

T4: your first working copy

For the reviewed suite v3.0 workbook. Use with the T4 User Manual, sections 4, 5.3, 5.6 and 8-10.

1. Preserve the starting point

Open T4_Financial_Model.xlsx in desktop Excel 2019 or Microsoft 365. Save a working copy. Read Cover, ToC and the T4 User Manual; keep the original demo unchanged.

2. Load the correct inputs

For the suite workflow, paste the documented T2 and T3 handoff blocks as values into Inp_Handoff. Match start date and currency, and inspect the source check status. For a standalone package, follow its own adapter and input map first.

3. Set the financial case

Work through Inp_Main sections 4.1-4.7 and the contract table: identity, timing, construction debt, takeout, operating costs, management/vacancy, exit and optional VAT. Record the source of every material assumption.

4. Converge construction interest

In Wkg_Fund, copy calculated interest from J201:GG201. Paste Special > Values into J182:GG182 (row_int_input). Recalculate and repeat until cal_int_error is below tol_int (100 in this release) and CHK-T4-03 passes. The manual describes four to six passes; the check, not the count, is the stopping condition.

5. Review checks and sensitivities

Inspect Checks before reading Out_Dash. Refresh Sens with F9 as described in the manual. Sensitivity tables keep frozen interest fixed; a separate case that changes funding inputs must be re-converged. Return all six sensitivity deltas to zero before saving.

6. Save a traceable result

Read the Sponsor, Equity and Lender panels and the pre-corporate-tax legend. Record the run in Version. In the suite, transfer Handoff results and the required matrices as values into T5 under a distinct run label.

Keep Excel iterative calculation off. This sheet is an orientation aid; it does not replace a standalone adapter, its input map or the full manual. Resolve checks before relying on an output.