

Illustrative Example
Original Schedule

16/05/2022

Lease Office 1000 m2

Lease Term 2 years

Sales Incentives (one cash p 30

Sales Incentives (one cash p 50

Monthly Lease payment to t 100

Annual Discount rate provided by the bank for 2 years period

Annual Discount rate 2.0000%

Monthly discount rate 0.1652%

Payment date	Month end	Discounting				Reimbursement			Lease obligation	Depreciation	ROU assets
		Lease payment	Month	Factor	NPV	Interest	(- payment +i)				
									2'351.15		2'321.15
01/04/2022	30/04/2022	100	1	0.9984	99.84	3.88	96.12	2'255.04	96.71	2'224.44	
01/05/2022	31/05/2022	100	2	0.9967	99.67	3.72	96.28	2'258.76	96.71	2'127.72	
01/06/2022	30/06/2022	100	3	0.9951	99.51	3.73	96.27	2'262.49	96.71	2'031.01	
01/07/2022	31/07/2022	100	4	0.9934	99.34	3.74	96.26	2'266.23	96.71	1'934.29	
01/08/2022	31/08/2022	100	5	0.9918	99.18	3.74	96.26	2'269.97	96.71	1'837.58	
01/09/2022	30/09/2022	100	6	0.9901	99.01	3.75	96.25	2'273.72	96.71	1'740.87	
01/10/2022	31/10/2022	100	7	0.9885	98.85	3.76	96.24	2'277.48	96.71	1'644.15	
01/11/2022	30/11/2022	100	8	0.9869	98.69	3.76	96.24	2'281.24	96.71	1'547.44	
01/12/2022	31/12/2022	100	9	0.9853	98.53	3.77	96.23	2'285.00	96.71	1'450.72	
01/01/2023	31/01/2023	100	10	0.9836	98.36	3.77	96.23	2'288.78	96.71	1'354.01	
01/02/2023	28/02/2023	100	11	0.9820	98.20	3.78	96.22	2'292.56	96.71	1'257.29	
01/03/2023	31/03/2023	100	12	0.9804	98.04	3.79	96.21	2'296.35	96.71	1'160.58	
01/04/2023	30/04/2023	100	13	0.9788	97.88	3.79	96.21	2'200.14	96.71	1'063.86	
01/05/2023	31/05/2023	100	14	0.9772	97.72	3.63	96.37	2'103.77	96.71	967.15	
01/06/2023	30/06/2023	100	15	0.9756	97.56	3.47	96.53	2'007.25	96.71	870.43	
01/07/2023	31/07/2023	100	16	0.9739	97.39	3.32	96.68	1'910.56	96.71	773.72	
01/08/2023	31/08/2023	100	17	0.9723	97.23	3.16	96.84	1'813.72	96.71	677.00	
01/09/2023	30/09/2023	100	18	0.9707	97.07	3.00	97.00	1'716.71	96.71	580.29	
01/10/2023	31/10/2023	100	19	0.9691	96.91	2.84	97.16	1'619.55	96.71	483.57	
01/11/2023	30/11/2023	100	20	0.9675	96.75	2.67	97.33	1'522.22	96.71	386.86	
01/12/2023	31/12/2023	100	21	0.9659	96.59	2.51	97.49	1'424.74	96.71	290.14	
01/01/2024	31/01/2024	100	22	0.9643	96.43	2.35	97.65	1'327.09	96.71	193.43	
01/02/2024	29/02/2024	100	23	0.9628	96.28	2.19	97.81	1'229.28	96.71	96.71	
01/03/2024	31/03/2024	100	24	0.9612	96.12	2.03	97.97	1'131.31	96.71	-0.00	
						80.16			2'321.15		