

**AKIRA VILLA**  
**FIRST FULL YEAR 2027 ESTIMATE PROJECTION**

Account Description	Jan 2027	Feb 2027	Mar 2027	Apr 2027	May 2027	Jun 2027	Jul 2027	Aug 2027	Sep 2027	Oct 2027	Nov 2027	Dec 2027	Total / Avg
No of Days	31	28	31	30	31	30	31	31	30	31	30	31	365
No of Unit	1	1	1	1	1	1	1	1	1	1	1	1	1
Available Unit	31	28	31	30	31	30	31	31	30	31	30	31	365
Owner Use / Out of Order	0	0	0	0	0	0	0	0	0	0	0	0	0
Days Occupied	21	17	19	20	22	25	26	26	19	19	18	24	256
Average Occupancy	66.7%	59.1%	62.4%	67.7%	72.0%	83.9%	83.9%	83.9%	62.4%	60.2%	59.1%	77.4%	70.0%
Gross Rate (inc Tax & Services & agent fee)	9,463,123	9,013,471	8,563,819	9,463,123	9,912,774	10,362,426	11,261,729	11,721,600	10,362,426	9,912,774	9,013,471	12,171,252	10,228,533
<b>Gross Room Revenue (before deduction)</b>	<b>195,575,315</b>	<b>149,258,466</b>	<b>165,570,658</b>	<b>192,319,119</b>	<b>221,389,949</b>	<b>260,737,491</b>	<b>292,811,116</b>	<b>304,768,013</b>	<b>193,881,724</b>	<b>185,042,345</b>	<b>159,919,785</b>	<b>292,116,186</b>	<b>2,613,390,168</b>
<b>Deduction:</b>													
Tax & Services Charge	23,469,038	17,911,016	19,868,479	23,078,294	26,566,794	31,288,499	35,137,334	36,572,162	23,265,807	22,205,081	19,190,374	35,053,942	313,606,820
OTA / Agent Fee	26,598,243	20,299,151	22,517,610	26,155,400	30,109,033	35,460,299	39,822,312	41,448,450	26,367,914	25,165,759	21,749,091	39,727,801	355,421,063
<b>Net Revenue</b>	<b>145,508,035</b>	<b>111,048,299</b>	<b>123,184,570</b>	<b>143,085,424</b>	<b>164,714,122</b>	<b>193,988,693</b>	<b>217,851,471</b>	<b>226,747,402</b>	<b>144,248,003</b>	<b>137,671,505</b>	<b>118,980,320</b>	<b>217,334,442</b>	<b>1,944,362,285</b>
Manpower Salary	21,780,000	21,780,000	21,780,000	21,780,000	26,280,000	26,280,000	26,280,000	26,280,000	21,780,000	21,780,000	21,780,000	26,280,000	283,860,000
Wifi / Internet	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	12,000,000
Groundwater Tax / Waterpurchase	1,540,691	1,344,222	1,506,131	1,501,772	1,583,892	1,627,194	1,678,934	1,678,934	1,459,965	1,488,850	1,434,881	1,627,093	18,472,560
<b>Operational Cost</b>													
HK - Laundry	4,132,800	3,542,400	4,132,800	4,132,800	4,723,200	5,313,600	5,313,600	5,313,600	4,132,800	4,132,800	3,542,400	5,313,600	53,726,400
HK - Guest Supplies and Amenities	4,429,509	3,763,937	4,375,613	4,415,601	4,996,418	5,610,268	5,644,170	5,644,170	4,350,404	4,348,666	3,811,747	5,563,326	56,953,829
Property Administrations (waste, banjar, pest etc)	1,616,841	1,612,853	1,614,257	1,616,561	1,619,064	1,622,452	1,625,214	1,626,244	1,616,695	1,615,934	1,613,771	1,625,154	19,425,042
ENG - Electricity	5,144,143	4,181,579	4,850,122	5,049,337	5,511,669	6,116,349	6,320,228	6,320,228	4,693,666	4,703,111	4,480,264	5,879,196	63,249,892
ENG - Maintenance	5,975,000	975,000	975,000	975,000	1,850,000	975,000	975,000	975,000	13,825,000	975,000	975,000	975,000	30,425,000
<b>Total Cost</b>	<b>45,618,985</b>	<b>38,199,991</b>	<b>40,233,923</b>	<b>40,471,071</b>	<b>47,564,243</b>	<b>48,544,864</b>	<b>48,837,146</b>	<b>48,838,176</b>	<b>52,858,531</b>	<b>40,044,361</b>	<b>38,638,063</b>	<b>48,263,370</b>	<b>538,112,723</b>
<b>Gross Operational Profit</b>	<b>99,889,050</b>	<b>72,848,308</b>	<b>82,950,647</b>	<b>102,614,353</b>	<b>117,149,879</b>	<b>145,443,829</b>	<b>169,014,324</b>	<b>177,909,226</b>	<b>91,389,472</b>	<b>97,627,144</b>	<b>80,342,258</b>	<b>169,071,072</b>	<b>1,406,249,562</b>
<b>Other Expenses</b>													
Management Fee	29,101,607	22,209,660	24,636,914	28,617,085	32,942,824	38,797,739	43,570,294	45,349,480	28,849,601	27,534,301	23,796,064	43,466,888	388,872,457
<b>Total Other Expenses</b>	<b>29,101,607</b>	<b>22,209,660</b>	<b>24,636,914</b>	<b>28,617,085</b>	<b>32,942,824</b>	<b>38,797,739</b>	<b>43,570,294</b>	<b>45,349,480</b>	<b>28,849,601</b>	<b>27,534,301</b>	<b>23,796,064</b>	<b>43,466,888</b>	<b>388,872,457</b>
<b>Net Operational Profit</b>	<b>70,787,443</b>	<b>50,638,648</b>	<b>58,313,733</b>	<b>73,997,269</b>	<b>84,207,054</b>	<b>106,646,091</b>	<b>125,444,030</b>	<b>132,559,746</b>	<b>62,539,871</b>	<b>70,092,843</b>	<b>56,546,194</b>	<b>125,604,184</b>	<b>1,017,377,105</b>
	42.03%	39.40%	40.90%	44.68%	44.17%	47.50%	49.75%	50.51%	37.46%	43.99%	41.06%	49.93%	45.21%
<b>Non-Cash Expenses</b>													
Insurance / Public Liability	674,250	674,250	674,250	674,250	674,250	674,250	674,250	674,250	674,250	674,250	674,250	674,250	8,091,000
Sinking Fund	1,684,121	1,285,281	1,425,747	1,656,081	1,906,413	2,245,240	2,521,429	2,624,391	1,669,537	1,593,420	1,377,087	2,515,445	22,504,193
<b>Total Non-Cash Expenses</b>	<b>2,358,371</b>	<b>1,959,531</b>	<b>2,099,997</b>	<b>2,330,331</b>	<b>2,580,663</b>	<b>2,919,490</b>	<b>3,195,679</b>	<b>3,298,641</b>	<b>2,343,787</b>	<b>2,267,670</b>	<b>2,051,337</b>	<b>3,189,695</b>	<b>30,595,193</b>
<b>Profit &amp; Loss</b>	<b>68,429,072</b>	<b>48,679,117</b>	<b>56,213,735</b>	<b>71,666,937</b>	<b>81,626,391</b>	<b>103,726,601</b>	<b>122,248,351</b>	<b>129,261,104</b>	<b>60,196,084</b>	<b>67,825,173</b>	<b>54,494,857</b>	<b>122,414,489</b>	<b>986,781,912</b>