

CAPRICE 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)	5,323,102	5,323,102	5,655,796	5,655,796	5,988,490	6,321,184	5,826,011
Gross Room Revenue (before deduction)	21,292,408	53,231,020	90,492,735	101,804,327	107,792,816	126,423,673	501,036,980
Deduction:							
Tax & Services Charge	2,555,089	6,387,722	10,859,128	12,216,519	12,935,138	15,170,841	60,124,438
OTA / Agent Fee	3,087,399	7,718,498	13,121,447	14,761,627	15,629,958	18,331,433	72,650,362
Net Revenue	15,649,920	39,124,800	66,512,160	74,826,180	79,227,720	92,921,400	368,262,180
Manpower Salary	8,712,000	10,164,000	11,616,000	13,068,000	13,794,000	14,520,000	71,874,000
Wifi / Internet	500,000	500,000	500,000	500,000	500,000	500,000	3,000,000
Groundwater Tax / Waterpurchase	1,074,120	1,177,800	1,251,480	1,316,040	1,286,040	1,350,600	7,456,080
Operational Cost							
HK - Laundry	791,200	1,582,400	2,373,600	2,373,600	2,373,600	2,769,200	12,263,600
HK - Guest Supplies and Amenities	860,547	1,661,467	2,462,387	2,500,114	2,500,114	2,881,710	12,866,339
Property Administrations (waste, banjar, pest etc)	1,101,830	1,104,576	1,107,779	1,108,752	1,109,266	1,110,868	6,643,072
ENG - Electricity	1,252,076	2,249,967	3,228,929	3,580,489	3,561,560	3,913,120	17,786,140
ENG - Maintenance	203,750	203,750	203,750	203,750	203,750	203,750	1,222,500
Total Cost	14,495,523	18,643,960	22,743,925	24,650,744	25,328,329	27,249,248	133,111,730
Gross Operational Profit	1,154,397	20,480,840	43,768,235	50,175,436	53,899,391	65,672,152	235,150,450

Other Expenses							
Management Fee	3,129,984	7,824,960	13,302,432	14,965,236	15,845,544	18,584,280	73,652,436
Total Other Expenses	3,129,984	7,824,960	13,302,432	14,965,236	15,845,544	18,584,280	73,652,436
Net Operational Profit	-1,975,587	12,655,880	30,465,803	35,210,200	38,053,847	47,087,872	161,498,014
Non-Cash Expenses							
Insurance / Public Liability	483,333	483,333	483,333	483,333	483,333	483,333	2,900,000
Sinking Fund	183,040	457,600	777,920	875,160	926,640	1,086,800	4,307,160
Total Non-Cash Expenses	666,373	940,933	1,261,253	1,358,493	1,409,973	1,570,133	7,207,160
Current Profit/(Loss)	-2,641,960	11,714,947	29,204,549	33,851,707	36,643,873	45,517,739	154,290,854