

**AKIRA VILLA
YEAR 2-10 ESTIMATE PROJECTION**

Account Description	Year 2 (2028)	Year 3 (2029)	Year 4 (2030)	Year 5 (2031)	Year 6 (2032)	Year 7 (2033)	Year 8 (2034)	Year 9 (2035)	Year 10 (2036)	Total / Avg
No of Days	366	365	365	365	366	365	365	365	366	3,288
No of Unit	1	1	1	1	1	1	1	1	1	1
Available Unit	366	365	365	365	366	365	365	365	366	3,288
Owner Use / Out of Order	0	0	0	0	0	0	0	0	0	0
Days Occupied	264	256	256	256	275	256	256	256	275	2,350
Average Occupancy	72.1%	70.0%	70.0%	70.0%	75.0%	70.0%	70.0%	70.0%	75.0%	71.5%
Gross Rate (inc Tax & Services & agent fee)	10,702,797	11,237,937	11,799,834	12,389,825	13,009,316	13,659,782	14,342,771	15,059,910	15,812,905	13,125,576
Gross Room Revenue (before deduction)	2,825,538,364	2,876,911,789	3,020,757,378	3,171,795,247	3,577,562,022	3,496,904,260	3,671,749,473	3,855,336,947	4,348,548,998	30,845,104,478
Deduction:										
Tax & Services Charge	339,064,604	345,229,415	362,490,885	380,615,430	429,307,443	419,628,511	440,609,937	462,640,434	521,825,880	3,701,412,537
OTA / Agent Fee	344,715,680	350,983,238	368,532,400	386,959,020	436,462,567	426,622,320	447,953,436	470,351,108	530,522,978	3,763,102,746
Net Revenue	2,141,758,080	2,180,699,136	2,289,734,093	2,404,220,797	2,711,792,013	2,650,653,429	2,783,186,101	2,922,345,406	3,296,200,140	23,380,589,195
Manpower Salary	269,200,800	277,276,824	285,595,129	294,162,983	302,987,872	312,077,508	321,439,833	331,083,028	341,015,519	2,734,839,497
Wifi / Internet	12,360,000	12,730,800	13,112,724	13,506,106	13,911,289	14,328,628	14,758,486	15,201,241	15,657,278	125,566,552
Groundwater Tax / Waterpurchase	19,284,566	19,611,288	20,199,627	20,805,616	22,035,482	22,072,678	22,734,858	23,416,904	24,801,129	194,962,147
Operational Cost										
HK - Laundry	53,513,856	53,866,561	55,482,558	57,147,035	62,968,058	60,627,289	62,446,108	64,319,491	70,871,104	541,242,059
HK - Guest Supplies and Amenities	57,472,756	57,793,956	59,527,775	61,313,608	67,517,952	65,047,607	66,999,035	69,009,006	75,992,049	580,673,742
Property Administrations (waste, banjar, pest et	20,019,936	20,617,651	21,241,148	21,883,598	22,566,922	23,227,701	23,930,570	24,654,827	25,427,067	203,569,420
ENG - Electricity	67,097,462	67,218,780	69,235,344	71,312,404	78,330,747	75,655,330	77,924,990	80,262,739	88,161,946	675,199,743
ENG - Maintenance	31,337,750	32,277,883	33,246,219	34,243,606	35,270,914	36,329,041	37,418,912	38,541,480	39,697,724	318,363,528
Total Cost	530,287,126	541,393,743	557,640,523	574,374,954	605,589,236	609,365,780	627,652,792	646,488,715	681,623,816	5,374,416,686
Gross Operational Profit	1,611,470,954	1,639,305,393	1,732,093,570	1,829,845,843	2,106,202,777	2,041,287,649	2,155,533,309	2,275,856,690	2,614,576,324	18,006,172,508
Other Expenses										
Management Fee	428,351,616	436,139,827	457,946,819	480,844,159	542,358,403	530,130,686	556,637,220	584,469,081	659,240,028	4,676,117,839
Total Other Expenses	428,351,616	436,139,827	457,946,819	480,844,159	542,358,403	530,130,686	556,637,220	584,469,081	659,240,028	4,676,117,839
Net Operational Profit	1,183,119,338	1,203,165,566	1,274,146,751	1,349,001,684	1,563,844,375	1,511,156,963	1,598,896,089	1,691,387,609	1,955,336,296	13,330,054,669

Non-Cash Expenses

Insurance / Public Liability	8,333,730	8,583,742	8,841,254	9,106,492	9,379,687	9,661,077	9,950,909	10,249,437	10,556,920	84,663,248
Sinking Fund	24,393,600	24,837,120	26,078,976	27,382,925	30,886,014	30,189,675	31,699,158	33,284,116	37,542,143	266,293,727
Total Non-Cash Expenses	32,727,330	33,420,862	34,920,230	36,489,417	40,265,700	39,850,752	41,650,068	43,533,553	48,099,063	350,956,974
Profit & Loss	1,150,392,008	1,169,744,704	1,239,226,521	1,312,512,267	1,523,578,674	1,471,306,211	1,557,246,021	1,647,854,056	1,907,237,233	12,979,097,695