings (reflecting) shorter project duration and lower credit exposure)
- overruns and predictable off-site production) Yield compression gain (showing higher)

• Reduced risk buffer (from fewer cost

- asset value for ESG-secured projects) CO<sub>2</sub> savings (kg/m<sup>2</sup> and total tons saved)
- Energy cost reductions (SEK per year and over lifecycle)
- Digital readiness (Modbus and Mattercompatible) enabling automated data collection, real-time diagnostics, and transparent ESG reporting.
- Cumulative lifecycle savings (25-year comparison)



**Built On Real Benchmarks** 

The calculator is based on verified data from completed Ekonod projects used as benchmarks, not

CO<sub>2</sub> emissions were reduced by approximately 50% compared to conventional centralized

From these reference cases we know:

hypothetical models.

systems.

Typical installation costs for traditional MEP

apartment, providing a realistic baseline for

systems were around 310,000 SEK per

comparison. Risk buffers were reduced from 5% to 2% as factory-built precision limited uncertainty

and rework. This reduction is driven by

- factory-assembled hubs with controlled tolerances and verified moisture protection, eliminating many of the uncertainties that dominate traditional on-site installation. Each assumption and output in the calculator is traceable, validated, and aligned with real project experience.
- water, an industry-leading result. Ekonod's optional spillwater heat recycling recovers 50-75% of shower-water energy, creating a second major reduction pathway that compounds the efficiency gains. Project delivery time improved from 18 to 15

Energy use for decentralized systems reached

around 3 kWh/m² per year for domestic hot

advantages of roughly 700 SEK/m<sup>2</sup> through reduced credit exposure. Yield compression, through the Green

months, creating measurable financing

to 3.8%, increasing asset value by approximately 3,290 SEK/m².

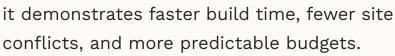
Premium option, can reduce yield from 4.0%

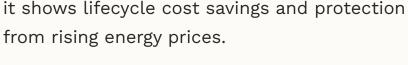
**Why It Matters** 

# decentralization. They want a credible, quick way to see what it means in numbers.

For developers

Investors, developers, and municipalities do not need a 50-page report to understand the impact of





it quantifies the financial upside of climatealigned, ESG-certified buildings through yield

### compression and CO<sub>2</sub> reduction.

For investors

**Data and Next Steps** 

## supports climate-linked approvals and financing.

For municipalities

For owners

it offers verified sustainability performance that

The calculator uses standardized Swedish benchmarks but allows users to adjust all parameters.

- Construction costs of 27,000–38,000 SEK/m<sup>2</sup>
- Default values include:
  - Energy and CO<sub>2</sub> values based on measured benchmark data Optional CO₂ pricing: 100 €/ton today, rising linearly to 150 €/ton by 2030

Installation cost share of 25–35%

- Once confirmed, these parameters automatically adapt for local context while staying grounded in verified performance data.

### **Ultimately**

business case.

The Ekonod Economic Impact Calculator transforms decentralization from a technical idea into a quantified

With just a few project inputs, decision-makers can visualize their own cost savings, time gains, energy reductions, and CO<sub>2</sub> impact, benchmarked against real measured results. It is not just a sales tool, but a confidence tool - proof that decentralized building systems deliver measurable efficiency, predictability, and value.

