



## ELENA Project Factsheet

### NS REAL ESTATE ENERGY TRANSITION

<b>Location of planned investments</b>	The Netherlands.
<b>Final Beneficiary</b>	NS Stations B.V.
<b>Final Beneficiary's address</b>	Laan van Puntenburg 100 3500 GM Utrecht - The Netherlands
<b>Sector(s) of investment</b>	Energy Efficiency & Renewable Energy Sources in Buildings
<b>Total Project Development Services (PDS) cost</b>	EUR 2 685 500
<b>ELENA co- financing</b>	EUR 2 416 950
<b>Project Development Services (PDS) financed by ELENA</b>	<p>The Project Development Services (PDS) financed by ELENA will provide support to the implementation of NS's ambitious plan to reduce the energy consumption of their real-estate building portfolio by 2050 in order to align with the Paris agreement. The ELENA NS Real Estate Energy Transition project will focus on the energy efficiency refurbishment of 50 selected stations and the deep energy efficiency renovation of three representative buildings. In preparation for each component of the Investment Programme, the NS Team will be supported by external technical service providers hired under ELENA. Subcontracting will follow the public national procurement rules.</p>
<b>PDS Timeframe</b>	From Q2 2022 to Q2 2025
<b>Investment programme description</b>	<p>The Investment Programme will be divided into two components:</p> <ul style="list-style-type: none"> <li>➤ This first component includes the energy efficiency refurbishment of 50 stations. The renovation targets energy savings to be achieved of around 30% and to reach a minimum energy class C for the buildings after the renovation. The measures to be implemented will involve mainly envelope insulation and lighting replacement.</li> <li>➤ The second component is the deep energy efficiency renovation of three representative buildings. The exact measures to be implemented will be more precisely determined by the energy audits and may include the following measures: envelope insulation, windows replacement, HVAC renovation, lighting replacement. The final beneficiary expects to achieve more than 55% of energy savings for these buildings.</li> </ul>

<b>Investment amount to be mobilized</b>	EUR 80.8m
<b>Description of the approach to implement the Investment Programme</b>	NS Real estate will establish a dedicated team to prepare and implement the investments. Also, they will be responsible for the publication of the investment tenders and supervising the works. The implementation works carried out by the selected construction companies are expected to be finalised in a period of less than three years after the contract award (six years after ELENA start).
<b>Expected results of investments planned</b>	<p>The total estimated contributions are:</p> <ul style="list-style-type: none"> <li>➤ Energy Efficiency - Annual total energy saved 18.65 GWh representing an average reduction of 43% compared to the baseline.</li> <li>➤ CO2 reductions - Annual total reductions of 4,221 CO2 eq t representing an average reduction of 43% compared to the baseline.</li> </ul>
<b>Leverage factor (Minimum 20)</b>	33
<b>Status</b>	Contract signed on 30/06/2022
<b>Contact person at ELENA beneficiary</b>	Martijn van Dam – <a href="mailto:Martijn.vandam@ns.nl">Martijn.vandam@ns.nl</a>