

ROI PRESENTATION

POWERED BY CUSHMAN & WAKEFIELD

SILK TOWERS

BY KENGO KUMA & ASSOCIATES



Investment Summary

10 Year Model

Studio

KEY ASSUMPTIONS

- Area (sq.m) - 29 sq.m
- Avg. Price per sq.m - \$4,700
- Apartment - \$4,300
- FF&E - \$400 (Paid from 2028)
- ADR starts at \$130 with gradual increase
- Occupancy grows from 48% to 56%
- Owner share from rental revenue - 60%
- Service charge - 2\$ per sq.m

Total Investment
136,300 \$

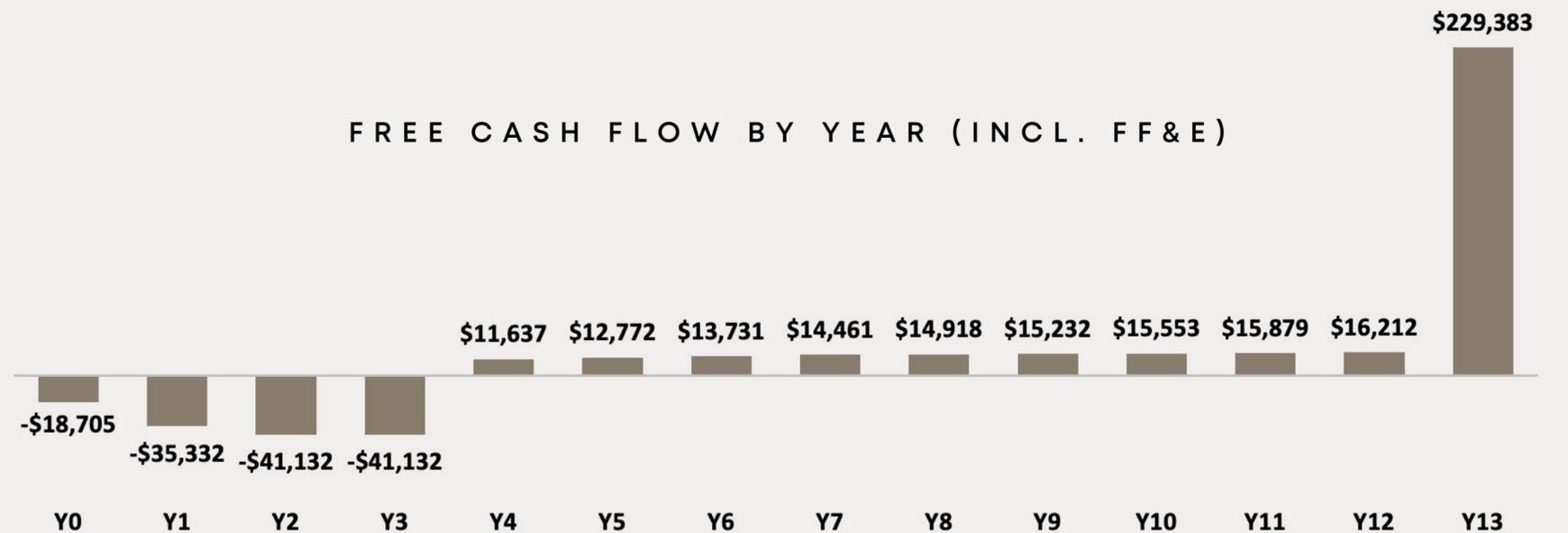
ROI (with resale)
16.0%

ROI (without resale)
11.0%

UNIT PRICE PER SQ.M (INCL. FF&E)



FREE CASH FLOW BY YEAR (INCL. FF&E)





Investment Summary

10 Year Model

1-Bedroom

KEY ASSUMPTIONS

- Area (sq.m) - 45 sq.m
- Avg. Price per sq.m - \$4,200
- Apartment - \$3,800
- FF&E - \$400 (Paid from 2028)
- ADR starts at \$150 with gradual increase
- Occupancy grows from 52% to 60%
- Owner share from rental revenue - 60%
- Service charge - 2\$ per sq.m

Total Investment
189,000 \$

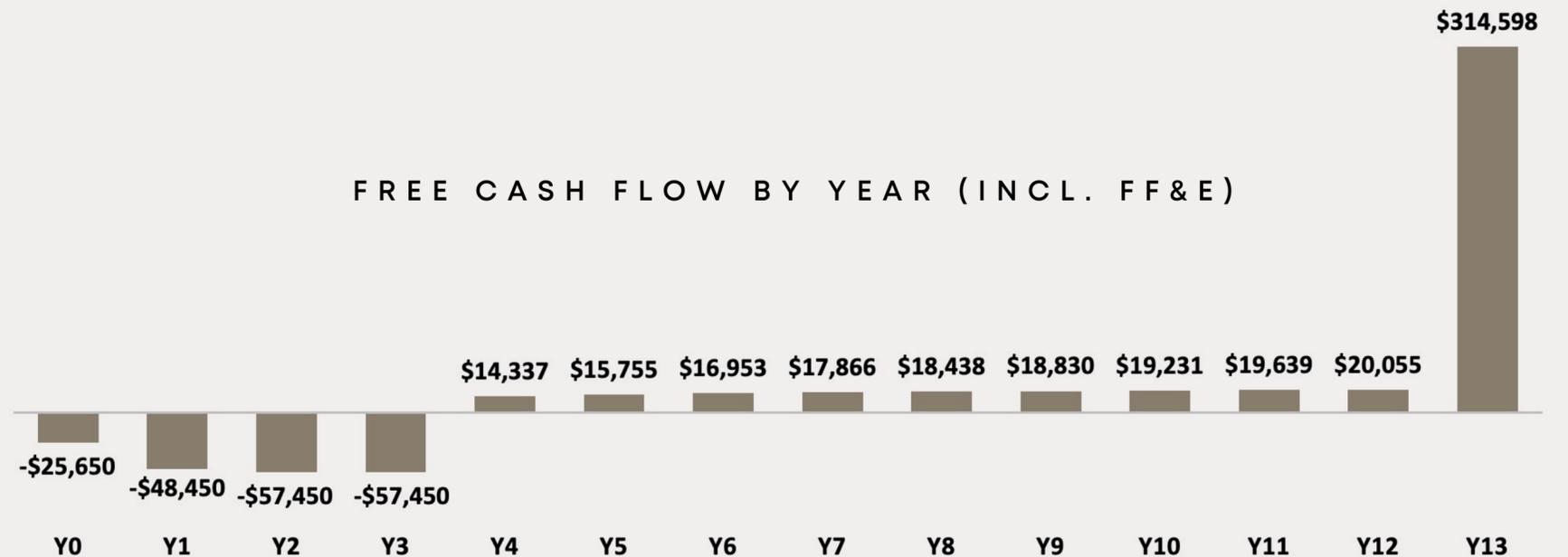
ROI (with resale)
15.0%

ROI (without resale)
10.0%

UNIT PRICE PER SQ.M (INCL. FF&E)



FREE CASH FLOW BY YEAR (INCL. FF&E)





Investment Summary

10 Year Model

2-Bedroom

KEY ASSUMPTIONS

- Area (sq.m) - 71 sq.m
- Avg. Price per sq.m - \$4,350
- Apartment - \$3,950
- FF&E - \$400 (Paid from 2028)
- ADR starts at \$170 with gradual increase
- Occupancy grows from 55% to 64%
- Owner share from rental revenue - 60%
- Service charge - 2\$ per sq.m

Total Investment
308,850 \$

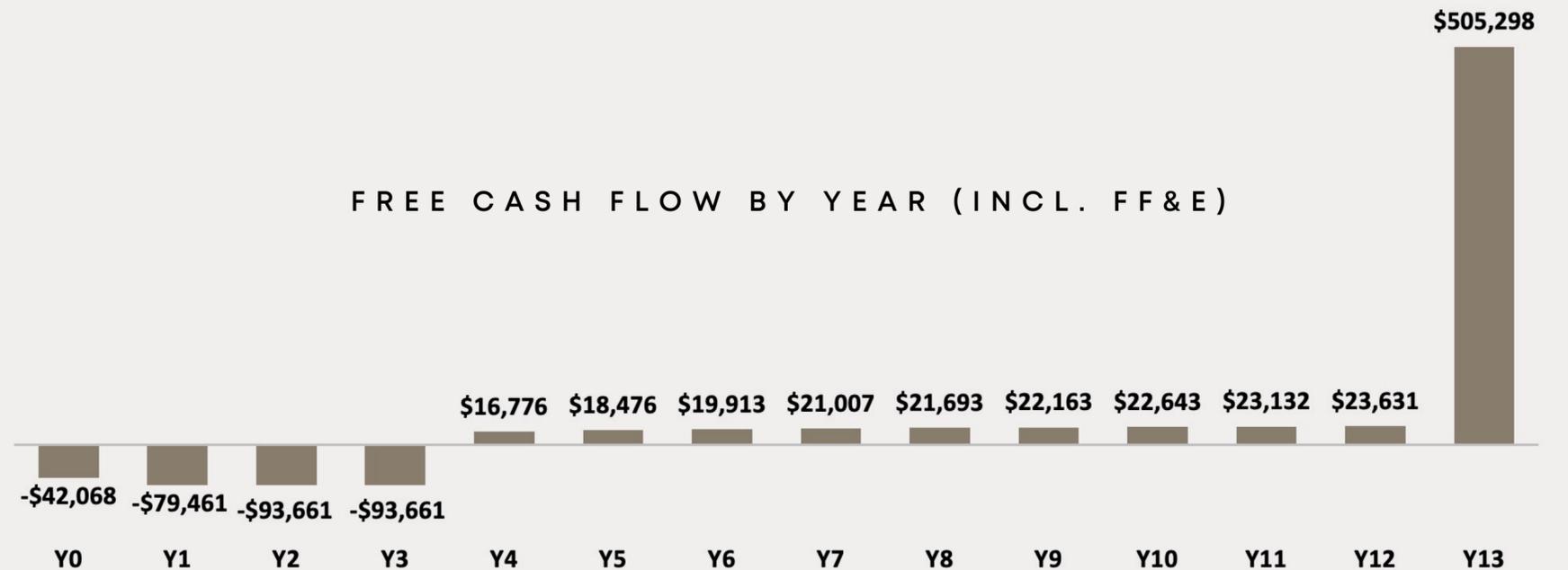
ROI (with resale)
12.0%

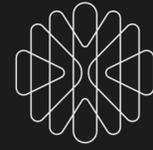
ROI (without resale)
7.0%

UNIT PRICE PER SQ.M (INCL. FF&E)



FREE CASH FLOW BY YEAR (INCL. FF&E)





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