

**AKIRA VILLA**  
**2026 SOFT OPENING ESTIMATE PROJECTION — 6 MONTHLY**

Account Description	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Total / Avg
No of Days	31	31	30	31	30	31	184
No of Unit	1	1	1	1	1	1	1
Available Unit	31	31	30	31	30	31	184
Owner Use / Out of Order	0	0	0	0	0	0	0
Days Occupied	4	10	16	18	18	20	86
Average Occupancy	14.0%	31.5%	52.5%	57.4%	59.5%	63.0%	46.7%
Gross Rate (inc Tax & Services & agent fee)	8,189,388	8,189,388	8,701,224	8,701,224	9,213,061	9,724,898	8,963,094
<b>Gross Room Revenue (before deduction)</b>	<b>32,757,551</b>	<b>81,893,878</b>	<b>139,219,592</b>	<b>156,622,041</b>	<b>165,835,102</b>	<b>194,497,959</b>	<b>770,826,122</b>
<b>Deduction:</b>							
Tax & Services Charge	3,930,906	9,827,265	16,706,351	18,794,645	19,900,212	23,339,755	92,499,135
OTA / Agent Fee	4,749,845	11,874,612	20,186,841	22,710,196	24,046,090	28,202,204	111,769,788
<b>Net Revenue</b>	<b>24,076,800</b>	<b>60,192,000</b>	<b>102,326,400</b>	<b>115,117,200</b>	<b>121,888,800</b>	<b>142,956,000</b>	<b>566,557,200</b>
Manpower Salary	13,068,000	15,246,000	17,424,000	19,602,000	20,691,000	21,780,000	107,811,000
Wifi / Internet	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	6,000,000
Groundwater Tax / Waterpurchase	1,108,680	1,264,200	1,389,720	1,471,560	1,441,560	1,523,400	8,199,120
<b>Operational Cost</b>							
HK - Laundry	1,180,800	2,361,600	3,542,400	3,542,400	3,542,400	4,132,800	18,302,400
HK - Guest Supplies and Amenities	1,258,114	2,499,718	3,741,322	3,822,164	3,822,164	4,402,544	19,546,026
Property Administrations (waste, banjar, pest et	1,602,816	1,607,040	1,611,968	1,613,464	1,614,256	1,616,720	9,666,264
ENG - Electricity	1,468,860	2,791,927	4,096,065	4,556,017	4,537,088	4,997,040	22,446,996
ENG - Maintenance	216,250	216,250	216,250	216,250	216,250	216,250	1,297,500
<b>Total Cost</b>	<b>20,903,520</b>	<b>26,986,735</b>	<b>33,021,725</b>	<b>35,823,855</b>	<b>36,864,717</b>	<b>39,668,754</b>	<b>193,269,305</b>
<b>Gross Operational Profit</b>	<b>3,173,280</b>	<b>33,205,265</b>	<b>69,304,675</b>	<b>79,293,345</b>	<b>85,024,083</b>	<b>103,287,246</b>	<b>373,287,895</b>

<b>Other Expenses</b>							
Management Fee	4,815,360	12,038,400	20,465,280	23,023,440	24,377,760	28,591,200	113,311,440
<b>Total Other Expenses</b>	<b>4,815,360</b>	<b>12,038,400</b>	<b>20,465,280</b>	<b>23,023,440</b>	<b>24,377,760</b>	<b>28,591,200</b>	<b>113,311,440</b>
<b>Net Operational Profit</b>	<b>-1,642,080</b>	<b>21,166,865</b>	<b>48,839,395</b>	<b>56,269,905</b>	<b>60,646,323</b>	<b>74,696,046</b>	<b>259,976,455</b>
<b>Non-Cash Expenses</b>							
Insurance / Public Liability	674,250	674,250	674,250	674,250	674,250	674,250	4,045,500
Sinking Fund	281,600	704,000	1,196,800	1,346,400	1,425,600	1,672,000	6,626,400
<b>Total Non-Cash Expenses</b>	<b>955,850</b>	<b>1,378,250</b>	<b>1,871,050</b>	<b>2,020,650</b>	<b>2,099,850</b>	<b>2,346,250</b>	<b>10,671,900</b>
<b>Profit &amp; Loss</b>	<b>-2,597,930</b>	<b>19,788,615</b>	<b>46,968,345</b>	<b>54,249,255</b>	<b>58,546,473</b>	<b>72,349,796</b>	<b>249,304,555</b>