There are certain differences between FIRR and EIRR. Here are some differences.

1. FIRR is calculated by financial analyst where as EIRR is calculated by Economic analyst.
2. Direct cost of project and benefits are calculated by investors point of view in FIRR where as Direct as well as Indirect cost and benefits are calculated by social point of view in EIRR.
3. FIRR is mainly carried out by private sector where as EIRR is carried out by Public sector.
4. Tax and subsidies are incorporated in FIRR where as Tax and subsidies are ignored in EIRR.
5. In FIRR market price is used where as in EIRR shadow price is used.