

Making it easy for
partners and guests to
invest in stays

LUMINA



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LUMINA

What is **Lumina Stays**?

Lumina is **an integrated hospitality** operator of **luxury properties** that offers a unique experience for predominantly **international travelers** through assets in iconic locations, cutting-edge interior designs, world-class hotel service and a technology-driven experience.



LUMINA

Live in **8 cities** and backed by some of the most important names in travel and hospitality worldwide



Investors and Partners

Current CEO of



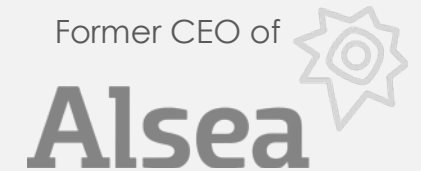
Current CEO of



Former CEO of



Former CEO of



Real Estate
Managing Director



Former Travel
Operating Partner



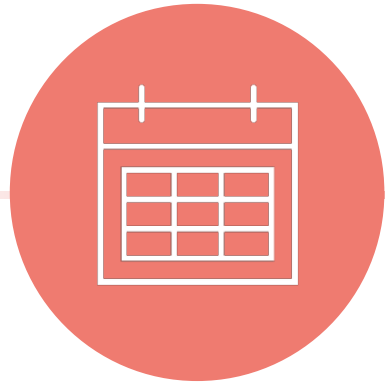
2
COUNTRIES

+400
PROPERTIES

8
CITIES

600
LIVE ROOMS

Lumina introduces owners and guests to **a new vacation rental experience** through clear differentiating capabilities



Front End and
Distribution



Hospitality
and
Operations



Financials, Tax
and Legal

Front End and Distribution

More channels = more sales, period.
We take on all the work, so you don't have to

Listing Optimization

Leveraging sophisticated SEO tactics, we make sure your listings stand out across platforms

Revenue Management

Backed by the most robust pricing team in the industry we use data and AI to best price properties and maximize returns

Inquiry Management

Call center, social media, email... we have a full-fledged reservations team making sure no inquiry goes unnoticed

Direct Distribution

LuminaStays.com and corresponding direct channels account for the larger portion of our distribution stack

Over 50 distinct distribution channels including direct distribution



Not Exhaustive

Hospitality and Operations

Investing in guest satisfaction while taking care of your property

Concierge

Whether guest or owner we provide dedicated on-site concierge staff across all our destinations

Housekeeping

5-star hotel cleaning service. No contractors, all team members to ensure compliance to our high standards

Maintenance

We ensure that asset values hold in time by providing constant preventive maintenance through our in-house staff

On Site Leadership

Seasoned operations managers from top hotels and deep destination knowledge, we hire locally



LUMINA

Financials, Tax and Legal

Full transparency and keeping your investment safe

Reporting

On time, monthly, tax compliant, detailed reporting of rental revenue and general property KPIs

Legal Compliance

We lead much of the regulation conversations with regulators to ensure we are one step ahead in our compliance protocols

Tax

Timely hands-off filing of VAT and hospitality taxes with local authorities to avoid liabilities to owners

Service Payments

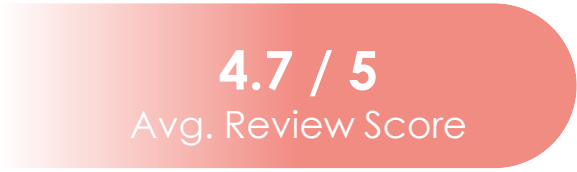
Ability to pay services on behalf of owners including HOA, utilities, insurance and more



LUMINA

Guest Reviews

We have hosted **+30,000 guests to date** with close to perfect review scores



“Excellent Host who offered a topflight concierge service that facilitated all my needs during my stay. I would have to say that this was **one of my best Airbnb experiences** and as a world traveler and Superhost”



-Noah, USA
Lumina | 1BR City View in Mexico City



“We stayed in 3 different units of this building and our experience with Lumina was the best. Gaby and the rest of the Lumina team are responsive and great hosts. **Thanks for a great stay!**”

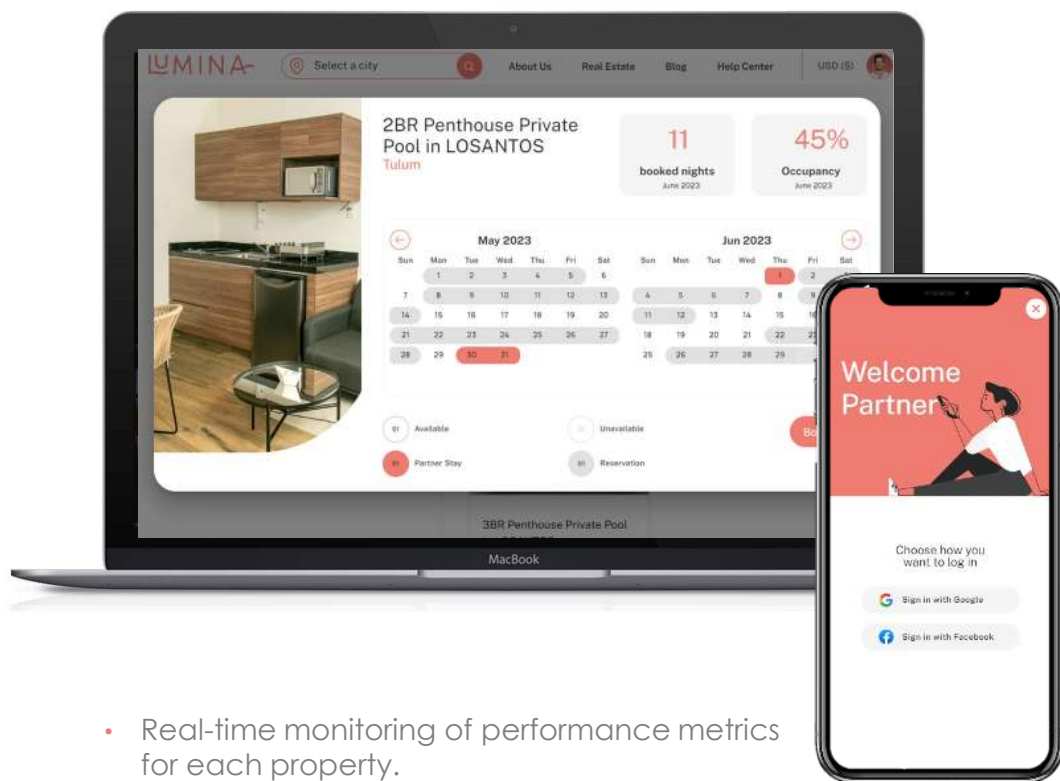


-Andrew, USA
Lumina | 1 BR + Terrace + Infinity Pool in Tulum



Owners Portal

Owner portal with metrics and booking suite + dedicated account management staff



- Real-time monitoring of performance metrics for each property.
- Ability to book owner stays online.



- Monthly reports with detailed financial information, occupancy, nightly rate, and market information.
- Access to a dedicated Lumina account manager to answer any questions about the reports.

A unique value proposition

The **best of both worlds**, world class hotel service within the flexibility of a home

	Hotel Management Companies	Vacation Rental Management Companies	LUMINA
	 		
Access to Relevant Demand for Residences (not hotels)			
Vertical Integration Through Operations and Brand Standards			
Ability to Manage Individual Owners at Scale			
Experience in Luxury Assets and Hospitality Standards			

LUMINA

Our Fees



Best in class service at an affordable price

Rental Program

15%

Short Term Rental
Program Fully
Variable

10%

Long Term Rental
Program

Property Management

\$131

-

\$385

Monthly Fee
depending on the
number of rooms

Onboarding

\$300

One-Time
onboarding fee
based on the
number of rooms

Notes: (1) Property management and incorporation cost before VAT where applicable (2) Onboarding fee exclusive to the rental program (3) Rental program fee as a % of net revenue after OTA Cost (where applicable).

Rental Program

15%

Short Term Rental Commission

-  **Marketing the property** on multiple online and offline booking platforms (Airbnb, Booking, Expedia, LuminaStays.com among others).
-  Constant **optimization of listings** to increase rates and occupancy
-  Collection and invoicing of **guest payments**.
-  Planning and execution of **advertising campaigns**.
-  **24/7 guest service support**, before, during and after the stay.
-  Defining **pricing strategy & optimization** to maximize returns
-  **Reservation management**, including withholding, and payment of taxes (VAT and hospitality tax) to ensure compliance.
-  Access to **owner's portal** for booking management.
-  Monthly **financial reporting** of rental income.

Notes: (1) Commission over net revenue (revenue after OTA/Distribution fees) from 3rd parties to best align incentives.

LuminaStays.com

LUMINA



Property Management (included)

-  **Laundry** service (once a week in case of accommodation of the Owners, once a month otherwise, and after guest check outs).
-  **Cleaning** service and cleaning supplies (once a week in the case of accommodation of the Owners, twice a month otherwise, and after guest check outs).
-  Package of basic **amenities** such as shampoo, soap, toilet paper, paper towels, salt, pepper, oil, etc., (one package per month in case of accommodation of the Owners, and as needed for rental program guests).
-  Access to Lumina's **concierge** services and reservations team.
-  Access to the **Owner's Portal** with calendar and booking information.
-  Assistance to **real estate agents** for property sales and to **third-party providers** (unlimited within established hours).
-  Monthly informative **report** for Owners.
-  Basic **maintenance** of furniture, appliances and the property in general (once a month).
-  **Watering plants** located inside the property (once a week).
-  General **inspection** of the properties (once a week).
-  **Reception** of small packages.

Property Management Fees *In USD / Monthly*

	Standalone Property Management Fee	Property Management Fee + Rental Program
Studio	\$175.00	\$131.25
1 BR	\$232.00	\$174.00
2 BR	\$288.00	\$216.00
3 BR	\$401.00	\$300.75
4 BR	\$514.00	\$385.50

Notes: (1) The cost table will be updated year by year in accordance with inflation; Fees before VAT where applicable; 25% discount on the fee when contracting the rental program. (2) Property Management fees continue to scale proportionally to number of rooms.

Property Management

The following services may also be requested by Owners from Lumina at an additional cost. (1/3)

Additional services provided directly by Lumina

-  Cleaning services and supplies for owners (in addition to those included).
-  Monitoring of repairs or works carried out by third parties (without assuming any responsibility).
-  Reception of medium and large packages.
-  Supermarket food or other products purchases.
-  Procedures for changes of ownership of services.

Third-Party Services with Lumina Management (1/3)

-  Additional laundry services.
-  Procedures for obtaining or renewing operating licenses/permits to offer hospitality/rental services.
-  Purchase of equipment such as linens, appliances, furniture, and other contents.

Notes: (1) The charge for each additional service provided directly by Lumina will be specified in an Addendum to the Management Agreement. (2) Services provided by third-party vendors will have a corresponding invoice from that vendor associated with the charge for full transparency. (3) The total cost will include the price of the service charged by the third party plus a Lumina management fee of 5% plus VAT.



Property Management

The following services may also be requested by Owners from Lumina at an additional cost. (2/3)

Third-Party Services with Lumina Management (2/3)

-  Basic maintenance of vehicles, including starting them, washing them, battery connection/disconnection, etc.
-  Specialized maintenance, repairs, adaptations, and supplies, including appliances, air conditioners, pools and jacuzzis, furniture, facilities, golf carts, etc.
-  Specialized/deep cleanings and laundry of clothes, rugs, among others.
-  Gardening and fumigation.
-  Procedures for changes of ownership of services.
-  Preparation of buildings against hydrometeorological phenomena.
-  Transportation to the airport or other destinations.
-  Additional services and activities (tours, cook, chef, food service, decoration for celebration or events, fishing, etc.).



Notes: (1) Services provided by third-party vendors will have a corresponding invoice from that vendor associated with the charge for full transparency. (2) The total cost will include the price of the service charged by the third party plus a Lumina management fee of 5% plus VAT.

Property Management

The following services may also be requested by Owners from Lumina at an additional cost. (3/3)

Third-Party Services with Lumina Management (3/3)

-  Storage of furniture or personal items.
-  Advice or management in procedures for changes of ownership of services.
-  Payment of basic services (water, electricity, internet, Bebbia and only if they are in the name of Lumina).

Condo and insurance related services, managed by Lumina

-  Condominium administration fee or HOA, and fines imposed by the condominium administrator on the Properties.
-  Insurance Policies

Notes: (1) Services provided by third-party vendors will have a corresponding invoice from that vendor associated with the charge for full transparency. (2) The total cost will include the price of the service charged by the third party plus a Lumina management fee of 5% plus VAT. (3) For services related to the condominium and insurance, the management fee will be 3% plus VAT.



Onboarding

\$300

One Time Set Up Fee

-  **Professional photography** through 3rd party professional real estate photographers
-  Initial **property staging**
-  Initial set up of **listings and pricing strategy** across dozens of platforms.
-  **Deep cleaning**
-  Appliance **maintenance**, and general setup to prepare the property for guests.

Notes: (1) Cost can vary beyond 2 rooms; prices before VAT where applicable (2) Most of the cost is allocated to photography



Pool or Income Groups

In order to **maximize revenue** for Owners and the guest experience, Lumina may operate all or a portion of the Properties through a Pool or Rental Group structure when it determines that the Properties have similar characteristics and that their joint operation can **generate a greater return** compared to their individual operation.

-  This strategy optimizes occupancy, improves management efficiency, and delivers a consistent, high-quality guest experience, which directly benefits Owners by increasing profitability and reducing risk.
-  The allocations of income and costs will be made in proportion to the undivided property represented by each Property within the corresponding Pool or Income Group, guaranteeing an equitable and transparent distribution.
-  Lumina reserves the right not to operate under the Rental Pool or Groups (considering that it is not convenient for some Condominiums) and not to include in the Rental Pool or Group those Properties that do not meet its interior design standardization criteria.



Notes: (1) Lumina undertakes to inform the Owners in advance about the inclusion of their Properties in this structure, providing details about its operation, benefits and conditions.

Park 101 (I) Projections



Short term rental

1BR Park View - 3 Year Plan

Information in USD, excluding VAT, & in monthly terms unless expressed otherwise
Park 101 Fase I - 1BR Park View

Rent Statement	Year 1	Year 2	Year 3
Average Occupancy	41%	44%	46%
Average Daily Rate (MXN)	2,120	2,380	2,502
Average Daily Rate (USD)	106	119	125
Net Revenue	1,160	1,392	1,534
Homeowners Association Fee	-	-	-
Property Management Fee	(174)	(174)	(174)
Utilities (Electricity, Water, Internet, Gas)	-	-	-
Operating Cost	(174)	(174)	(174)
Gross Operating Profit ("GOP")	986	1,218	1,360
Lumina Fee	(174)	(209)	(230)
Net Operating Profit ("NOP")	812	1,009	1,130
Property Insurance	-	-	-
Non-Operating/Owners Cost	-	-	-
Unit Rent	812	1,009	1,130
Unit Rent (inc. VAT)	942	1,170	1,310

Long term rental

1BR Park View - 3 Year Plan

Information in USD, excluding VAT, & in monthly terms unless expressed otherwise
Park 101 Fase I - 1BR Park View

Rent Statement	Year 1	Year 2	Year 3
Average Monthly Rate (MXN)	12,000	13,000	14,000
Average Monthly Rate (USD)	600	650	700
Net Revenue	564	611	658
Homeowners Association Fee	-	-	-
Property Management Fee	(174)	(174)	(174)
Utilities (Electricity, Water, Internet, Gas)	-	-	-
Operating Cost	(174)	(174)	(174)
Gross Operating Profit ("GOP")	390	437	484
Lumina Fee	(56)	(61)	(66)
Net Operating Profit ("NOP")	334	376	418
Property Insurance	-	-	-
Non-Operating/Owners Cost	-	-	-
Unit Rent	334	376	418
Unit Rent (inc. VAT)	387	436	485

Notes:
(1) Net Revenue reflects OTA costs already accounted for.
(2) All information expressed in monthly terms.

Short term rental

1BR Jungle View - 3 Year Plan

Information in USD, excluding VAT, & in monthly terms unless expressed otherwise
Park 101 Fase I - 1BR Jungle View

Rent Statement	Year 1	Year 2	Year 3
Average Occupancy	41%	44%	46%
Average Daily Rate (MXN)	2,226	2,480	2,627
Average Daily Rate (USD)	111	124	131
Net Revenue	1,218	1,450	1,610
Homeowners Association Fee	-	-	-
Property Management Fee	(174)	(174)	(174)
Utilities (Electricity, Water, Internet, Gas)	-	-	-
Operating Cost	(174)	(174)	(174)
Gross Operating Profit ("GOP")	1,044	1,276	1,436
Lumina Fee	(183)	(218)	(242)
Net Operating Profit ("NOP")	862	1,059	1,195
Property Insurance	-	-	-
Non-Operating/Owners Cost	-	-	-
Unit Rent	862	1,059	1,195
Unit Rent (inc. VAT)	999	1,228	1,386

Long term rental

1BR Jungle View - 3 Year Plan

Information in USD, excluding VAT, & in monthly terms unless expressed otherwise
Park 101 Fase I - 1BR Jungle View

Rent Statement	Year 1	Year 2	Year 3
Average Monthly Rate (MXN)	12,500	13,500	14,500
Average Monthly Rate (USD)	625	675	725
Net Revenue	588	635	682
Homeowners Association Fee	-	-	-
Property Management Fee	(174)	(174)	(174)
Utilities (Electricity, Water, Internet, Gas)	-	-	-
Operating Cost	(174)	(174)	(174)
Gross Operating Profit ("GOP")	414	461	508
Lumina Fee	(59)	(63)	(68)
Net Operating Profit ("NOP")	355	397	439
Property Insurance	-	-	-
Non-Operating/Owners Cost	-	-	-
Unit Rent	355	397	439
Unit Rent (inc. VAT)	412	461	510

Notes:
(1) Net Revenue reflects OTA costs already accounted for.
(2) All information expressed in monthly terms.

Short term rental

1BR Swim up - 3 Year Plan

Information in USD, excluding VAT, & in monthly terms unless expressed otherwise
Park 101 Fase I - 1BR Swim up

Rent Statement	Year 1	Year 2	Year 3
Average Occupancy	41%	44%	46%
Average Daily Rate (MXN)	2,332	2,580	2,752
Average Daily Rate (USD)	117	129	138
Net Revenue	1,276	1,519	1,687
Homeowners Association Fee	-	-	-
Property Management Fee	(174)	(174)	(174)
Utilities (Electricity, Water, Internet, Gas)	-	-	-
Operating Cost	(174)	(174)	(174)
Gross Operating Profit ("GOP")	1,102	1,345	1,513
Lumina Fee	(191)	(228)	(253)
Net Operating Profit ("NOP")	911	1,117	1,260
Property Insurance	-	-	-
Non-Operating/Owners Cost	-	-	-
Unit Rent	911	1,117	1,260
Unit Rent (inc. VAT)	1,057	1,296	1,461

Long term rental

1BR Swim up - 3 Year Plan

Information in USD, excluding VAT, & in monthly terms unless expressed otherwise
Park 101 Fase I - 1BR Swim up

Rent Statement	Year 1	Year 2	Year 3
Average Monthly Rate (MXN)	13,000	14,000	15,000
Average Monthly Rate (USD)	650	700	750
Net Revenue	611	658	705
Homeowners Association Fee	-	-	-
Property Management Fee	(174)	(174)	(174)
Utilities (Electricity, Water, Internet, Gas)	-	-	-
Operating Cost	(174)	(174)	(174)
Gross Operating Profit ("GOP")	437	484	531
Lumina Fee	(61)	(66)	(71)
Net Operating Profit ("NOP")	376	418	461
Property Insurance	-	-	-
Non-Operating/Owners Cost	-	-	-
Unit Rent	376	418	461
Unit Rent (inc. VAT)	436	485	534

Notes:
(1) Net Revenue reflects OTA costs already accounted for.
(2) All information expressed in monthly terms.

Short term rental

1BR Garden Pool - 3 Year Plan

Information in USD, excluding VAT, & in monthly terms unless expressed otherwise
Park 101 Fase I - 1BR Garden Pool

Rent Statement	Year 1	Year 2	Year 3
Average Occupancy	41%	44%	46%
Average Daily Rate (MXN)	2,438	2,760	2,877
Average Daily Rate (USD)	122	138	144
Net Revenue	1,334	1,625	1,764
Homeowners Association Fee	-	-	-
Property Management Fee	(174)	(174)	(174)
Utilities (Electricity, Water, Internet, Gas)	-	-	-
Operating Cost	(174)	(174)	(174)
Gross Operating Profit ("GOP")	1,160	1,451	1,590
Lumina Fee	(200)	(244)	(265)
Net Operating Profit ("NOP")	960	1,207	1,325
Property Insurance	-	-	-
Non-Operating/Owners Cost	-	-	-
Unit Rent	960	1,207	1,325
Unit Rent (inc. VAT)	1,114	1,400	1,537

Long term rental

1BR Garden Pool - 3 Year Plan

Information in USD, excluding VAT, & in monthly terms unless expressed otherwise
Park 101 Fase I - 1BR Garden Pool

Rent Statement	Year 1	Year 2	Year 3
Average Monthly Rate (MXN)	13,500	14,500	15,500
Average Monthly Rate (USD)	675	725	775
Net Revenue	635	682	729
Homeowners Association Fee	-	-	-
Property Management Fee	(174)	(174)	(174)
Utilities (Electricity, Water, Internet, Gas)	-	-	-
Operating Cost	(174)	(174)	(174)
Gross Operating Profit ("GOP")	461	508	555
Lumina Fee	(63)	(68)	(73)
Net Operating Profit ("NOP")	397	439	482
Property Insurance	-	-	-
Non-Operating/Owners Cost	-	-	-
Unit Rent	397	439	482
Unit Rent (inc. VAT)	461	510	559

Notes:
(1) Net Revenue reflects OTA costs already accounted for.
(2) All information expressed in monthly terms.



Short term rental

2BR Park View - 3 Year Plan

Information in USD, excluding VAT, & in monthly terms unless expressed otherwise
Park 101 Fase I - 2BR Park View

Rent Statement	Year 1	Year 2	Year 3
Average Occupancy	41%	45%	46%
Average Daily Rate (MXN)	2,731	3,060	3,222
Average Daily Rate (USD)	137	153	161
Net Revenue	1,495	1,830	1,975
Homeowners Association Fee	-	-	-
Property Management Fee	(216)	(216)	(216)
Utilities (Electricity, Water, Internet, Gas)	-	-	-
Operating Cost	(216)	(216)	(216)
Gross Operating Profit ("GOP")	1,279	1,614	1,759
Lumina Fee	(224)	(275)	(296)
Net Operating Profit ("NOP")	1,054	1,340	1,463
Property Insurance	-	-	-
Non-Operating/Owners Cost	-	-	-
Unit Rent	1,054	1,340	1,463
Unit Rent (inc. VAT)	1,223	1,554	1,697

Long term rental

2BR Park View - 3 Year Plan

Information in USD, excluding VAT, & in monthly terms unless expressed otherwise
Park 101 Fase I - 2BR Park View

Rent Statement	Year 1	Year 2	Year 3
Average Monthly Rate (MXN)	15,000	16,500	18,000
Average Monthly Rate (USD)	750	825	900
Net Revenue	705	776	846
Homeowners Association Fee	-	-	-
Property Management Fee	(216)	(216)	(216)
Utilities (Electricity, Water, Internet, Gas)	-	-	-
Operating Cost	(216)	(216)	(216)
Gross Operating Profit ("GOP")	489	560	630
Lumina Fee	(71)	(78)	(85)
Net Operating Profit ("NOP")	419	482	545
Property Insurance	-	-	-
Non-Operating/Owners Cost	-	-	-
Unit Rent	419	482	545
Unit Rent (inc. VAT)	485	559	633

Notes:
(1) Net Revenue reflects OTA costs already accounted for.
(2) All information expressed in monthly terms.

Short term rental

2BR Jungle View - 3 Year Plan

Information in USD, excluding VAT, & in monthly terms unless expressed otherwise
Park 101 Fase I - 2BR Jungle View

Rent Statement	Year 1	Year 2	Year 3
Average Occupancy	41%	45%	46%
Average Daily Rate (MXN)	2,867	3,240	3,383
Average Daily Rate (USD)	143	162	169
Net Revenue	1,569	1,938	2,074
Homeowners Association Fee	-	-	-
Property Management Fee	(216)	(216)	(216)
Utilities (Electricity, Water, Internet, Gas)	-	-	-
Operating Cost	(216)	(216)	(216)
Gross Operating Profit ("GOP")	1,353	1,722	1,858
Lumina Fee	(235)	(291)	(311)
Net Operating Profit ("NOP")	1,118	1,431	1,547
Property Insurance	-	-	-
Non-Operating/Owners Cost	-	-	-
Unit Rent	1,118	1,431	1,547
Unit Rent (inc. VAT)	1,297	1,660	1,794

Long term rental

2BR Jungle View - 3 Year Plan

Information in USD, excluding VAT, & in monthly terms unless expressed otherwise
Park 101 Fase I - 2BR Jungle View

Rent Statement	Year 1	Year 2	Year 3
Average Monthly Rate (MXN)	15,700	17,200	18,700
Average Monthly Rate (USD)	785	860	935
Net Revenue	738	808	879
Homeowners Association Fee	-	-	-
Property Management Fee	(216)	(216)	(216)
Utilities (Electricity, Water, Internet, Gas)	-	-	-
Operating Cost	(216)	(216)	(216)
Gross Operating Profit ("GOP")	522	592	663
Lumina Fee	(74)	(81)	(88)
Net Operating Profit ("NOP")	448	512	575
Property Insurance	-	-	-
Non-Operating/Owners Cost	-	-	-
Unit Rent	448	512	575
Unit Rent (inc. VAT)	520	593	667

Notes:
(1) Net Revenue reflects OTA costs already accounted for.
(2) All information expressed in monthly terms.

Short term rental

2BR PH Park View - 3 Year Plan

Information in USD, excluding VAT, & in monthly terms unless expressed otherwise
Park 101 Fase I - 2BR PH Park View

Rent Statement	Year 1	Year 2	Year 3
Average Occupancy	48%	51%	54%
Average Daily Rate (MXN)	3,120	3,500	3,682
Average Daily Rate (USD)	156	175	184
Net Revenue	1,999	2,397	2,642
Homeowners Association Fee	-	-	-
Property Management Fee	(216)	(216)	(216)
Utilities (Electricity, Water, Internet, Gas)	-	-	-
Operating Cost	(216)	(216)	(216)
Gross Operating Profit ("GOP")	1,783	2,181	2,426
Lumina Fee	(300)	(360)	(396)
Net Operating Profit ("NOP")	1,483	1,821	2,030
Property Insurance	-	-	-
Non-Operating/Owners Cost	-	-	-
Unit Rent	1,483	1,821	2,030
Unit Rent (inc. VAT)	1,721	2,113	2,355

Long term rental

2BR PH Park View - 3 Year Plan

Information in USD, excluding VAT, & in monthly terms unless expressed otherwise
Park 101 Fase I - 2BR PH Park View

Rent Statement	Year 1	Year 2	Year 3
Average Monthly Rate (MXN)	17,000	19,000	21,000
Average Monthly Rate (USD)	850	950	1,050
Net Revenue	799	893	987
Homeowners Association Fee	-	-	-
Property Management Fee	(216)	(216)	(216)
Utilities (Electricity, Water, Internet, Gas)	-	-	-
Operating Cost	(216)	(216)	(216)
Gross Operating Profit ("GOP")	583	677	771
Lumina Fee	(80)	(89)	(99)
Net Operating Profit ("NOP")	503	588	672
Property Insurance	-	-	-
Non-Operating/Owners Cost	-	-	-
Unit Rent	503	588	672
Unit Rent (inc. VAT)	584	682	780

Notes:
(1) Net Revenue reflects OTA costs already accounted for.
(2) All information expressed in monthly terms.

Short term rental

2BR PH Jungle View - 3 Year Plan

Information in USD, excluding VAT, & in monthly terms unless expressed otherwise
Park 101 Fase I - 2BR PH Jungle View

Rent Statement	Year 1	Year 2	Year 3
Average Occupancy	48%	51%	54%
Average Daily Rate (MXN)	3,276	3,660	3,866
Average Daily Rate (USD)	164	183	193
Net Revenue	2,099	2,507	2,774
Homeowners Association Fee	-	-	-
Property Management Fee	(216)	(216)	(216)
Utilities (Electricity, Water, Internet, Gas)	-	-	-
Operating Cost	(216)	(216)	(216)
Gross Operating Profit ("GOP")	1,883	2,291	2,558
Lumina Fee	(315)	(376)	(416)
Net Operating Profit ("NOP")	1,568	1,915	2,142
Property Insurance	-	-	-
Non-Operating/Owners Cost	-	-	-
Unit Rent	1,568	1,915	2,142
Unit Rent (inc. VAT)	1,819	2,221	2,485

Long term rental

2BR PH Jungle View - 3 Year Plan

Information in USD, excluding VAT, & in monthly terms unless expressed otherwise
Park 101 Fase I - 2BR PH Jungle View

Rent Statement	Year 1	Year 2	Year 3
Average Monthly Rate (MXN)	17,700	19,700	21,700
Average Monthly Rate (USD)	885	985	1,085
Net Revenue	832	926	1,020
Homeowners Association Fee	-	-	-
Property Management Fee	(216)	(216)	(216)
Utilities (Electricity, Water, Internet, Gas)	-	-	-
Operating Cost	(216)	(216)	(216)
Gross Operating Profit ("GOP")	616	710	804
Lumina Fee	(83)	(93)	(102)
Net Operating Profit ("NOP")	533	617	702
Property Insurance	-	-	-
Non-Operating/Owners Cost	-	-	-
Unit Rent	533	617	702
Unit Rent (inc. VAT)	618	716	814

Notes:
(1) Net Revenue reflects OTA costs already accounted for.
(2) All information expressed in monthly terms.

Short term rental

3BR PH Park View - 3 Year Plan

Information in USD, excluding VAT, & in monthly terms unless expressed otherwise
Park 101 Fase I - 3BR PH Park View

Rent Statement	Year 1	Year 2	Year 3
Average Occupancy	48%	51%	54%
Average Daily Rate (MXN)	3,682	4,100	4,344
Average Daily Rate (USD)	184	205	217
Net Revenue	2,359	2,791	3,118
Homeowners Association Fee	-	-	-
Property Management Fee	(301)	(301)	(301)
Utilities (Electricity, Water, Internet, Gas)	-	-	-
Operating Cost	(301)	(301)	(301)
Gross Operating Profit ("GOP")	2,058	2,491	2,817
Lumina Fee	(354)	(419)	(468)
Net Operating Profit ("NOP")	1,705	2,072	2,349
Property Insurance	-	-	-
Non-Operating/Owners Cost	-	-	-
Unit Rent	1,705	2,072	2,349
Unit Rent (inc. VAT)	1,977	2,404	2,725

Long term rental

3BR PH Park View - 3 Year Plan

Information in USD, excluding VAT, & in monthly terms unless expressed otherwise
Park 101 Fase I - 3BR PH Park View

Rent Statement	Year 1	Year 2	Year 3
Average Monthly Rate (MXN)	22,000	23,000	24,000
Average Monthly Rate (USD)	1,100	1,150	1,200
Net Revenue	1,034	1,081	1,128
Homeowners Association Fee	-	-	-
Property Management Fee	(301)	(301)	(301)
Utilities (Electricity, Water, Internet, Gas)	-	-	-
Operating Cost	(301)	(301)	(301)
Gross Operating Profit ("GOP")	733	780	827
Lumina Fee	(103)	(108)	(113)
Net Operating Profit ("NOP")	630	672	714
Property Insurance	-	-	-
Non-Operating/Owners Cost	-	-	-
Unit Rent	630	672	714
Unit Rent (inc. VAT)	731	780	829

Notes:
(1) Net Revenue reflects OTA costs already accounted for.
(2) All information expressed in monthly terms.

Short term rental

3BR PH Jungle View - 3 Year Plan

Information in USD, excluding VAT, & in monthly terms unless expressed otherwise
Park 101 Fase I - 3BR PH Jungle View

Rent Statement	Year 1	Year 2	Year 3
Average Occupancy	48%	51%	54%
Average Daily Rate (MXN)	3,744	4,180	4,418
Average Daily Rate (USD)	187	209	221
Net Revenue	2,399	2,846	3,171
Homeowners Association Fee	-	-	-
Property Management Fee	(301)	(301)	(301)
Utilities (Electricity, Water, Internet, Gas)	-	-	-
Operating Cost	(301)	(301)	(301)
Gross Operating Profit ("GOP")	2,098	2,545	2,870
Lumina Fee	(360)	(427)	(476)
Net Operating Profit ("NOP")	1,739	2,118	2,394
Property Insurance	-	-	-
Non-Operating/Owners Cost	-	-	-
Unit Rent	1,739	2,118	2,394
Unit Rent (inc. VAT)	2,017	2,457	2,777

Long term rental

3BR PH Jungle View - 3 Year Plan

Information in USD, excluding VAT, & in monthly terms unless expressed otherwise
Park 101 Fase I - 3BR PH Jungle View

Rent Statement	Year 1	Year 2	Year 3
Average Monthly Rate (MXN)	22,500	23,500	24,500
Average Monthly Rate (USD)	1,125	1,175	1,225
Net Revenue	1,058	1,105	1,152
Homeowners Association Fee	-	-	-
Property Management Fee	(301)	(301)	(301)
Utilities (Electricity, Water, Internet, Gas)	-	-	-
Operating Cost	(301)	(301)	(301)
Gross Operating Profit ("GOP")	757	804	851
Lumina Fee	(106)	(110)	(115)
Net Operating Profit ("NOP")	651	693	736
Property Insurance	-	-	-
Non-Operating/Owners Cost	-	-	-
Unit Rent	651	693	736
Unit Rent (inc. VAT)	755	804	853

Notes:
(1) Net Revenue reflects OTA costs already accounted for.
(2) All information expressed in monthly terms.

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