

Appendix 2 – Guaranteed Income and Combined GI plus profit share (forecasted in Basepoints tender) and the Internal Rates of Return associated with these.

(£)	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Guaranteed Income	70,833	270,696	300,375	304,881	309,454	314,096	318,807	323,589	328,443	305,207
ROI (GI)	1.18%	4.51%	5.00%	5.08%	5.15%	5.23%	5.31%	5.39%	5.47%	5.08%
Basepoint tender estimate of profit share to CDC	15,406	63,237	190,890	193,958	197,070	194,642	205,692	210,250	214,920	219,000
Estimated Profit share plus GI	86,239	333,933	491,265	498,839	506,524	508,738	524,499	533,839	543,363	524,207
ROI (GI & projected Profit share)	1.44%	5.56%	8.18%	8.31%	8.43%	8.47%	8.73%	8.89%	9.05%	8.73%

Note: year 10 is based on the forecast which due to running from 1st March does not cover the whole of the financial year and therefore an additional un-forecasted months income/profit share will be added to this.

The average internal rate of return for the guaranteed income over 10 years is 4.74% with the Basepoint combined profit share forecast combined with the guaranteed income being 7.58%.

Calculations based on reported capital cost of £6,006,165