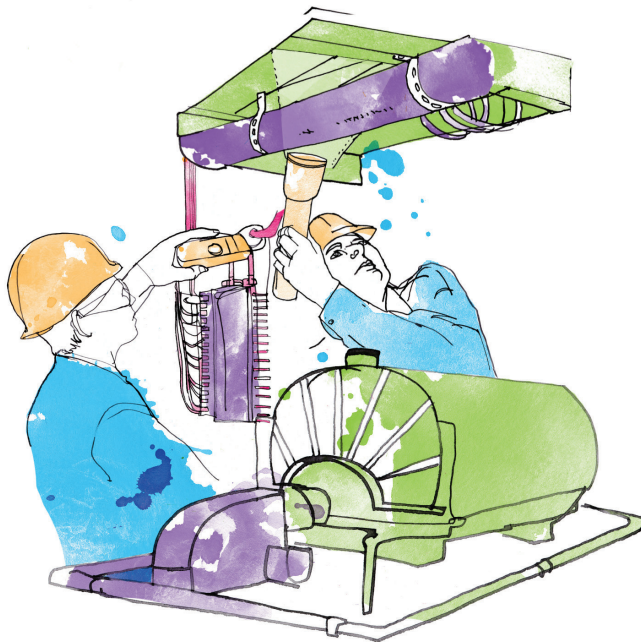


# We pay for your energy retrofit You share the savings



Utility costs are the single largest, controllable expense for most buildings. An energy efficiency retrofit is your best option for controlling rising energy costs. Undertaking an energy efficiency retrofit can cut your utility bills by 15–30% and make your building more comfortable. But energy efficiency retrofits are expensive and finding cash for them can be tough. That's where an Energy Savings Performance Agreement (ESPA) from the Toronto Atmospheric Fund can help.

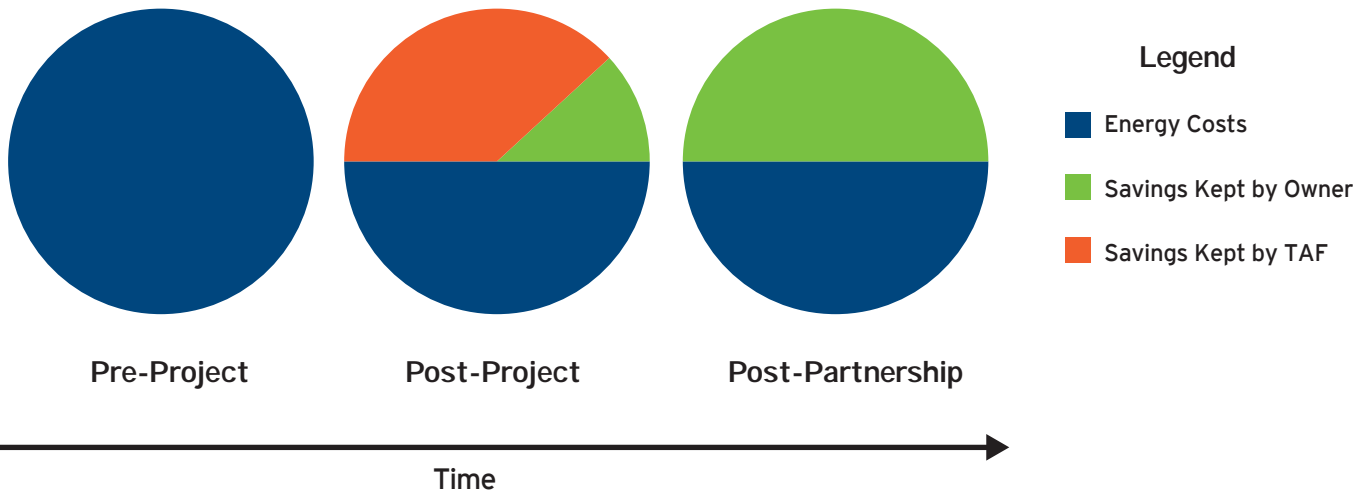
TAF's ESPA can help you finance your energy efficiency retrofit without drawing on your capital reserves. We pay for your energy efficiency retrofit, and you repay us through your savings. It's win-win!

## Benefits for building owners and operators

- Covers up to 100% of the project costs\*
- Up to a 10 year contract term
- Non-debt\*\*
- Protects capital reserves
- Energy monitoring and maintenance ensures that your savings are sustained
- Payments are guaranteed not to exceed energy savings\*\*\*
- Operator training is included

## ESPA Basics

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An ESPA is essentially a service agreement between TAF and a building owner. It is not a loan. When you enter into an ESPA, TAF will pay directly for a suite of energy efficiency measures and technologies for your building. TAF then shares in the savings until TAF's investment plus a return is earned back. Simple.

### How does it work?

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- A qualified engineering firm will undertake an energy audit on your building and recommend specific energy efficiency measures.
- TAF pays for up to 100% of the costs of retrofitting your building, and retains ownership of the equipment throughout the ESPA term.
- You share the verified utility cost savings with TAF until your financing is repaid. If the retrofit never achieves any savings, you don't pay a cent.
- Once the term expires, you keep 100% of the savings.

Because your payments to TAF are entirely contingent upon savings, there's no need to record an asset or obligation on your balance sheet.\*\*

This is your chance to replace aging equipment, improve building comfort, reduce your exposure to rising energy costs, and reduce your greenhouse gas emissions — all with virtually no financial risk.

**To find out more about how you can save money and reduce your greenhouse gas emissions, contact Lyle Jones at [ljones@tafund.org](mailto:ljones@tafund.org) or 416-392-0271.**

*\*Available to qualified applicants; terms and conditions apply.*

*\*\*Based on accounting research performed by TAF; subject to confirmation by client's accountant.*

*\*\*\*Subject to the terms of the contract*