

BUSINESS PROFILE



www.kosystay.com

KosyStay. Transforming Idle Properties into Profitable Assets

About Us

The global short-term rental industry has seen massive growth with platforms like Airbnb, Booking.com, and Vrbo, allowing property owners to turn their real estate into lucrative income streams. However, managing these rentals successfully requires time, expertise, and hands-on involvement—something many investors simply don't have.

At KosyStay, a subsidiary of Slice Foundation (Private) Limited, we provide a hassle-free, fully managed solution for Sri Lankan property owners and investors, ensuring their rental properties are optimized for maximum returns with minimal effort.

Whether you own a luxury villa, apartment, or vacation home, our comprehensive services handle everything—from listing to guest management, cleaning, maintenance, and financial reporting.

Why KosyStay Stands Out in Sri Lanka

While similar businesses thrive globally, Sri Lanka's short-term rental market is still evolving, presenting a huge opportunity for property investors. KosyStay combines global best practices with local market expertise, ensuring:

- ✓ Strategic pricing to maximize occupancy and revenue
- ✓ Seamless operations and guest experiences
- ✓ Transparent financial management and reporting
- ✓ A fully passive income opportunity for property owners

If you've invested in property but don't have the time or resources to take it to the next level, KosyStay is your perfect partner.



Our Vision

To be Sri Lanka's leading property management company, empowering property owners with **innovative solutions** to unlock their full investment potential effortlessly.



Our Mission

To provide **end-to-end property management services** that enhance the value of investment properties, offering property owners **peace of mind** and guests an **exceptional stay experience**.



How Our Revenue Model Works

At KosyStay, we operate on a **transparent revenue-sharing model** that ensures property owners receive **maximum returns** with zero hassle.

We deduct all operational expenses from the gross income, including:

- ✓ Cleaning services
- ✓ Laundry charges (washing, drying, and ironing of bed linens, towels, etc.)
- ✓ Amenities (tea, sugar, salt, pepper, toilet paper, kitchen towels)
- ✓ Special guest requests (additional services requested by guests)
- ✓ Utility bills (electricity, water, gas)
- ✓ Booking platform commissions (Airbnb, Booking.com, Agoda, etc.)

After covering these operational costs, the **net profit is shared** as follows:

- ✓ 70% of the net profit is transferred to the **property owner**
- ✓ 30% of the net profit is retained by KosyStay, covering the full range of **property management, guest services, marketing, and operational support**

With this **performance-driven model**, property owners enjoy **consistent earnings** and **worry-free management**, while KosyStay ensures the property remains a top-performing rental.



Our Services

1. Property Listing & Multi-Platform Management

- ✓ Professional photography and high-converting listings on Airbnb, Booking.com, Agoda, and more
- ✓ Optimized pricing strategies to ensure maximum occupancy & revenue
- ✓ Multi-channel marketing, including digital advertising & corporate partnerships

2. Guest Management & Hospitality Services

- ✓ 24/7 guest communication & personalized support
- ✓ Secure key handling & check-in/check-out services
- ✓ Guest screening to ensure responsible tenants

3. Cleaning, Laundry & Housekeeping

- ✓ Professional cleaning & linen services to maintain hotel-grade standards
- ✓ Laundry services to ensure fresh linens and towels for every stay
- ✓ Restocking of essential amenities for guest convenience

4. Property Maintenance & Upkeep

- ✓ Regular maintenance management to prevent unexpected issues
- ✓ On-call maintenance team to handle any property-related concerns

5. Financial Transparency & Revenue Management

- ✓ Collection of rental income & deduction of operational costs
- ✓ Clear monthly financial reports, outlining all incomes & expenses



Why Choose KosyStay?

✓ Maximized Earnings

Our dynamic pricing and expert marketing ensure **higher revenue & occupancy**

✓ Hassle-Free Ownership

We handle everything, so you enjoy **stress-free passive income**

✓ Transparent Financials

Clear, detailed reports keep you informed about your earnings

✓ Local Expertise

We understand Sri Lanka's property market and attract both **local & International** guests

✓ Tailored Solutions

Whether you own a luxury villa, apartment, or vacation home, our services adapt to your needs

✓ Expert Knowledge in Sri Lanka's Tourism Sector

Our in-depth understanding of traveler trends, guest expectations, and market demands allows us to position your property for maximum success

✓ A Globally Proven Model, Perfected for Sri Lanka

Short-term rental management has been highly successful worldwide, and KosyStay brings that global expertise to local property owners looking to capitalize on Sri Lanka's booming tourism industry



Who Should Partner with KosyStay?

- Property investors who have purchased real estate as an investment but lack the time or support to manage it effectively
- Homeowners who want to maximize rental income on vacation or secondary homes
- Anyone seeking a reliable, expert partner to handle short-term rental management
- Join KosyStay Today & Turn Your Property into a High-Performing Asset!
- Contact us now to learn how we can help you achieve effortless rental success!

KosyStay

A Subsidiary of Slice Foundation (Private) Limited

75/4, Barnes Place, Colombo 7, Sri Lanka

Tel: +94 716809756

Email: indika@kosystay.com

Web: www.kosystay.com