

REVISED

*"MIRO SILVER combined with our NEW highly efficient RET2000 range could save **you** and your **client** money!"*

"The increased efficiency of a building can help lead toward higher letting prices as tenants have more available to spend"

"By increasing a fittings Light Output Ratio, it leads to fewer fittings being required, thus less installation, running and maintenance costs"

How much could you save with the highly efficient RET2000?

See inside for information...

How much could you save?

"MIRO SILVER® combined with our NEW highly efficient RET2000 range could save **you** and your **client** money!"

Example Areas:

Size 6,250m² (125m x 50m) - P3

Size 2,500m² (50m x 50m) - P4

Luminaires compared:

NEW RET2000 W2R

86% Light Output

52 Watts of energy

RET8303 W2R

70% Light Output

61 Watts of energy

RET8303 W2M

61% Light Output

61 Watts of energy

In general terms it is beneficial to have higher light output and lower watts consumed.

Higher efficiency luminaires allow for wider distribution and therefore **less fittings**.

Less fittings =

Less Install Costs

Less Running Costs

Less Maintenance Costs.

RET2000 Range

The benefits for any owner, occupier or specifier using the RET2000 are set out below:

- **Less Fittings required** due to the High Efficiency of this luminaire, saving not only luminaire cost but installation cost.
- **Less Energy consumed.** In addition to its high Light Output Ratio the RET2000 utilises the latest "Eco" lamp technology. This means that its efficacy exceeds the new and more stringent L2 requirement by 50%.
- **Less CO2 emissions.** Efficient lighting reduces carbon emissions, any occupier or specifier will see the benefits of this from both a cost and perception point of view.
- **Increased Savings – Enhanced Capital Allowances.** Favourable Tax Treatment for investment in energy efficient products. The RET2000 meets this criteria.
- **Increased Compliance LG7.** Although a fully recessed luminaire, due to innovative design this product can still offer an LG7 compliant scheme without dropped baskets subject to room parameters.
- **Dimming Ballasts** are also available which offer further energy savings.

"If we accept that property occupiers or tenants can afford a given level of accommodation costs, then tenants in energy inefficient properties should, in general, have less available to pay in rent for the property. Hence, knowing about energy efficiency of properties in a portfolio might help either explain the current rental levels achieved by properties and/or their future rental growth prospects."

IIGCC, A climate impact reporting guide for property investment portfolios, 2010

Based around an example office area of 6,250m². Example: Five floors of 25m x 50m.

This page demonstrates the cost savings of using our NEW highly efficient RET2000 range.

It shows the Initial Installation cost, Cost per year for Running and Maintenance and the **SAVINGS** compared with the RET8303/155/HF/W2M (Matt Louvre) based on an example office area of 6,250m². With the increased efficiency of the RET2000, it can utilise a larger distribution in the ceiling grid which results in fewer fittings being required, thus less installation, running and maintenance costs.



RET8303/155/HF/W2M
Semi-Matt Louvre

Initial Installation cost of £128,310.00

SAVING £0

and Total Cost/Year of £28,612.00

SAVING £0

onwards.



RET8303/155/HF/W2R
MIRO SILVER® Louvre

Initial Installation cost of £106,722.00

SAVING £21,588.00

and Total cost/year of £23,110.00

SAVING £5,502.00/year

onwards when compared with the RET8303/155/HF/W2M based on the following figures:



RET2000/413/HF/W2R
MIRO SILVER® Louvre

Initial Installation cost of £103,530.00

SAVING £24,780.00

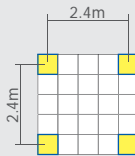
and Total cost/year of £16,802.00

SAVING £11,810.00/year

onwards when compared with the RET8303/155/HF/W2M based on the following figures:

Lighting Figures:

Room:	
Room Height:	2.7m
Maintenance Factor:	0.80
Reflectances	70/50/20



Lighting	
Work plane Lux[av]:	460
W/m ² :	10.66

Fitting Quantity: 1092

Install Costs:

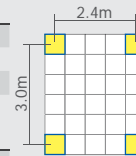
Fitting Quantity:	1092
Fitting Cost inc. lamp:	£67.50 ¹
Leads/fitting:	£10.00 ²
Installation/fitting:	£40.00 ²
Total Install Cost/fitting:	£117.50
Total Install Costs:	£128,310.00

Running/Maintenance Costs per year:

Lamp Type:	55W PLL
Watts/Lamp:	61.0W
Service lifetime (12hrs cycle):	4.3 Years
No. of lamps:	1092
Burning hrs/year	3500 ³
Lamp replacement cost:	£2.50 ⁴
Price kWh	£0.12 ⁴
Energy Cost/year	£27,977.00 ⁵
Maintenance cost/year	£635.00 ⁵
CO2 emissions/year (tonnes)	97.9
Total Cost per year:	£28,612.00

Lighting Figures:

Room:	
Room Height:	2.7m
Maintenance Factor:	0.80
Reflectances	70/50/20



Lighting	
Work plane Lux[av]:	425
W/m ² :	8.61

Fitting Quantity: 882

Install Costs:

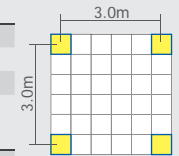
Fitting Quantity:	882
Fitting Cost inc. lamp:	£71.00 ¹
Leads/fitting:	£10.00 ²
Installation/fitting:	£40.00 ²
Total Install Cost/fitting:	£121.00
Total Install Costs:	£106,722.00

Running/Maintenance Costs per year:

Lamp Type:	55W PLL
Watts/Lamp:	61.0W
Service lifetime (12hrs cycle):	4.3 Years
No. of lamps:	882
Burning hrs/year	3500 ³
Lamp replacement cost:	£2.50 ⁴
Price kWh	£0.12 ⁴
Energy Cost/year	£22,597.00 ⁵
Maintenance cost/year	£513.00 ⁵
CO2 emissions/year (tonnes)	79.1
Total Cost per year:	£23,110.00

Lighting Figures:

Room:	
Room Height:	2.7m
Maintenance Factor:	0.80
Reflectances	70/50/20



Lighting	
Work plane Lux[av]:	419
W/m ² :	5.71

Fitting Quantity: 714

Install Costs:

Fitting Quantity:	714
Fitting Cost inc. lamp:	£95.00 ^{1,6,7}
Leads/fitting:	£10.00 ²
Installation/fitting:	£40.00 ²
Total Install Cost/fitting:	£145.00
Total Install Costs:	£103,530.00

Running/Maintenance Costs per year:

Lamp Type:	13W T5 Eco
Watts/Lamp:	13W
Service lifetime (12hrs cycle):	6.5 Years
No. of lamps:	2,856
Burning hrs/year	3500 ³
Lamp replacement cost:	£2.75 ⁴
Price kWh	£0.12 ⁴
Energy Cost/year	£15,594.00 ⁵
Maintenance cost/year	£1,208.00 ⁵
CO2 emissions/year (tonnes)	52.5
Total Cost per year:	£16,802.00

1 Prices subject to change from the printed value. Prices are for High Frequency Fixed Output, NOT dimming.
2 The figures used here are an assumption of the costs associated with installation, they are not definitive and are for illustration purposes only.
3 Based on 12 hours/day, 5.5 days/week.
4 Price subject to change from printed value and are for illustration purposes only.
5 Value has been rounded.

6 The Indicative price quoted here is a large run project price at October 2010. Smaller quantity's will be quoted at higher prices. Each project is quoted independently.
7 There is no additional undisclosed discount applied to this project range.

Based around an example office area of 2,500m². Example: Two floors of 25m x 50m.

This page demonstrates the cost savings of using our NEW highly efficient RET2000 range.

It shows the Initial Installation cost, Cost per year for Running and Maintenance and the **SAVINGS** compared with the RET8303/155/HF/W2M (Matt Louvre) based on an example office area of 6,250m². With the increased efficiency of the RET2000, it can utilise a larger distribution in the ceiling grid which results in fewer fittings being required, thus less installation, running and maintenance costs.



RET8303/155/HF/W2M
Semi-Matt Louvre

Initial Installation cost of £51,817.50

SAVING £0

and Total Cost/Year of £11,554.50

SAVING £0

onwards.



RET8303/155/HF/W2R
MIRO SILVER® Louvre

Initial Installation cost of £43,197.00

SAVING £8,620.50

and Total cost/year of £9,353.50

SAVING £2,201.00/year

onwards when compared with the RET8303/155/HF/W2M based on the following figures:



RET2000/413/HF/W2R
MIRO SILVER® Louvre

Initial Installation cost of £41,905.00

SAVING £9,912.50

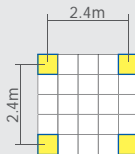
and Total cost/year of £6,801.00

SAVING £4,753.50/year

onwards when compared with the RET8303/155/HF/W2M based on the following figures:

Lighting Figures:

Room:	
Room Height:	2.7m
Maintenance Factor:	0.80
Reflectances	70/50/20



Lighting	
Work plane Lux[av]:	459
W/m ² :	10.76

Fitting Quantity: 441

Install Costs:

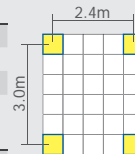
Fitting Quantity:	441
Fitting Cost inc. lamp:	£67.50 ¹
Leads/fitting:	£10.00 ²
Installation/fitting:	£40.00 ²
Total Install Cost/fitting:	£117.50
Total Install Costs:	£51,817.50

Running/Maintenance Costs per year:

Lamp Type:	55W PLL
Watts/Lamp:	61.0W
Service lifetime (12hrs cycle):	4.3 Years
No. of lamps:	441
Burning hrs/year	3500 ³
Lamp replacement cost:	£2.50 ⁴
Price kWh	£0.12
Energy Cost/year	£11,298.00 ⁵
Maintenance cost/year	£256.50 ⁵
CO2 emissions/year (tonnes)	39.5
Total Cost per year:	£11,554.50

Lighting Figures:

Room:	
Room Height:	2.7m
Maintenance Factor:	0.80
Reflectances	70/50/20



Lighting	
Work plane Lux[av]:	426
W/m ² :	8.71

Fitting Quantity: 357

Install Costs:

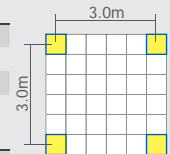
Fitting Quantity:	357
Fitting Cost inc. lamp:	£71.00 ¹
Leads/fitting:	£10.00 ²
Installation/fitting:	£40.00 ²
Total Install Cost/fitting:	£121.00
Total Install Costs:	£43,197.00

Running/Maintenance Costs per year:

Lamp Type:	55W PLL
Watts/Lamp:	61.0W
Service lifetime (12hrs cycle):	4.3 Years
No. of lamps:	357
Burning hrs/year	3500 ³
Lamp replacement cost:	£2.50 ⁴
Price kWh	£0.12
Energy Cost/year	£9,146.00 ⁵
Maintenance cost/year	£207.50 ⁵
CO2 emissions/year (tonnes)	32.0
Total Cost per year:	£9,353.50

Lighting Figures:

Room:	
Room Height:	2.7m
Maintenance Factor:	0.80
Reflectances	70/50/20



Lighting	
Work plane Lux[av]:	419
W/m ² :	5.78

Fitting Quantity: 289

Install Costs:

Fitting Quantity:	289
Fitting Cost inc. lamp:	£95.00 ^{1,6,7}
Leads/fitting:	£10.00 ²
Installation/fitting:	£40.00 ²
Total Install Cost/fitting:	£145.00
Total Install Costs:	£41,905.00

Running/Maintenance Costs per year:

Lamp Type:	13W T5 Eco
Watts/Lamp:	13W
Service lifetime (12hrs cycle):	6.5 Years
No. of lamps:	1,156
Burning hrs/year	3500 ³
Lamp replacement cost:	£2.75 ⁴
Price kWh	£0.12
Energy Cost/year	£6,312.00 ⁵
Maintenance cost/year	£489.00 ⁵
CO2 emissions/year (tonnes)	21.2
Total Cost per year:	£6,801.00

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