

REVIVA

Scenario 4: Best Case Projections + Inc. Demand & Price

Maximum Cost PPPW (EUR)	€	2,600.00	EUR	NOTES 1. Scenario 4 figures are based on a maximum cost PPPW of €2,400 or £1,995 which is a below average price point for the product offering and target market. Weekly rates for similar offerings can be €4,000+ per week PLUS a seasonal increase of 15% in Jun, Jul, Aug & Sep 2. Scenario 4 figures are based on same <i>nightly</i> occupancy rate as Scenario 3. With focused marketing, global networking, and premium facilities conducive to year round operation this could be increased. 3. Scenario 4 figures are based on higher <i>room</i> occupancy rates than Scenario 3, based on real time conversations with fitness and wellness professionals who indicate strong year round demand. 4. A 5% annual increase (for inflation) has been included across all costs 5. PPPN based on 7 nights
Maximum Cost PPPN (EUR)	€	371.43		
Maximum Cost PPPW (GBP)	£	2,161.90	GBP	
Maximum Cost PPPN (GBP)	£	308.84		
EUR -> GBP	0.8315 FX Rate @ Nov 2024			
TOTAL rooms	14			
Max Occupancy per room	2			

Revenue	Month Days	Occup. Nights	Occup. % (of TOTAL rooms)	Occup. (per room)	Seasonal Rate Adj. %	Year 1 Revenue	Year 2 Revenue	Year 3 Revenue	Year 4 Revenue	Year 5 Revenue	Year 6 Revenue	Year 7 Revenue	Year 8 Revenue	Year 9 Revenue	Year 10 Revenue
Occupancy Increase -->															
Rate Increase -->															
January	31	14	60%	1	60%	€26,208.00	€30,270.24	€33,153.12	€35,865.65	€38,368.51	€40,622.40	€42,928.70	€45,287.42	€47,698.56	€50,162.11
February	28	21	70%	1	60%	€45,864.00	€52,972.92	€58,017.96	€62,764.88	€67,144.90	€71,089.20	€75,125.23	€79,252.99	€83,472.48	€87,783.70
March	31	21	70%	2	70%	€107,016.00	€123,603.48	€135,375.24	€146,451.40	€156,671.42	€165,874.80	€175,292.21	€184,923.65	€194,769.12	€204,828.62
April	30	28	70%	2	80%	€163,072.00	€188,348.16	€206,286.08	€223,164.03	€238,737.41	€252,761.60	€267,111.94	€281,788.42	€296,791.04	€310,217.14
May	31	28	80%	2	90%	€209,664.00	€242,161.92	€265,224.96	€286,014.86	€298,450.29	€310,885.71	€323,321.14	€335,756.57	€348,192.00	€360,627.43
June	30	28	85%	2	115%	€284,648.00	€322,920.00	€338,297.14	€353,674.29	€369,051.43	€384,428.57	€399,805.71	€415,182.86	€430,560.00	€445,937.14
July	31	28	85%	2	115%	€284,648.00	€328,768.44	€349,573.71	€365,463.43	€381,353.14	€397,242.86	€413,132.57	€429,022.29	€444,912.00	€460,801.71
August	31	28	85%	2	115%	€284,648.00	€328,768.44	€349,573.71	€365,463.43	€381,353.14	€397,242.86	€413,132.57	€429,022.29	€444,912.00	€460,801.71
September	30	28	85%	2	115%	€284,648.00	€322,920.00	€338,297.14	€353,674.29	€369,051.43	€384,428.57	€399,805.71	€415,182.86	€430,560.00	€445,937.14
October	31	28	80%	2	80%	€186,368.00	€215,255.04	€235,755.52	€254,235.43	€265,289.14	€276,342.86	€287,396.57	€298,450.29	€309,504.00	€320,557.71
November	30	21	70%	2	70%	€107,016.00	€123,603.48	€135,375.24	€146,451.40	€156,671.42	€165,874.80	€175,292.21	€184,923.65	€194,769.12	€204,828.62
December	31	14	60%	1	60%	€26,208.00	€30,270.24	€33,153.12	€35,865.65	€38,368.51	€40,622.40	€42,928.70	€45,287.42	€47,698.56	€50,162.11
Total Revenue						€2,010,008.00	€2,309,862.36	€2,478,082.95	€2,629,088.72	€2,760,510.75	€2,887,416.63	€3,015,273.28	€3,144,080.69	€3,273,838.88	€3,402,645.17

Costs	includes	5%	annual increase across all costs	Year 1 Revenue	Year 2 Revenue	Year 3 Revenue	Year 4 Revenue	Year 5 Revenue	Year 6 Revenue	Year 7 Revenue	Year 8 Revenue	Year 9 Revenue	Year 10 Revenue
Accountancy Fees				-€5,000.00	-€5,250.00	-€5,512.50	-€5,788.13	-€6,077.53	-€6,381.41	-€6,700.48	-€7,035.50	-€7,387.28	-€7,756.64
IT services				-€4,000.00	-€4,200.00	-€4,410.00	-€4,630.50	-€4,862.03	-€5,105.13	-€5,360.38	-€5,628.40	-€5,909.82	-€6,205.31
Electricity				-€30,000.00	-€31,500.00	-€33,075.00	-€34,728.75	-€36,465.19	-€38,288.45	-€40,202.87	-€42,213.01	-€44,323.66	-€46,539.85
Water				-€15,000.00	-€15,750.00	-€16,537.50	-€17,364.38	-€18,232.59	-€19,144.22	-€20,101.43	-€21,106.51	-€22,161.83	-€23,269.92
Internet (Starlink)				-€6,000.00	-€6,300.00	-€6,615.00	-€6,945.75	-€7,293.04	-€7,657.69	-€8,040.57	-€8,442.60	-€8,864.73	-€9,307.97
Linen				-€10,000.00	-€10,500.00	-€11,025.00	-€11,576.25	-€12,155.06	-€12,762.82	-€13,400.96	-€14,071.00	-€14,774.55	-€15,513.28
Staff - P/T Host & Cleaning -->	2	@	€ 26,000.00 per annum	-€52,000.00	-€54,600.00	-€57,330.00	-€60,196.50	-€63,206.33	-€66,366.64	-€69,684.97	-€73,169.22	-€76,827.68	-€80,669.07
Staff - P/T Host & Cleaning + Kitchen -->	1	@	€ 26,000.00 per annum	-€26,000.00	-€27,300.00	-€28,665.00	-€30,098.25	-€31,603.16	-€33,183.32	-€34,842.49	-€36,584.61	-€38,413.84	-€40,334.53
Staff - Kitchen -->	2	@	€ 26,000.00 per annum	-€52,000.00	-€54,600.00	-€57,330.00	-€60,196.50	-€63,206.33	-€66,366.64	-€69,684.97	-€73,169.22	-€76,827.68	-€80,669.07
Staff - Garden/Maintenance -->	1	@	€ 26,000.00 per annum	-€26,000.00	-€27,300.00	-€28,665.00	-€30,098.25	-€31,603.16	-€33,183.32	-€34,842.49	-€36,584.61	-€38,413.84	-€40,334.53
Staff - Manager	1	@	€ 32,000.00 per annum	-€32,000.00	-€33,600.00	-€35,280.00	-€37,044.00	-€38,896.20	-€40,841.01	-€42,883.06	-€45,027.21	-€47,278.57	-€49,842.50
Staff - Bonuses			20% per annum	-€37,600.00	-€39,480.00	-€41,454.00	-€43,526.70	-€45,703.04	-€47,988.19	-€50,387.60	-€52,906.98	-€55,552.32	-€58,329.94
Food @	€	15.00	per person per day	-€85,995.00	-€98,913.47	-€101,674.28	-€103,532.15	-€104,388.80	-€104,959.89	-€105,530.99	-€106,102.08	-€106,673.18	-€107,174.72
Marketing				-€5,000.00	-€5,250.00	-€5,512.50	-€5,788.13	-€6,077.53	-€6,381.41	-€6,700.48	-€7,035.50	-€7,387.28	-€7,756.64
Insurance				-€10,000.00	-€10,500.00	-€11,025.00	-€11,576.25	-€12,155.06	-€12,762.82	-€13,400.96	-€14,071.00	-€14,774.55	-€15,513.28
Equipment				-€20,000.00	-€21,000.00	-€22,050.00	-€23,152.50	-€24,310.13	-€25,525.63	-€26,801.91	-€28,142.01	-€29,549.11	-€31,026.56
Maintenance				-€25,000.00	-€26,250.00	-€27,562.50	-€28,940.63	-€30,387.66	-€31,907.04	-€33,502.39	-€35,177.51	-€36,936.39	-€38,883.21
Vehicle(s)				-€50,000.00	-€20,000.00	-€21,000.00	-€22,050.00	-€23,152.50	-€24,310.13	-€25,525.63	-€26,801.91	-€28,142.01	-€29,549.11
Partner Fees @	7%		Approx (range from 5-8%)	-€140,700.56	-€161,690.37	-€173,465.81	-€184,036.21	-€193,235.75	-€202,119.16	-€211,069.13	-€220,085.65	-€229,168.72	-€238,185.16
Investor Interest @	8%				-€240,000.00	-€144,000.00	-€48,000.00	€0.00	€0.00	€0.00	€0.00	€0.00	€0.00
Total Costs				-€632,295.56	-€893,983.83	-€832,189.09	-€769,269.81	-€753,011.07	-€785,234.90	-€818,663.76	-€853,354.55	-€889,367.06	-€926,561.30
Total Revenue minus Total Costs				€1,377,712.44	€1,415,878.53	€1,645,893.86	€1,859,818.91	€2,007,499.68	€2,102,181.73	€2,196,609.52	€2,290,726.14	€2,384,471.82	€2,476,083.87
Less			Business Taxes (Yrs 1-2 @ 15%, Yrs 3+ @ 25%)	-€206,656.87	-€212,381.78	-€411,473.47	-€464,954.73	-€501,874.92	-€525,545.43	-€549,152.38	-€572,681.54	-€596,117.95	-€619,020.97
Annual Profit				€1,171,055.57	€1,203,496.75	€1,234,420.40	€1,394,864.18	€1,505,624.76	€1,576,636.29	€1,647,457.14	€1,718,044.61	€1,788,353.86	€1,857,062.90
Investor Capital Repayments			-€4,000,000.00	-€1,000,000.00	-€1,200,000.00	-€1,200,000.00	-€600,000.00	€0.00	€0.00	€0.00	€0.00	€0.00	€0.00
Cashflow				€171,055.57	€174,552.32	€208,972.72	€1,003,836.90	€2,509,461.66	€4,086,097.95	€5,733,555.10	€7,451,599.70	€9,239,953.57	€11,097,016.47

REVIVA Scenario 3: Best Case Projections

Maximum Cost PPPW (EUR)	€	2,400.00	EUR
Maximum Cost PPPN (EUR)	€	342.86	
Maximum Cost PPPW (GBP)	£	1,995.60	GBP
Maximum Cost PPPN (GBP)	£	285.09	
EUR -> GBP	0.8315 FX Rate @ Nov 2024		
TOTAL rooms	14		
Max Occupancy per room	2		

NOTES
1. Scenario 3 figures are based on a maximum cost PPPW of €2,400 or £1,995 which is a below average price point for the product offering and target market. Weekly rates for similar offerings can be €4,000+ per week.
2. Scenario 3 figures are based on a higher nightly occupancy rate. With focused marketing, global networking, and premium facilities conducive to year round operation this could be increased.
3. Scenario 3 figures are based on higher room occupancy rates.
4. A 5% annual increase (for inflation) has been included across all costs
5. PPPN based on 7 nights

Revenue	Month Days	Occup. Nights	Occup. % (of TOTAL rooms)	Occup. (per room)	Seasonal Rate Adj. %	Year 1 Revenue	Year 2 Revenue	Year 3 Revenue	Year 4 Revenue	Year 5 Revenue	Year 6 Revenue	Year 7 Revenue	Year 8 Revenue	Year 9 Revenue	Year 10 Revenue
Occupancy Increase -->															
Rate Increase -->															
January	31	14	60%	1	60%	€24,192.00	€27,941.76	€30,602.88	€33,106.75	€35,417.09	€37,497.60	€39,626.50	€41,803.78	€44,029.44	€46,303.49
February	28	14	70%	1	60%	€28,224.00	€32,598.72	€35,703.36	€38,624.54	€41,319.94	€43,747.20	€46,230.91	€48,771.07	€51,367.68	€54,020.74
March	31	21	70%	1	70%	€49,392.00	€57,047.76	€62,480.88	€67,592.95	€72,309.89	€76,557.60	€80,904.10	€85,349.38	€89,893.44	€94,536.29
April	30	28	70%	2	80%	€150,528.00	€173,859.84	€190,417.92	€205,997.57	€220,372.99	€233,318.40	€246,564.86	€260,112.38	€273,960.96	€286,354.29
May	31	28	80%	2	80%	€172,032.00	€198,696.96	€217,620.48	€234,678.86	€244,882.29	€255,085.71	€265,289.14	€275,492.57	€285,696.00	€295,899.43
June	30	28	85%	2	100%	€228,480.00	€259,200.00	€271,542.86	€283,885.71	€296,228.57	€308,571.43	€320,914.29	€333,257.14	€345,600.00	€357,942.86
July	31	28	85%	2	100%	€228,480.00	€263,894.40	€280,594.29	€293,348.57	€306,102.86	€318,857.14	€331,611.43	€344,365.71	€357,120.00	€369,874.29
August	31	28	85%	2	100%	€228,480.00	€263,894.40	€280,594.29	€293,348.57	€306,102.86	€318,857.14	€331,611.43	€344,365.71	€357,120.00	€369,874.29
September	30	28	85%	2	100%	€228,480.00	€259,200.00	€271,542.86	€283,885.71	€296,228.57	€308,571.43	€320,914.29	€333,257.14	€345,600.00	€357,942.86
October	31	28	80%	2	80%	€172,032.00	€198,696.96	€217,620.48	€234,678.86	€244,882.29	€255,085.71	€265,289.14	€275,492.57	€285,696.00	€295,899.43
November	30	14	70%	2	70%	€65,856.00	€76,063.68	€83,307.84	€90,123.94	€96,413.18	€102,076.80	€107,872.13	€113,799.17	€119,857.92	€126,048.38
December	31	14	60%	1	60%	€24,192.00	€27,941.76	€30,602.88	€33,106.75	€35,417.09	€37,497.60	€39,626.50	€41,803.78	€44,029.44	€46,303.49
Total Revenue						€1,600,368.00	€1,839,036.24	€1,972,631.01	€2,092,378.79	€2,195,677.60	€2,295,723.77	€2,396,454.71	€2,497,870.41	€2,599,970.88	€2,700,999.81

Costs	includes	5%	annual increase across all costs	Year 1 Revenue	Year 2 Revenue	Year 3 Revenue	Year 4 Revenue	Year 5 Revenue	Year 6 Revenue	Year 7 Revenue	Year 8 Revenue	Year 9 Revenue	Year 10 Revenue
Accountancy Fees				-€5,000.00	-€5,250.00	-€5,512.50	-€5,788.13	-€6,077.53	-€6,381.41	-€6,700.48	-€7,035.50	-€7,387.28	-€7,756.64
IT services				-€4,000.00	-€4,200.00	-€4,410.00	-€4,630.50	-€4,862.03	-€5,105.13	-€5,360.38	-€5,628.40	-€5,909.82	-€6,205.31
Electricity				-€30,000.00	-€31,500.00	-€33,075.00	-€34,728.75	-€36,465.19	-€38,288.45	-€40,202.87	-€42,213.01	-€44,323.66	-€46,539.85
Water				-€15,000.00	-€15,750.00	-€16,537.50	-€17,364.38	-€18,232.59	-€19,144.22	-€20,101.43	-€21,106.51	-€22,161.83	-€23,269.92
Internet (Starlink)				-€6,000.00	-€6,300.00	-€6,615.00	-€6,945.75	-€7,293.04	-€7,657.69	-€8,040.57	-€8,442.60	-€8,864.73	-€9,307.97
Linen				-€10,000.00	-€10,500.00	-€11,025.00	-€11,576.25	-€12,155.06	-€12,762.82	-€13,400.96	-€14,071.00	-€14,774.55	-€15,513.28
Staff - P/T Host & Cleaning -->	2	@	€ 26,000.00 per annum	-€52,000.00	-€54,600.00	-€57,330.00	-€60,196.50	-€63,206.33	-€66,366.64	-€69,684.97	-€73,169.22	-€76,827.68	-€80,669.07
Staff - P/T Host & Cleaning + Kitchen -->	1	@	€ 26,000.00 per annum	-€26,000.00	-€27,300.00	-€28,665.00	-€30,098.25	-€31,603.16	-€33,183.32	-€34,842.49	-€36,584.61	-€38,413.84	-€40,334.53
Staff - Kitchen -->	2	@	€ 26,000.00 per annum	-€52,000.00	-€54,600.00	-€57,330.00	-€60,196.50	-€63,206.33	-€66,366.64	-€69,684.97	-€73,169.22	-€76,827.68	-€80,669.07
Staff - Garden/Maintenance -->	1	@	€ 26,000.00 per annum	-€26,000.00	-€27,300.00	-€28,665.00	-€30,098.25	-€31,603.16	-€33,183.32	-€34,842.49	-€36,584.61	-€38,413.84	-€40,334.53
Staff - Manager	1	@	€ 32,000.00 per annum	-€32,000.00	-€33,600.00	-€35,280.00	-€37,044.00	-€38,896.20	-€40,841.01	-€42,883.06	-€45,027.21	-€47,278.57	-€49,842.50
Staff - Bonuses			20% per annum	-€37,600.00	-€39,480.00	-€41,454.00	-€43,526.70	-€45,703.04	-€47,988.19	-€50,387.60	-€52,906.98	-€55,552.32	-€58,329.94
Food @	€	15.00	per person per day	-€79,821.00	-€91,782.50	-€94,219.18	-€95,817.74	-€96,479.90	-€97,921.34	-€97,362.78	-€97,804.22	-€98,245.67	-€98,617.55
Marketing				-€5,000.00	-€5,250.00	-€5,512.50	-€5,788.13	-€6,077.53	-€6,381.41	-€6,700.48	-€7,035.50	-€7,387.28	-€7,756.64
Insurance				-€10,000.00	-€10,500.00	-€11,025.00	-€11,576.25	-€12,155.06	-€12,762.82	-€13,400.96	-€14,071.00	-€14,774.55	-€15,513.28
Equipment				-€20,000.00	-€21,000.00	-€22,050.00	-€23,152.50	-€24,310.13	-€25,525.63	-€26,801.91	-€28,142.01	-€29,549.11	-€31,026.56
Maintenance				-€25,000.00	-€26,250.00	-€27,562.50	-€28,940.63	-€30,387.66	-€31,907.04	-€33,502.39	-€35,177.51	-€36,936.39	-€38,883.21
Vehicle(s)				-€50,000.00	-€20,000.00	-€21,000.00	-€22,050.00	-€23,152.50	-€24,310.13	-€25,525.63	-€26,801.91	-€28,142.01	-€29,549.11
Partner Fees @	7%		Approx (range from 5-8%)	-€112,025.76	-€128,732.54	-€138,084.17	-€146,466.52	-€153,697.43	-€160,700.66	-€167,751.83	-€174,850.93	-€181,997.96	-€189,069.99
Investor Interest @	8%				-€272,000.00	-€208,000.00	-€128,000.00	-€48,000.00	€0.00	€0.00	€0.00	€0.00	€0.00
Total Costs				-€597,446.76	-€885,895.03	-€853,352.35	-€803,985.70	-€753,563.86	-€735,777.85	-€767,178.25	-€799,821.98	-€833,768.79	-€868,888.96
Total Revenue minus Total Costs				€1,002,921.24	€953,141.21	€1,119,278.66	€1,288,393.08	€1,442,113.75	€1,559,945.92	€1,629,276.45	€1,698,048.43	€1,766,202.09	€1,832,110.85
Less			Business Taxes (Yrs 1-2 @ 15%, Yrs 3+ @ 25%)	-€150,438.19	-€142,971.18	-€279,819.66	-€322,098.27	-€360,528.44	-€389,986.48	-€407,319.11	-€424,512.11	-€441,550.52	-€458,027.71
Annual Profit				€852,483.05	€810,170.03	€839,458.99	€966,294.81	€1,081,585.31	€1,169,959.44	€1,221,957.34	€1,273,536.33	€1,324,651.57	€1,374,083.14
Investor Capital Repayments			-€4,000,000.00	-€600,000.00	-€800,000.00	-€1,000,000.00	-€1,000,000.00	-€600,000.00	€0.00	€0.00	€0.00	€0.00	€0.00
Cashflow				€252,483.05	€262,653.08	€102,112.07	€68,406.89	€549,992.20	€1,719,951.64	€2,941,908.98	€4,215,445.30	€5,540,096.87	€6,914,180.01

REVIVA Scenario 2: Base Case Projections

Maximum Cost PPPW (EUR)	€	2,000.00	EUR	NOTES 1. Scenario 2 figures are based on a maximum cost PPPW of €2,000 or £1,660 which is a low price point for the product offering and target market. Weekly rates for similar offerings can be €4,000+ per week. 2. Scenario 2 figures are based on a mid-range <i>nightly</i> occupancy rate. With focused marketing, global networking, and premium facilities conducive to year round operation this could be increased. 3. Scenario 2 figures are based on mid-range <i>room</i> occupancy rates. 4. A 5% annual increase (for inflation) has been included across all costs 5. PPPN based on 7 nights
Maximum Cost PPPN (EUR)	€	285.71		
Maximum Cost PPPW (GBP)	£	1,663.00	GBP	
Maximum Cost PPPN (GBP)	£	237.57		
EUR -> GBP	0.8315 FX Rate @ Nov 2024			
TOTAL rooms	14			
Max Occupancy per room	2			

Revenue	Month Days	Occup. Nights	Occup. % (of TOTAL rooms)	Occup. (per room)	Seasonal Rate Adj. %	Year 1 Revenue	Year 2 Revenue	Year 3 Revenue	Year 4 Revenue	Year 5 Revenue	Year 6 Revenue	Year 7 Revenue	Year 8 Revenue	Year 9 Revenue	Year 10 Revenue
Occupancy Increase -->							10%	5%	4%	3%	2%	2%	2%	2%	2%
Rate Increase -->							5%	5%	5%	5%	5%	5%	5%	5%	5%
January	31	7	60%	1	60%	€10,080.00	€11,642.40	€12,751.20	€13,794.48	€14,757.12	€15,624.00	€16,511.04	€17,418.24	€18,345.60	€19,293.12
February	28	7	60%	1	60%	€10,080.00	€11,642.40	€12,751.20	€13,794.48	€14,757.12	€15,624.00	€16,511.04	€17,418.24	€18,345.60	€19,293.12
March	31	14	60%	1	70%	€23,520.00	€27,165.60	€29,752.80	€32,187.12	€34,433.28	€36,456.00	€38,525.76	€40,642.56	€42,806.40	€45,017.28
April	30	21	70%	2	80%	€94,080.00	€108,662.40	€119,011.20	€128,748.48	€137,733.12	€145,824.00	€154,103.04	€162,570.24	€171,225.60	€180,069.12
May	31	28	70%	2	80%	€125,440.00	€144,883.20	€158,681.60	€171,664.64	€183,644.16	€194,432.00	€205,470.72	€216,760.32	€228,300.80	€240,092.16
June	30	28	80%	2	100%	€179,200.00	€206,976.00	€226,285.71	€236,571.43	€246,857.14	€257,142.86	€267,428.57	€277,714.29	€288,000.00	€298,285.71
July	31	28	80%	2	100%	€179,200.00	€206,976.00	€226,688.00	€244,457.14	€255,085.71	€265,714.29	€276,342.86	€286,971.43	€297,600.00	€308,228.57
August	31	28	80%	2	100%	€179,200.00	€206,976.00	€226,688.00	€244,457.14	€255,085.71	€265,714.29	€276,342.86	€286,971.43	€297,600.00	€308,228.57
September	30	28	80%	2	100%	€179,200.00	€206,976.00	€226,285.71	€236,571.43	€246,857.14	€257,142.86	€267,428.57	€277,714.29	€288,000.00	€298,285.71
October	31	21	70%	2	80%	€94,080.00	€108,662.40	€119,011.20	€128,748.48	€137,733.12	€145,824.00	€154,103.04	€162,570.24	€171,225.60	€180,069.12
November	30	14	60%	2	70%	€47,040.00	€54,331.20	€59,505.60	€64,374.24	€68,866.56	€72,912.00	€77,051.52	€81,285.12	€85,612.80	€90,034.56
December	31	7	60%	1	60%	€10,080.00	€11,642.40	€12,751.20	€13,794.48	€14,757.12	€15,624.00	€16,511.04	€17,418.24	€18,345.60	€19,293.12
Total Revenue						€1,131,200.00	€1,306,536.00	€1,430,163.43	€1,529,163.54	€1,610,567.31	€1,688,034.29	€1,766,330.06	€1,845,454.63	€1,925,408.00	€2,006,190.17

Costs	includes	5%	annual increase across all costs	Year 1 Revenue	Year 2 Revenue	Year 3 Revenue	Year 4 Revenue	Year 5 Revenue	Year 6 Revenue	Year 7 Revenue	Year 8 Revenue	Year 9 Revenue	Year 10 Revenue
Accountancy Fees				-€5,000.00	-€5,250.00	-€5,512.50	-€5,788.13	-€6,077.53	-€6,381.41	-€6,700.48	-€7,035.50	-€7,387.28	-€7,756.64
IT services				-€4,000.00	-€4,200.00	-€4,410.00	-€4,630.50	-€4,862.03	-€5,105.13	-€5,360.38	-€5,628.40	-€5,909.82	-€6,205.31
Electricity				-€30,000.00	-€31,500.00	-€33,075.00	-€34,728.75	-€36,465.19	-€38,288.45	-€40,202.87	-€42,213.01	-€44,323.66	-€46,539.85
Water				-€15,000.00	-€15,750.00	-€16,537.50	-€17,364.38	-€18,232.59	-€19,144.22	-€20,101.43	-€21,106.51	-€22,161.83	-€23,269.92
Internet (Starlink)				-€6,000.00	-€6,300.00	-€6,615.00	-€6,945.75	-€7,293.04	-€7,657.69	-€8,040.57	-€8,442.60	-€8,864.73	-€9,307.97
Linen				-€10,000.00	-€10,500.00	-€11,025.00	-€11,576.25	-€12,155.06	-€12,762.82	-€13,400.96	-€14,071.00	-€14,774.55	-€15,513.28
Staff - P/T Host & Cleaning -->	2	@	€ 26,000.00 per annum	-€52,000.00	-€54,600.00	-€57,330.00	-€60,196.50	-€63,206.33	-€66,366.64	-€69,684.97	-€73,169.22	-€76,827.68	-€80,669.07
Staff - P/T Host & Cleaning + Kitchen -->	1	@	€ 26,000.00 per annum	-€26,000.00	-€27,300.00	-€28,665.00	-€30,098.25	-€31,603.16	-€33,183.32	-€34,842.49	-€36,584.61	-€38,413.84	-€40,334.53
Staff - Kitchen -->	2	@	€ 26,000.00 per annum	-€52,000.00	-€54,600.00	-€57,330.00	-€60,196.50	-€63,206.33	-€66,366.64	-€69,684.97	-€73,169.22	-€76,827.68	-€80,669.07
Staff - Garden/Maintenance -->	1	@	€ 26,000.00 per annum	-€26,000.00	-€27,300.00	-€28,665.00	-€30,098.25	-€31,603.16	-€33,183.32	-€34,842.49	-€36,584.61	-€38,413.84	-€40,334.53
Staff - Manager	1	@	€ 32,000.00 per annum	-€32,000.00	-€33,600.00	-€35,280.00	-€37,044.00	-€38,896.20	-€40,841.01	-€42,883.06	-€45,027.21	-€47,278.57	-€49,742.50
Staff - Bonuses			20% per annum	-€37,600.00	-€39,480.00	-€41,454.00	-€43,526.70	-€45,703.04	-€47,988.19	-€50,387.60	-€52,906.98	-€55,552.32	-€58,329.94
Food @	€	15.00	per person per day	-€66,150.00	-€76,403.25	-€79,835.81	-€81,749.24	-€82,647.56	-€83,246.44	-€83,845.31	-€84,444.19	-€85,043.07	-€85,641.95
Marketing				-€5,000.00	-€5,250.00	-€5,512.50	-€5,788.13	-€6,077.53	-€6,381.41	-€6,700.48	-€7,035.50	-€7,387.28	-€7,756.64
Insurance				-€10,000.00	-€10,500.00	-€11,025.00	-€11,576.25	-€12,155.06	-€12,762.82	-€13,400.96	-€14,071.00	-€14,774.55	-€15,513.28
Equipment				-€20,000.00	-€21,000.00	-€22,050.00	-€23,152.50	-€24,310.13	-€25,525.63	-€26,801.91	-€28,142.01	-€29,549.11	-€31,026.56
Maintenance				-€25,000.00	-€26,250.00	-€27,562.50	-€28,940.63	-€30,387.66	-€31,907.04	-€33,502.39	-€35,177.51	-€36,936.39	-€38,883.21
Vehicle(s)				-€50,000.00	-€20,000.00	-€21,000.00	-€22,050.00	-€23,152.50	-€24,310.13	-€25,525.63	-€26,801.91	-€28,142.01	-€29,549.11
Partner Fees @	7%		Approx (range from 5-8%)	-€79,184.00	-€91,457.52	-€100,111.44	-€107,041.45	-€112,739.71	-€118,162.40	-€123,643.10	-€129,181.82	-€134,778.56	-€140,433.31
Investor Interest @	8%			-€304,000.00	-€272,000.00	-€232,000.00	-€184,000.00	-€136,000.00	-€80,000.00	-€24,000.00	€0.00	€0.00	€0.00
Total Costs				-€550,934.00	-€865,240.77	-€864,996.25	-€854,492.14	-€834,773.79	-€815,564.68	-€789,552.06	-€764,792.84	-€773,346.79	-€807,276.68
Total Revenue minus Total Costs				€580,266.00	€441,295.23	€565,167.18	€674,671.40	€775,793.52	€872,469.60	€976,778.00	€1,080,661.79	€1,152,061.21	€1,198,913.49
Less			Business Taxes (Yrs 1-2 @ 15%, Yrs 3+ @ 25%)	-€87,039.90	-€66,194.28	-€141,291.80	-€168,667.85	-€193,948.38	-€218,117.40	-€244,194.50	-€270,165.45	-€288,015.30	-€299,728.37
Annual Profit				€493,226.10	€375,100.95	€423,875.39	€506,003.55	€581,845.14	€654,352.20	€732,583.50	€810,496.34	€864,045.90	€899,185.12
Investor Capital Repayments			-€4,000,000.00	-€200,000.00	-€400,000.00	-€500,000.00	-€600,000.00	-€600,000.00	-€700,000.00	-€700,000.00	-€300,000.00	€0.00	€0.00
Cashflow				€293,226.10	€268,327.05	€192,202.43	€98,205.99	€80,051.13	€34,403.33	€66,986.83	€577,483.17	€1,441,529.07	€2,340,714.19

REVIVA Scenario 1: Worst Case Projections

Maximum Cost PPPW (EUR)	€	1,800.00	EUR	NOTES 1. Scenario 1 figures are based on a maximum cost PPPW of €1,600 or €1,330 which is a low price point for the product offering and target market. Weekly rates for similar offerings can be €4,000+ per week. 2. Scenario 1 figures are based on a lower <i>nightly</i> occupancy rate. With focused marketing, global networking, and premium facilities conducive to year round operation this could be increased. 3. Scenario 1 figures are based on lower <i>room</i> occupancy rates. 4. A 5% annual increase (for inflation) has been included across all costs 5. PPPN based on 7 nights
Maximum Cost PPPN (EUR)	€	257.14		
Maximum Cost PPPW (GBP)	£	1,496.70	GBP	
Maximum Cost PPPN (GBP)	£	213.81		
EUR -> GBP	0.8315 FX Rate @ Nov 2024			
TOTAL rooms	14			
Max Occupancy per room	2			

Revenue	Month Days	Occup. Nights	Occup. % (of TOTAL rooms)	Occup. (per room)	Seasonal Rate Adj. %	Year 1 Revenue	Year 2 Revenue	Year 3 Revenue	Year 4 Revenue	Year 5 Revenue	Year 6 Revenue	Year 7 Revenue	Year 8 Revenue	Year 9 Revenue	Year 10 Revenue
Occupancy Increase -->							10%	5%	4%	3%	2%	2%	2%	2%	2%
Rate Increase -->							5%	5%	5%	5%	5%	5%	5%	5%	5%
January	31	7	50%	1	60%	€7,560.00	€8,731.80	€9,563.40	€10,345.86	€11,067.84	€11,718.00	€12,383.28	€13,063.68	€13,759.20	€14,469.84
February	28	7	50%	1	60%	€7,560.00	€8,731.80	€9,563.40	€10,345.86	€11,067.84	€11,718.00	€12,383.28	€13,063.68	€13,759.20	€14,469.84
March	31	14	50%	1	70%	€17,640.00	€20,374.20	€22,314.60	€24,140.34	€25,824.96	€27,342.00	€28,894.32	€30,481.92	€32,104.80	€33,762.96
April	30	14	60%	2	80%	€48,384.00	€55,883.52	€61,205.76	€66,213.50	€70,834.18	€74,995.20	€79,252.99	€83,607.55	€88,058.88	€92,606.98
May	31	21	60%	2	80%	€72,576.00	€83,825.28	€91,808.64	€99,320.26	€106,251.26	€112,492.80	€118,879.49	€125,411.33	€132,088.32	€138,910.46
June	30	28	75%	2	100%	€151,200.00	€174,636.00	€191,268.00	€206,917.20	€221,356.80	€231,428.57	€240,685.71	€249,942.86	€259,200.00	€268,457.14
July	31	28	75%	2	100%	€151,200.00	€174,636.00	€191,268.00	€206,917.20	€221,356.80	€234,360.00	€247,665.60	€258,274.29	€267,840.00	€277,405.71
August	31	28	75%	2	100%	€151,200.00	€174,636.00	€191,268.00	€206,917.20	€221,356.80	€234,360.00	€247,665.60	€258,274.29	€267,840.00	€277,405.71
September	30	28	75%	2	100%	€151,200.00	€174,636.00	€191,268.00	€206,917.20	€221,356.80	€231,428.57	€240,685.71	€249,942.86	€259,200.00	€268,457.14
October	31	21	60%	2	80%	€72,576.00	€83,825.28	€91,808.64	€99,320.26	€106,251.26	€112,492.80	€118,879.49	€125,411.33	€132,088.32	€138,910.46
November	30	14	50%	1	70%	€17,640.00	€20,374.20	€22,314.60	€24,140.34	€25,824.96	€27,342.00	€28,894.32	€30,481.92	€32,104.80	€33,762.96
December	31	7	50%	1	60%	€7,560.00	€8,731.80	€9,563.40	€10,345.86	€11,067.84	€11,718.00	€12,383.28	€13,063.68	€13,759.20	€14,469.84
Total Revenue						€856,296.00	€989,021.88	€1,083,214.44	€1,171,841.08	€1,253,617.34	€1,321,395.94	€1,388,653.08	€1,451,019.37	€1,511,802.72	€1,573,089.06

Costs	includes	5%	annual increase across all costs	Year 1 Revenue	Year 2 Revenue	Year 3 Revenue	Year 4 Revenue	Year 5 Revenue	Year 6 Revenue	Year 7 Revenue	Year 8 Revenue	Year 9 Revenue	Year 10 Revenue
Accountancy Fees				-€5,000.00	-€5,250.00	-€5,512.50	-€5,788.13	-€6,077.53	-€6,381.41	-€6,700.48	-€7,035.50	-€7,387.28	-€7,756.64
IT services				-€4,000.00	-€4,200.00	-€4,410.00	-€4,630.50	-€4,862.03	-€5,105.13	-€5,360.38	-€5,628.40	-€5,909.82	-€6,205.31
Electricity				-€30,000.00	-€31,500.00	-€33,075.00	-€34,728.75	-€36,465.19	-€38,288.45	-€40,202.87	-€42,213.01	-€44,323.66	-€46,539.85
Water				-€15,000.00	-€15,750.00	-€16,537.50	-€17,364.38	-€18,232.59	-€19,144.22	-€20,101.43	-€21,106.51	-€22,161.83	-€23,269.92
Internet (Starlink)				-€6,000.00	-€6,300.00	-€6,615.00	-€6,945.75	-€7,293.04	-€7,657.69	-€8,040.57	-€8,442.60	-€8,864.73	-€9,307.97
Linen				-€10,000.00	-€10,500.00	-€11,025.00	-€11,576.25	-€12,155.06	-€12,762.82	-€13,400.96	-€14,071.00	-€14,774.55	-€15,513.28
Staff - P/T Host & Cleaning -->	2	@	€ 26,000.00 per annum	-€52,000.00	-€54,600.00	-€57,330.00	-€60,196.50	-€63,206.33	-€66,366.64	-€69,684.97	-€73,169.22	-€76,827.68	-€80,669.07
Staff - P/T Host & Cleaning + Kitchen -->	1	@	€ 26,000.00 per annum	-€26,000.00	-€27,300.00	-€28,665.00	-€30,098.25	-€31,603.16	-€33,183.32	-€34,842.49	-€36,584.61	-€38,413.84	-€40,334.53
Staff - Kitchen -->	2	@	€ 26,000.00 per annum	-€52,000.00	-€54,600.00	-€57,330.00	-€60,196.50	-€63,206.33	-€66,366.64	-€69,684.97	-€73,169.22	-€76,827.68	-€80,669.07
Staff - Garden/Maintenance -->	1	@	€ 26,000.00 per annum	-€26,000.00	-€27,300.00	-€28,665.00	-€30,098.25	-€31,603.16	-€33,183.32	-€34,842.49	-€36,584.61	-€38,413.84	-€40,334.53
Staff - Manager	1	@	€ 32,000.00 per annum	-€32,000.00	-€33,600.00	-€35,280.00	-€37,044.00	-€38,896.20	-€40,841.01	-€42,883.06	-€45,027.21	-€47,278.57	-€49,842.50
Staff - Bonuses			20% per annum	-€37,600.00	-€39,480.00	-€41,454.00	-€43,526.70	-€45,703.04	-€47,988.19	-€50,387.60	-€52,906.98	-€55,552.32	-€58,329.94
Food @	€	15.00	per person per day	-€54,537.00	-€62,990.24	-€65,853.43	-€68,143.98	-€69,861.90	-€70,719.89	-€71,494.73	-€71,997.41	-€72,401.81	-€72,806.20
Marketing				-€5,000.00	-€5,250.00	-€5,512.50	-€5,788.13	-€6,077.53	-€6,381.41	-€6,700.48	-€7,035.50	-€7,387.28	-€7,756.64
Insurance				-€10,000.00	-€10,500.00	-€11,025.00	-€11,576.25	-€12,155.06	-€12,762.82	-€13,400.96	-€14,071.00	-€14,774.55	-€15,513.28
Equipment				-€20,000.00	-€21,000.00	-€22,050.00	-€23,152.50	-€24,310.13	-€25,525.63	-€26,801.91	-€28,142.01	-€29,549.11	-€31,026.56
Maintenance				-€25,000.00	-€26,250.00	-€27,562.50	-€28,940.63	-€30,387.66	-€31,907.04	-€33,502.39	-€35,177.51	-€36,936.39	-€38,883.21
Vehicle(s)				-€50,000.00	-€20,000.00	-€21,000.00	-€22,050.00	-€23,152.50	-€24,310.13	-€25,525.63	-€26,801.91	-€28,142.01	-€29,549.11
Partner Fees @	7%		Approx (range from 5-8%)	-€59,940.72	-€69,231.53	-€75,825.01	-€82,028.88	-€87,753.21	-€92,997.72	-€97,205.72	-€101,571.36	-€105,826.19	-€110,116.23
Investor Interest @	8%				-€304,000.00	-€288,000.00	-€272,000.00	-€256,000.00	-€232,000.00	-€208,000.00	-€176,000.00	-€144,000.00	-€104,000.00
Total Costs				-€520,077.72	-€829,601.77	-€842,727.44	-€855,874.31	-€869,001.63	-€873,373.46	-€878,764.09	-€876,735.59	-€875,753.16	-€868,123.86
Total Revenue minus Total Costs				€336,218.28	€159,420.11	€240,487.00	€315,966.77	€384,615.71	€448,022.48	€509,888.99	€574,283.79	€636,049.56	€704,965.20
Less			Business Taxes (Yrs 1-2 @ 15%, Yrs 3+ @ 25%)	-€50,432.74	-€23,913.02	-€60,121.75	-€78,991.69	-€96,153.93	-€112,005.62	-€127,472.25	-€143,570.95	-€159,012.39	-€176,241.30
Annual Profit				€285,785.54	€135,507.10	€180,365.25	€236,975.08	€288,461.78	€336,016.86	€382,416.74	€430,712.84	€477,037.17	€528,723.90
Investor Capital Repayments			-€4,000,000.00	-€200,000.00	-€200,000.00	-€200,000.00	-€200,000.00	-€300,000.00	-€300,000.00	-€400,000.00	-€400,000.00	-€500,000.00	-€500,000.00
Cashflow				€85,785.54	€21,292.63	€1,657.89	€38,632.96	€27,094.75	€63,111.61	€45,528.35	€76,241.19	€53,278.36	€82,002.26