

Your villa. Your view.

The Owner Portal

More time to enjoy ownership.
A clearer view of bookings, money and villa care.



2027 OWNER WALKTHROUGH

Built around Jordi-designed HostPilotPro.
Open on your phone, tablet or computer.

owner.mrpropertythailand.com

Illustrative lifestyle scene. Original demonstration screens: 16 September 2026.
Figures, dates and screen offers are examples; your account and signed agreement govern.

Your first five minutes

2027 edition | Updated 14 October 2026

01 Sign in to your MPS account

Open owner.mrpropertysiam.com and use the sign-in options available to your account. Ask your manager if access or recovery is unclear.

02 Choose the villa and period

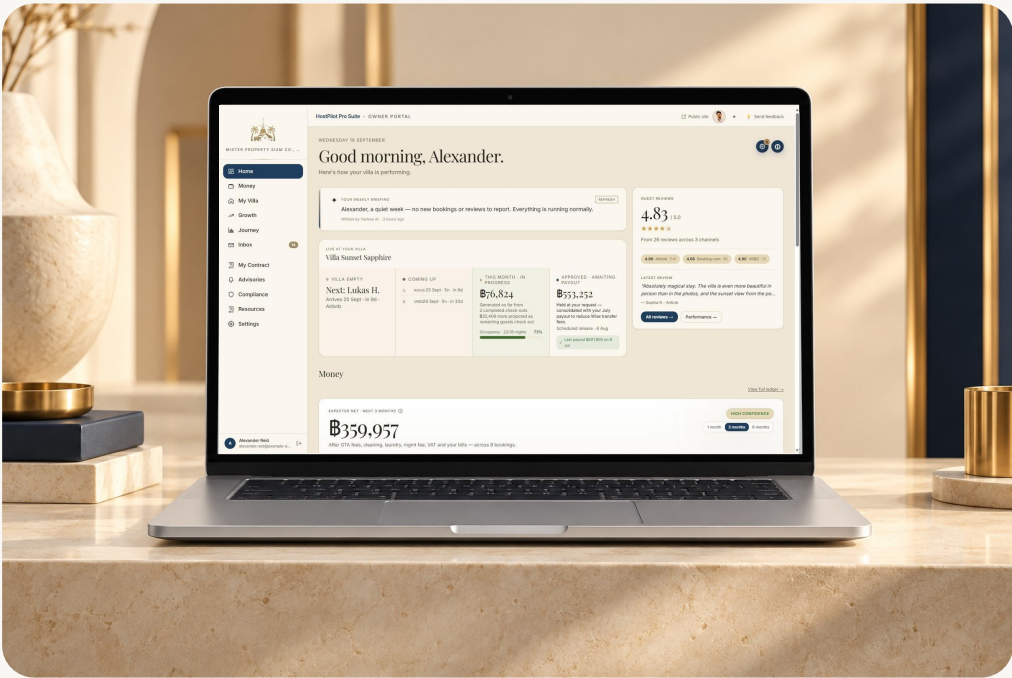
Check which property you are viewing before comparing bookings, money or maintenance records.

03 Check Home, then Money

Review the briefing and upcoming stays. Open the relevant Money page to understand balances, deductions and published statements.

04 Keep the evidence with the number

Compare bills, invoices, meter photographs and completed-work records. Report an issue with its villa, period and reference.



Use this guide in two ways

Pages 4-39 explain the screens. Pages 40-42 give practical review routines and the systems behind the portal.

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Practical review routines and your connected systems: pages 40-42

SECTION 1

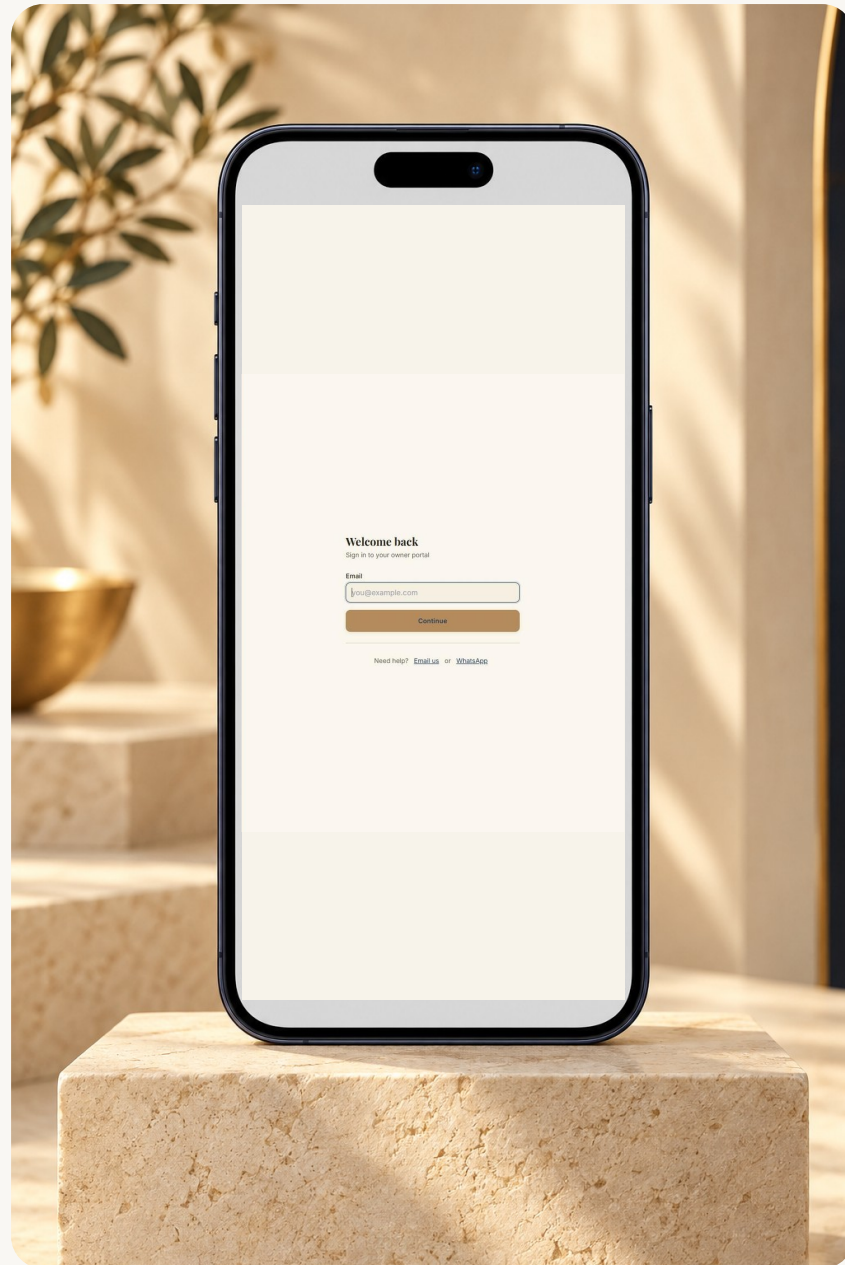
Getting started

Where to go, and what the first screen tells you.

Getting into your portal

One address, and it works on any phone, tablet or computer. No app to install.

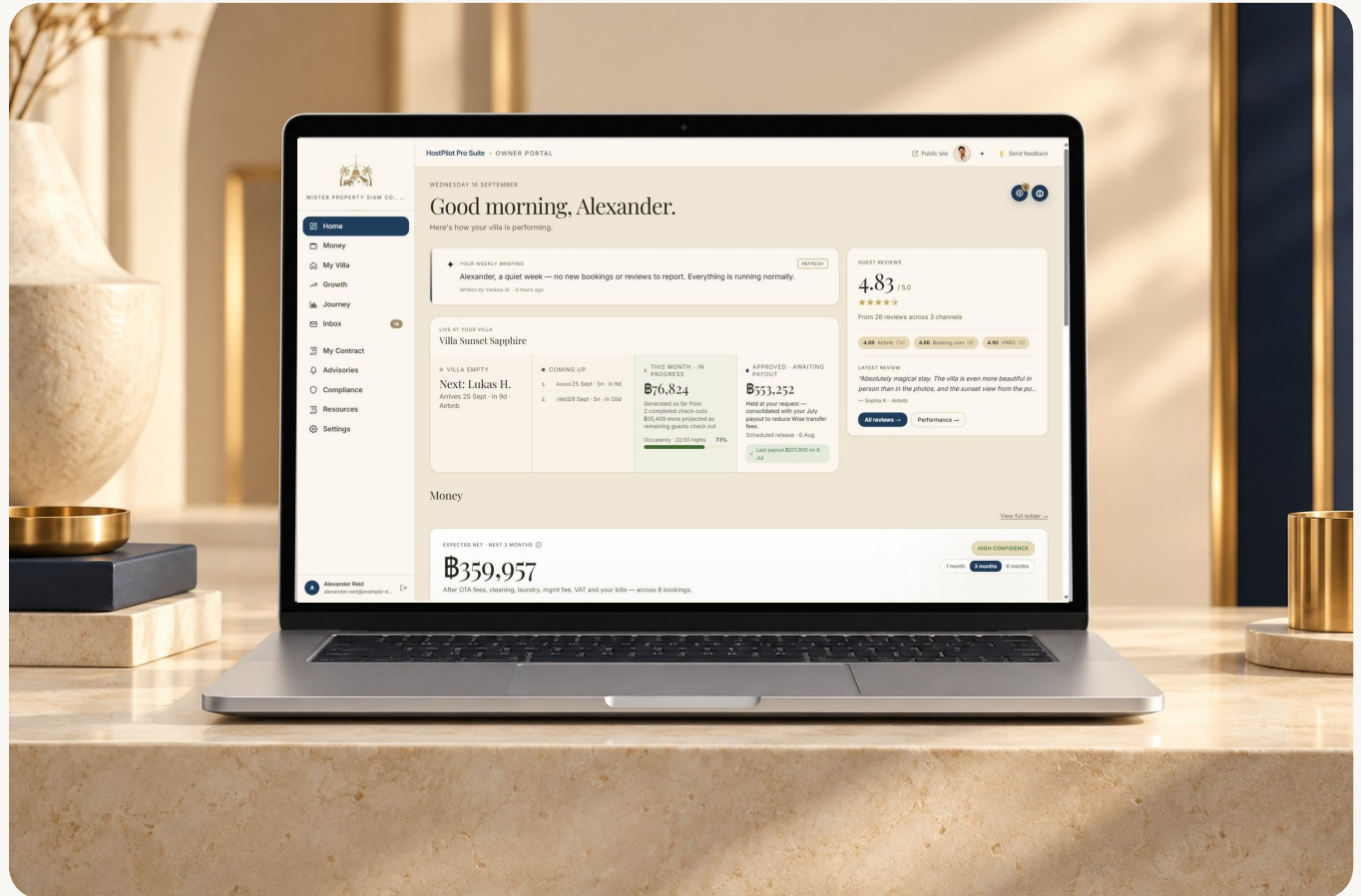
- Go to owner.mrpropertystiam.com
- Enter your email, then your password — or use Continue with Google
- Forgotten it? Reset it yourself from the sign-in screen
- Keep your sign-in details private; sign out when using a shared device



Your villa at a glance

The first screen answers the questions owners ask most, before you click anything.

- A short written briefing on the week — what changed, what did not
- Live villa status: who is in, who arrives next, and when
- This month's earnings so far, and what is awaiting payout
- Your guest review score across every channel
- Expected net for the next three months



Original demo screen in an illustrative device setting.

SECTION 2

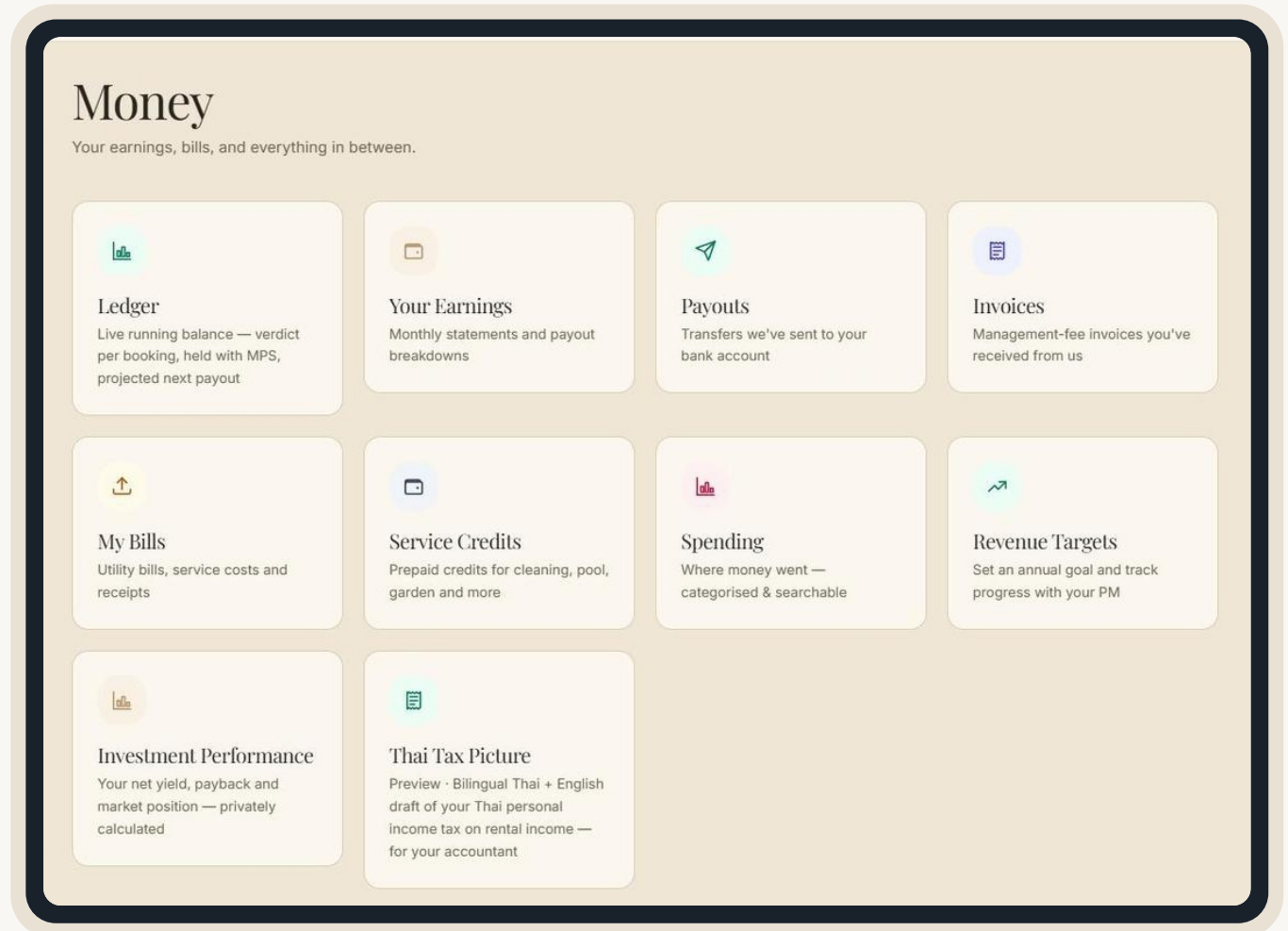
Money

A clearer view of income, costs and balances, with the records behind them.

Everything about the money

The hub. Each page answers a different financial question.

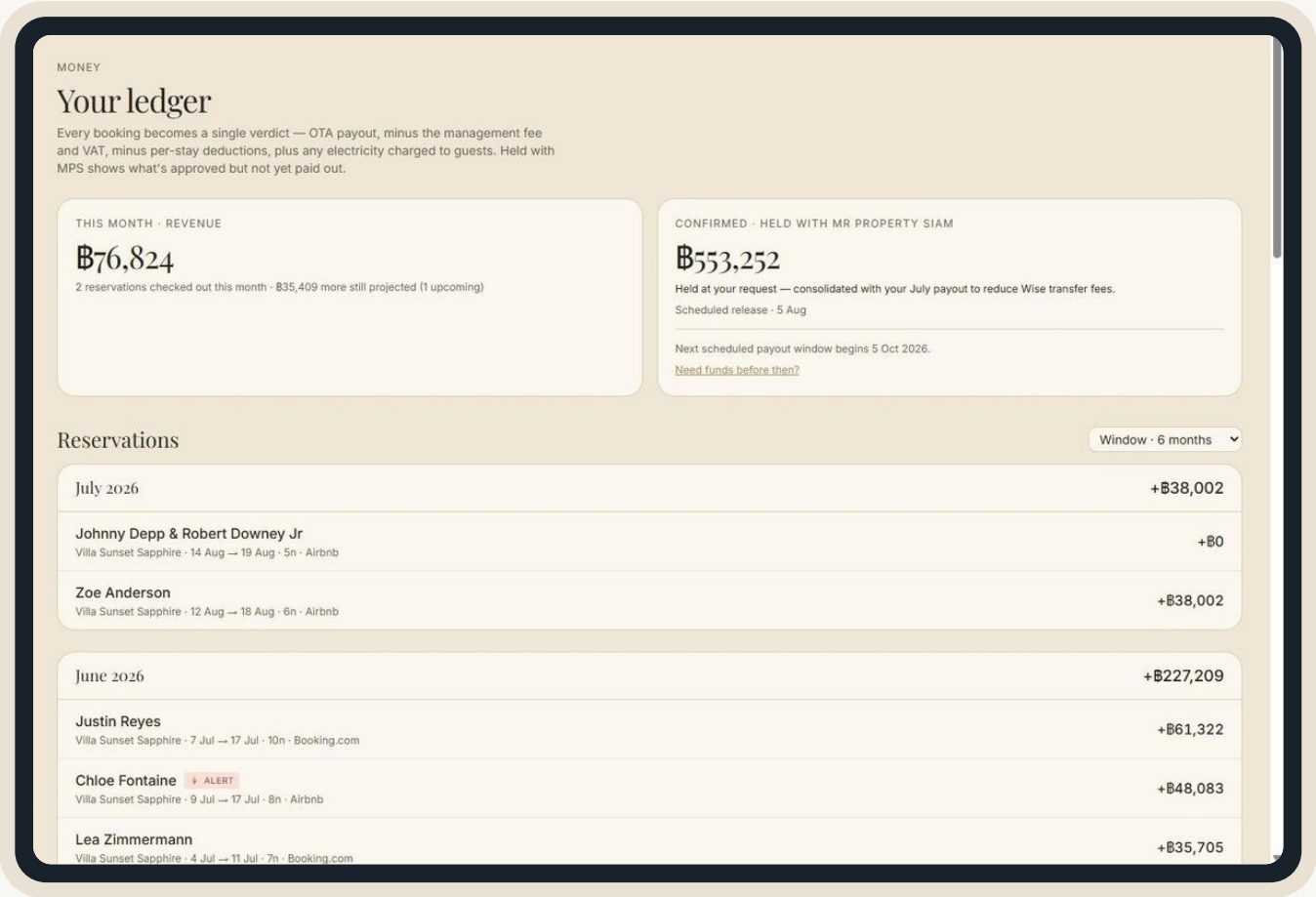
- Ledger, Your Earnings and Payouts for what you earned, hold or have received
- Invoices, Bills, Service Credits and Spending for what went out
- Revenue Targets and Investment Performance for how it is tracking
- A Thai tax picture you can hand to your accountant



One verdict per booking

Every reservation reduced to a single number: the owner amount after recorded deductions.

- OTA payout, minus the management fee and VAT, minus per-stay deductions, plus any electricity charged to guests
- Grouped by month, with the month's total on the header
- "Held with Mr Property Siam" shows what is approved but not yet paid out
- Choose your own window — six months, a year, or longer



Every transfer, with the maths shown

What was sent, when, through which bank, and exactly how it was calculated.

- Gross, deductions, withholding tax and net to you — as columns, not prose
- The date it was paid and its current status
- Your next payout, its expected window, and processing from the 6th to the 10th
- Running total paid across every period on file



Original demo screen in an illustrative device setting.

The bills we settle for you

Every bill on the villa in one list, whoever paid it, with the paperwork attached to it.

- Electricity, water, gas, internet, garbage, insurance, pest control — all in one place, oldest to newest
- Each row says who paid: “I paid” for the ones you settled, “MPS pays” for the ones we settle on your behalf
- A status on every line — Recorded, Paid by MPS, or On next statement
- Attach the invoice and the payment proof to any bill, so the document sits with the number instead of in an email
- Send MPS a bill to pay for you, or record one you already paid so your accounting stays complete

← Back to Money

Bills

Send MPS a bill to pay on your behalf, or record a bill you already paid so your accounting stays complete.

+ New bill

Date	Vendor	Category	Type	Amount	Status
13 Feb 2026	AXA Thailand	Insurance	I paid ✓	THB 16,000	Recorded
30 Jul 2026	3BB	Internet	I paid ✓	THB 999	Recorded
6 Sept 2025	Provincial Electricity Authority	Electricity	I paid ✓	THB 9,203	Recorded
6 Sept 2025	Provincial Waterworks Authority	Water	I paid ✓	THB 787	Recorded
6 Feb 2026	Provincial Electricity Authority	Electricity	I paid ✓	THB 4,850	Recorded
6 Feb 2026	Provincial Waterworks Authority	Water	I paid ✓	THB 773	Recorded
6 Feb 2026	3BB Corporation	Internet	MPS pays →	THB 890	Paid by MPS
6 Feb 2026	Samui Gas Supply	Gas	I paid ✓	THB 315	Recorded
6 Feb 2026	Local Municipality Garbage Collection	Garbage	I paid ✓	THB 150	Recorded
6 Feb 2026	Samui Pest Control	Pest_control	MPS pays →	THB 2,253	Paid by MPS
6 Mar 2026	Provincial Electricity Authority	Electricity	I paid ✓	THB 6,339	Recorded
6 Mar 2026	Provincial Waterworks Authority	Water	I paid ✓	THB 859	Recorded
6 Mar 2026	3BB Corporation	Internet	MPS pays →	THB 890	Paid by MPS
6 Mar 2026	Samui Gas Supply	Gas	I paid ✓	THB 567	Recorded
6 Mar 2026	Local Municipality Garbage Collection	Garbage	I paid ✓	THB 150	Recorded
2 Apr 2026	Provincial Electricity Authority	Electricity	I paid ✓	THB 6,935	Recorded
2 Apr 2026	Provincial Waterworks Authority	Water	I paid ✓	THB 759	Recorded
2 Apr 2026	3BB Corporation	Internet	MPS pays →	THB 890	Paid by MPS
2 Apr 2026	Samui Gas Supply	Gas	I paid ✓	THB 569	Recorded
2 Apr 2026	Local Municipality Garbage Collection	Garbage	I paid ✓	THB 150	Recorded
7 May 2026	Provincial Electricity Authority	Electricity	I paid ✓	THB 6,967	Recorded
7 May 2026	Provincial Waterworks Authority	Water	I paid ✓	THB 1,031	Recorded
7 May 2026	3BB Corporation	Internet	MPS pays →	THB 890	Paid by MPS
7 May 2026	Samui Gas Supply	Gas	I paid ✓	THB 356	Recorded
7 May 2026	Local Municipality Garbage Collection	Garbage	I paid ✓	THB 150	Recorded

The meter, photographed both ways

Guest electricity is metered per stay, and the reading is backed by a photograph.

- Reading at check-in, reading at check-out, and the units between them
- The rate per kWh and any included allowance are shown, so the guest charge is arithmetic you can repeat yourself
- Photographs of your own meter at both readings, taken on site by the team
- Nothing to take on trust: the charge on your statement traces back to a picture of the dial
- The whole reservation, deductions and estimated net included, saves to PDF in one tap

Reservation

Shu T.

Airbnb - #9000000001

ARRIVAL

23 Aug 2025

DEPARTURE

03 Sept 2025

NIGHTS

11

GUESTS

4

TOTAL

131,780 THB

PER NIGHT

11,980 THB

BOOKING PAYOUT

B112,013

Paid by Airbnb after their fees — verified

Details

ELECTRICITY

Meter in

12,351 kWh · 12 Sept, 04:57

Meter out

12,433 kWh · 15 Sept, 20:37

Used

82 kWh

Rate

B7 / kWh

Guest charge

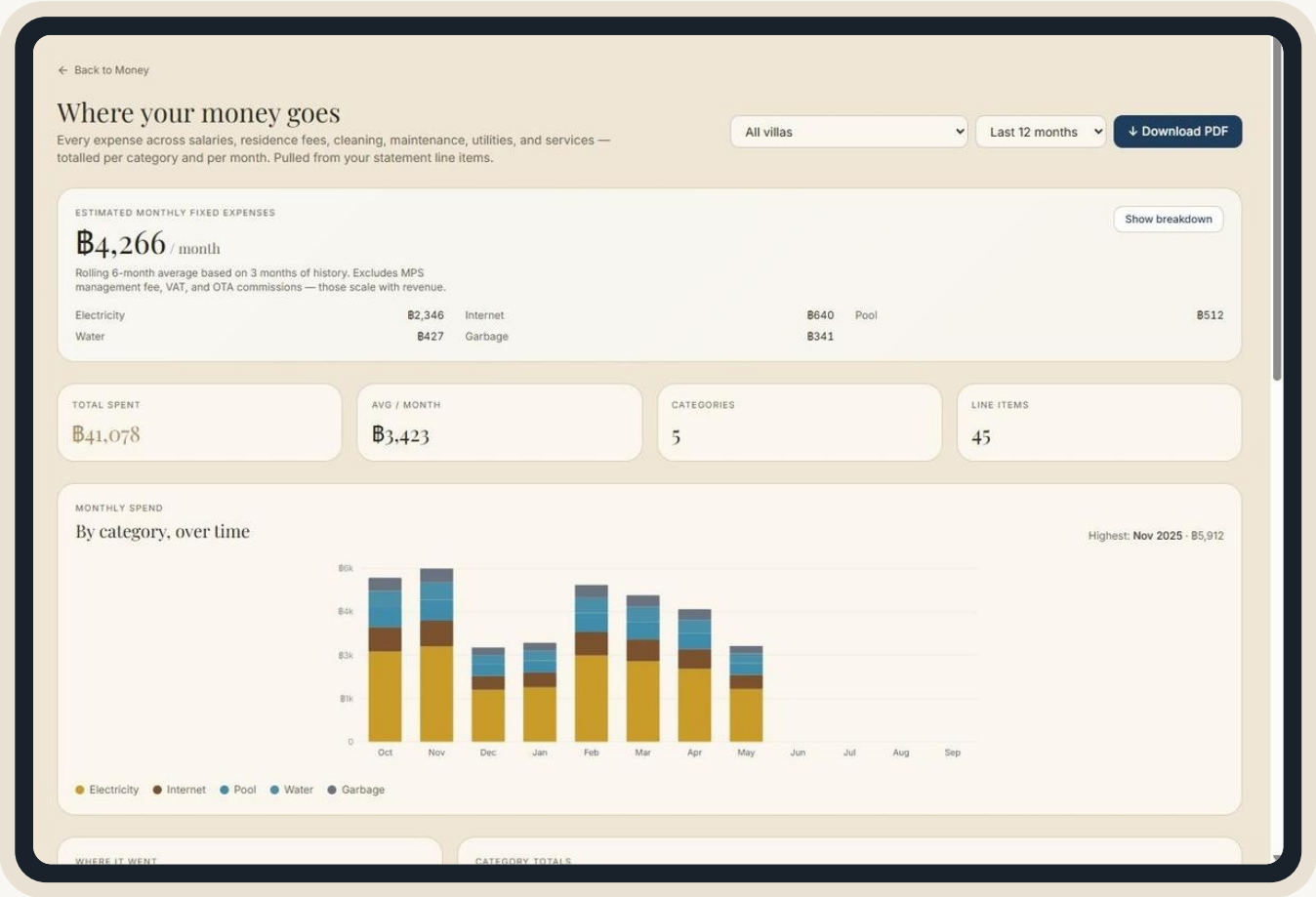
B574

Hide meter photos

Where your money goes

Every expense across salaries, cleaning, maintenance, utilities and services.

- Estimated monthly fixed expenses, broken out by line
- Total spent, monthly average, categories and line-item count
- A month-by-month chart by category, so seasonal costs are visible
- Filter by villa and period, then export the whole thing as a PDF



Is the villa a good investment?

Yield, payback and market position — computed from your real revenue, not a brochure.

- Net annual return on the villa's value, against the Samui average
- Gross yield, twelve-month net payout and payback horizon in years
- Enter your own purchase price, renovation and holding costs
- Review the calculation inputs and period. Yield and payback are estimates; they do not guarantee future income or returns. Check assumptions with your adviser.

MONEY

Investment Performance

Your yield, payback and market position — computed from your actual MPS revenue and current Samui pricing.

MPS Estimate

Enter my numbers

Private calculator

YOUR NET YIELD

18.8%

net annual return on ฿11.1M villa value

You're beating the Samui average of 8.4% by +10.4 pts.

GROSS YIELD

24.4%

Gross rental / villa value

NET PAYOUT (12MO)

฿2.1M

Actual to your bank after MPS fees and expenses

PAYBACK HORIZON

5.3 yrs

Years to recover your investment at current pace

VILLA VALUE

฿11.1M

Your input

YOUR INVESTMENT DETAILS

Your numbers are stored encrypted and only visible to you. MPS staff, managers and support cannot see them. You can wipe them permanently anytime.

ACQUISITION TYPE

PURCHASE PRICE (THB)

RENOVATION / FURNITURE / SETUP (THB)

YOUR ANNUAL HOLDING COSTS (THB)

Purchase (freehold or compar. ▼)

10090000

980000

Mortgage, land tax, insurance

Save & calculate

Delete my saved data

SECTION 3

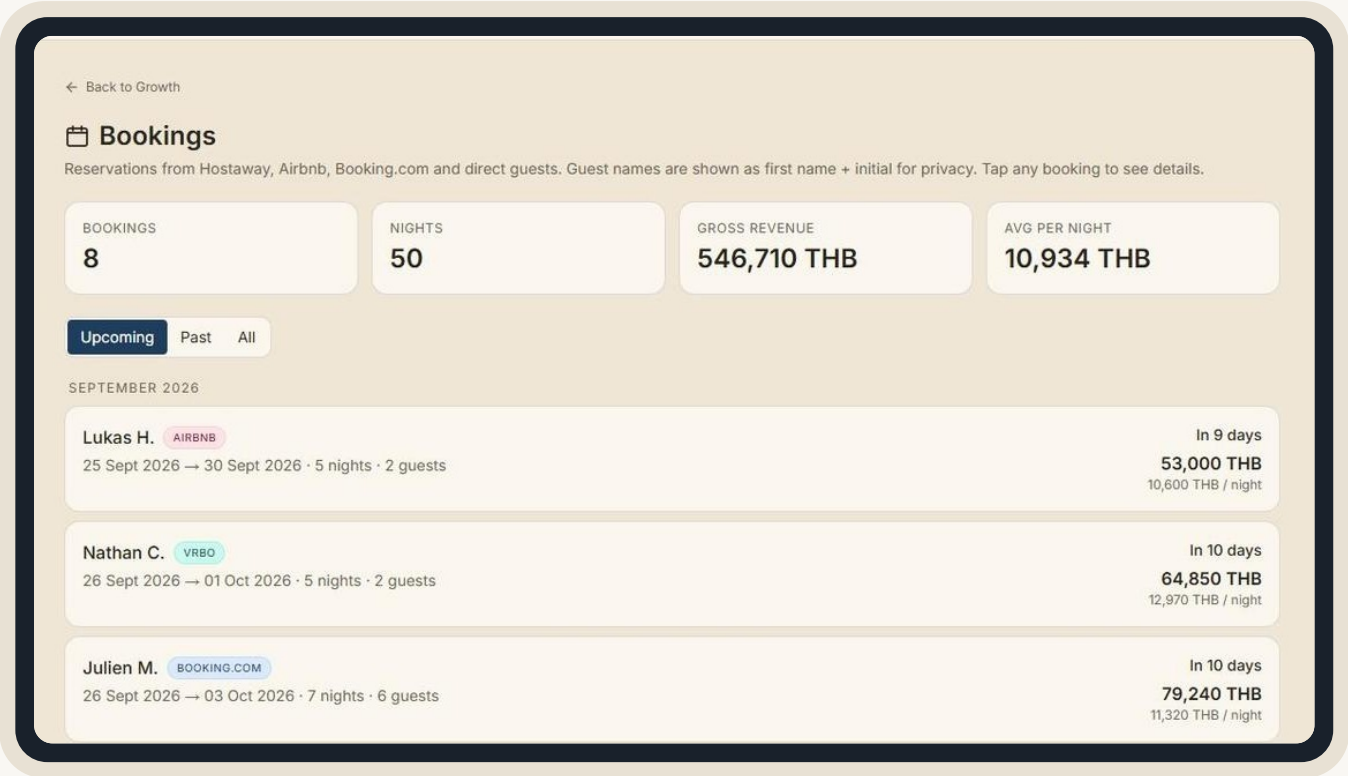
Growth

What is booked, how it is performing, and how to push it further.

Every stay, every channel

Airbnb, Booking.com, VRBO and direct guests in one timeline — not four dashboards.

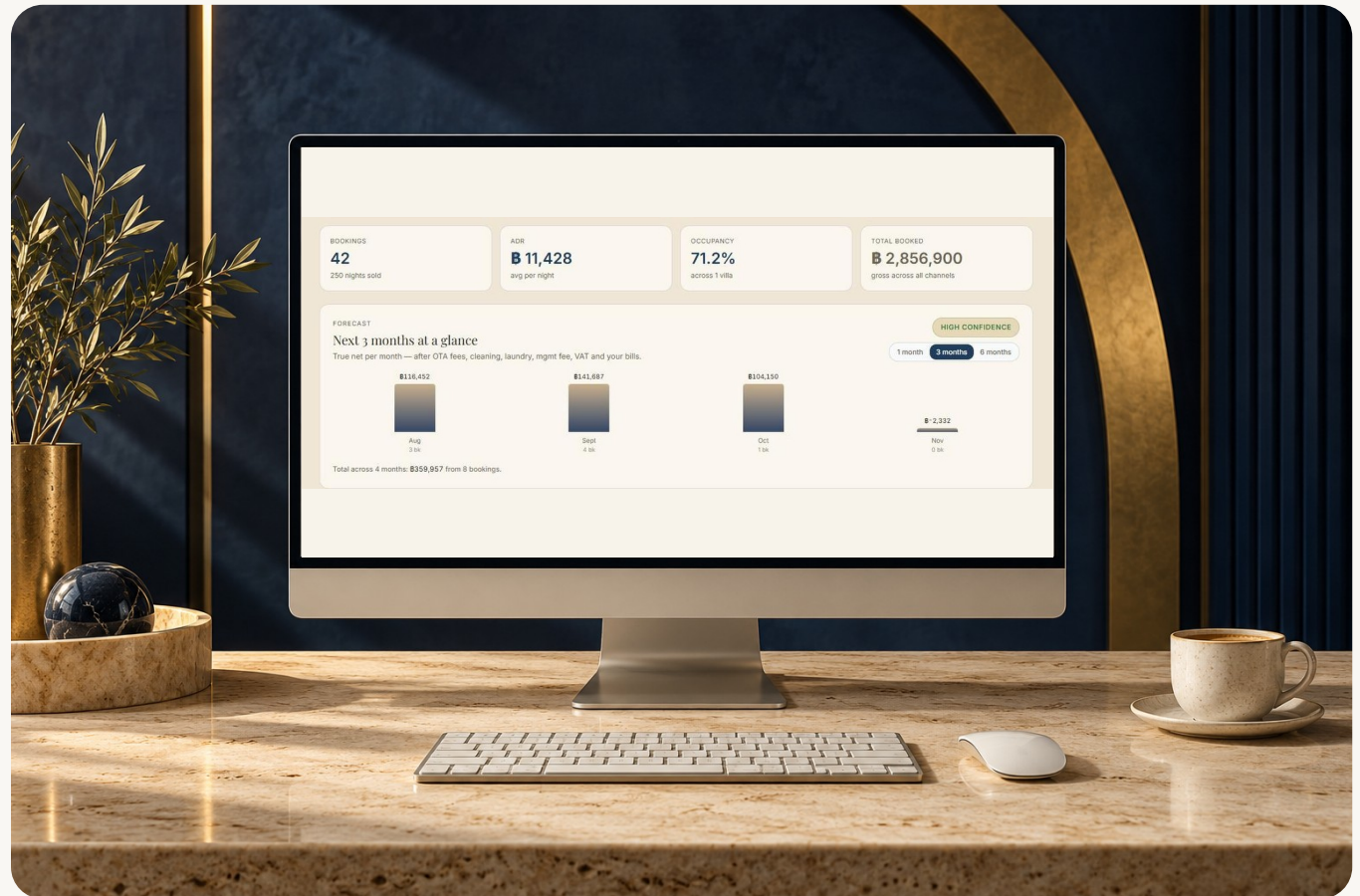
- Upcoming, past, or all — with nights, guests and the channel on each
- What each booking is worth, gross and per night
- Totals across the period: bookings, nights, gross revenue, average per night
- Guest names show as first name and initial, for their privacy



How the villa is really doing

Occupancy, average nightly rate and channel mix, with a forecast you can act on.

- Occupancy, ADR and total booked over any date range you choose
- Compare against the same period last year
- A three-month forecast of true net — after OTA fees, cleaning, laundry, management fee, VAT and your bills
- Export the whole thing as a PDF report in one click

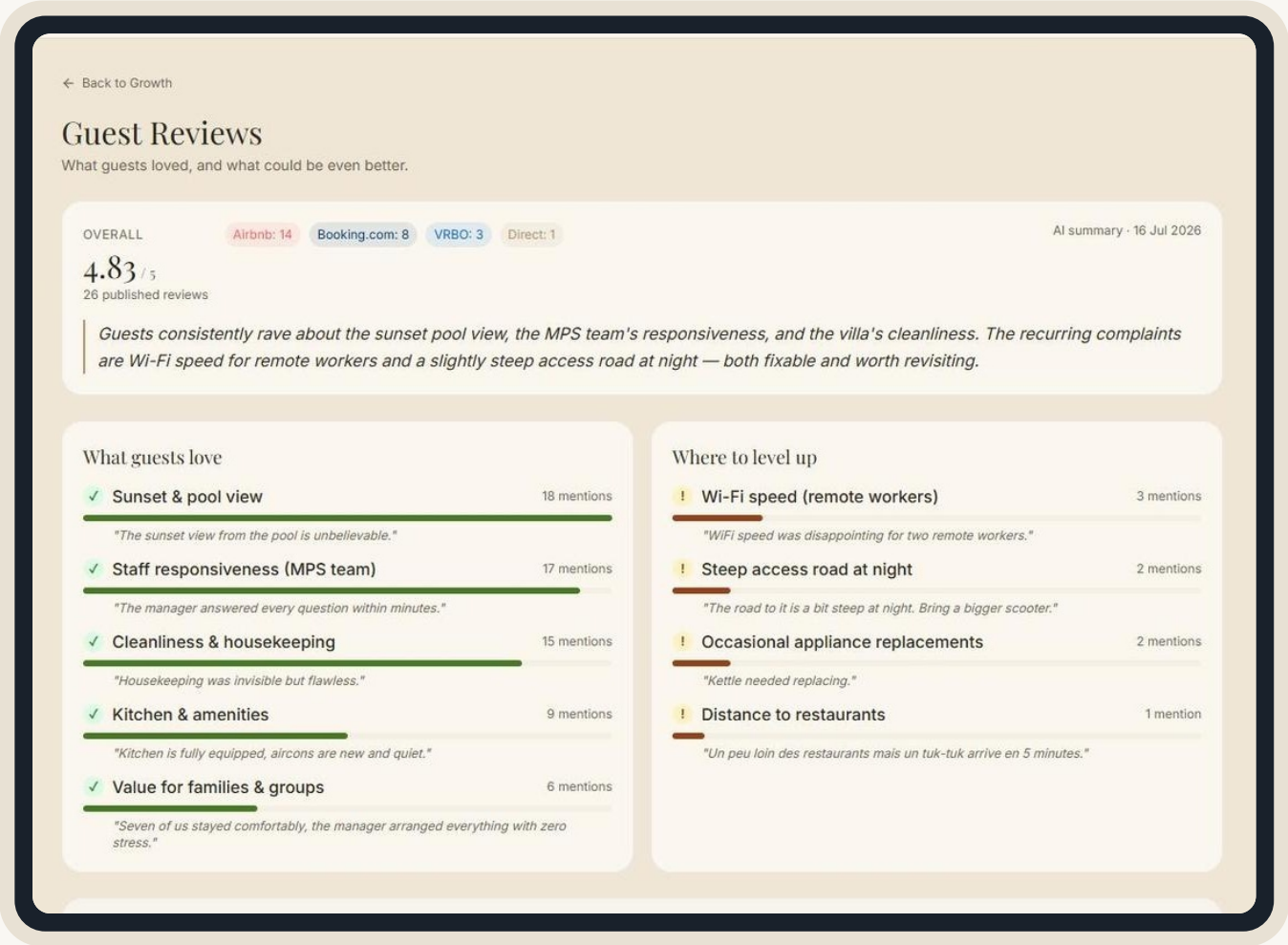


Original demo screen in an illustrative device setting.

What guests loved, and what to fix

Every review across every channel, read and grouped into themes so patterns are obvious.

- Your overall score and the count behind it, per channel
- What guests love, ranked by how often they mention it
- Where to level up — the recurring complaints, with the guest's own words
- A written summary of the pattern, refreshed as reviews arrive



Optional visibility, clearly scoped

01 Review the current offer

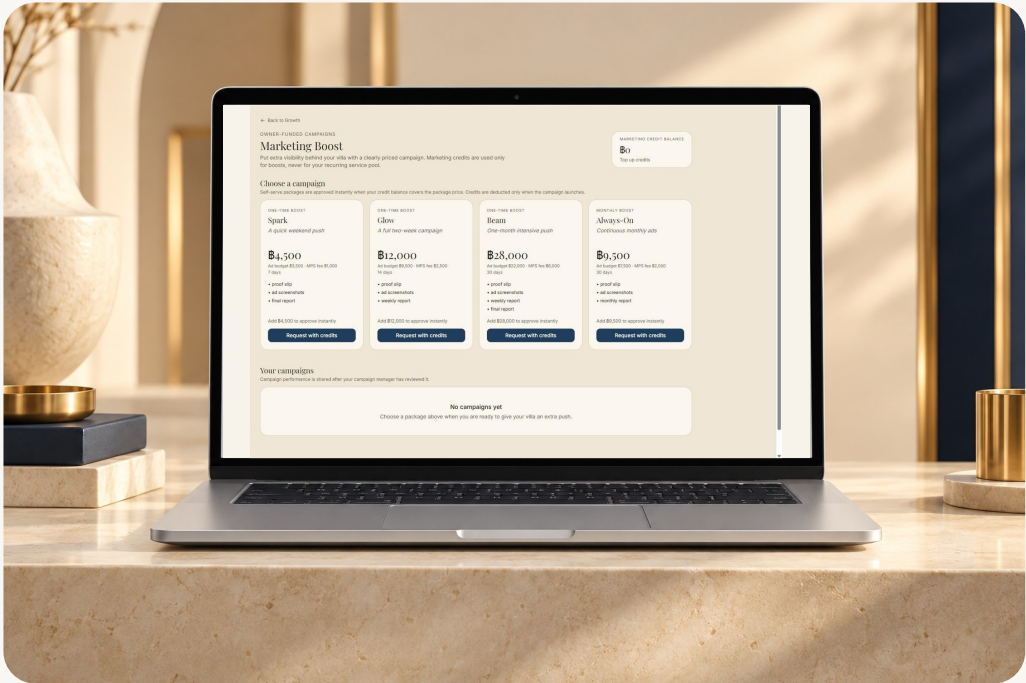
Confirm the campaign duration, ad budget, MPS fee and reporting before approval.

02 Look for campaign evidence

Review what ran and what was spent. Advertising and revenue projections do not guarantee bookings.

03 Use current prices

The September 2026 screen is an interface example. Ask MPS for the current quote.



Historic interface example

Demo offers and labels in the screen are from September 2026. Current terms, availability and your signed agreement govern.

Make an owner introduction

01 Use the owner programme

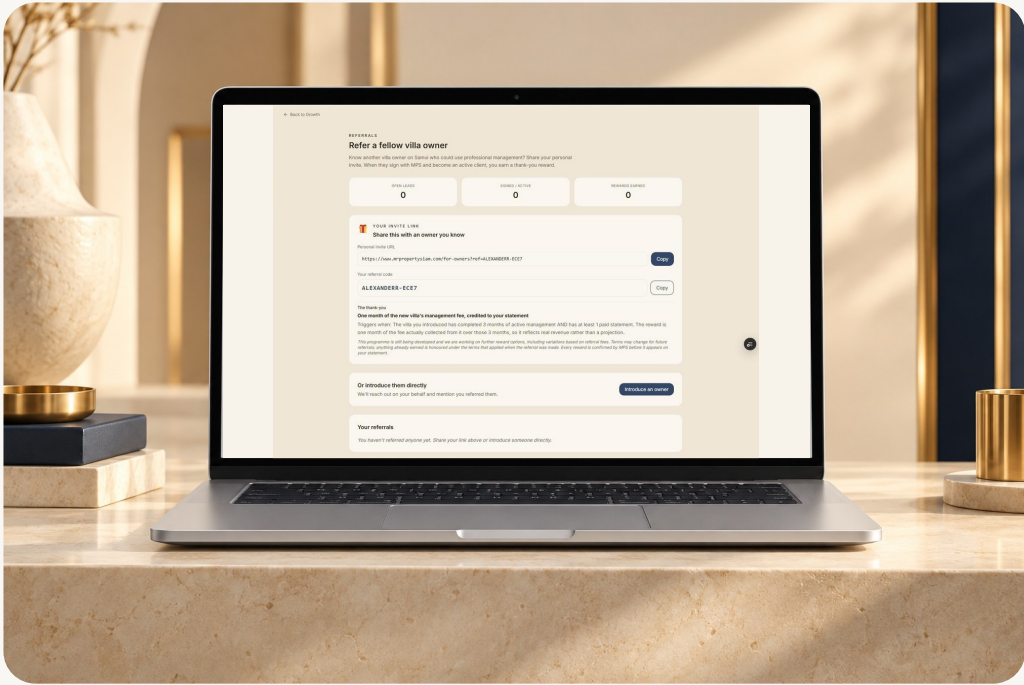
Use your available invite link or ask MPS to record an introduction.

02 Confirm reward terms

Check current eligibility, calculation and trigger conditions before promising a benefit.

03 Keep agent terms separate

Real estate referrals and guest-booking commissions have separate terms and agreements.



Historic interface example

Demo offers and labels in the screen are from September 2026. Current terms, availability and your signed agreement govern.

SECTION 4

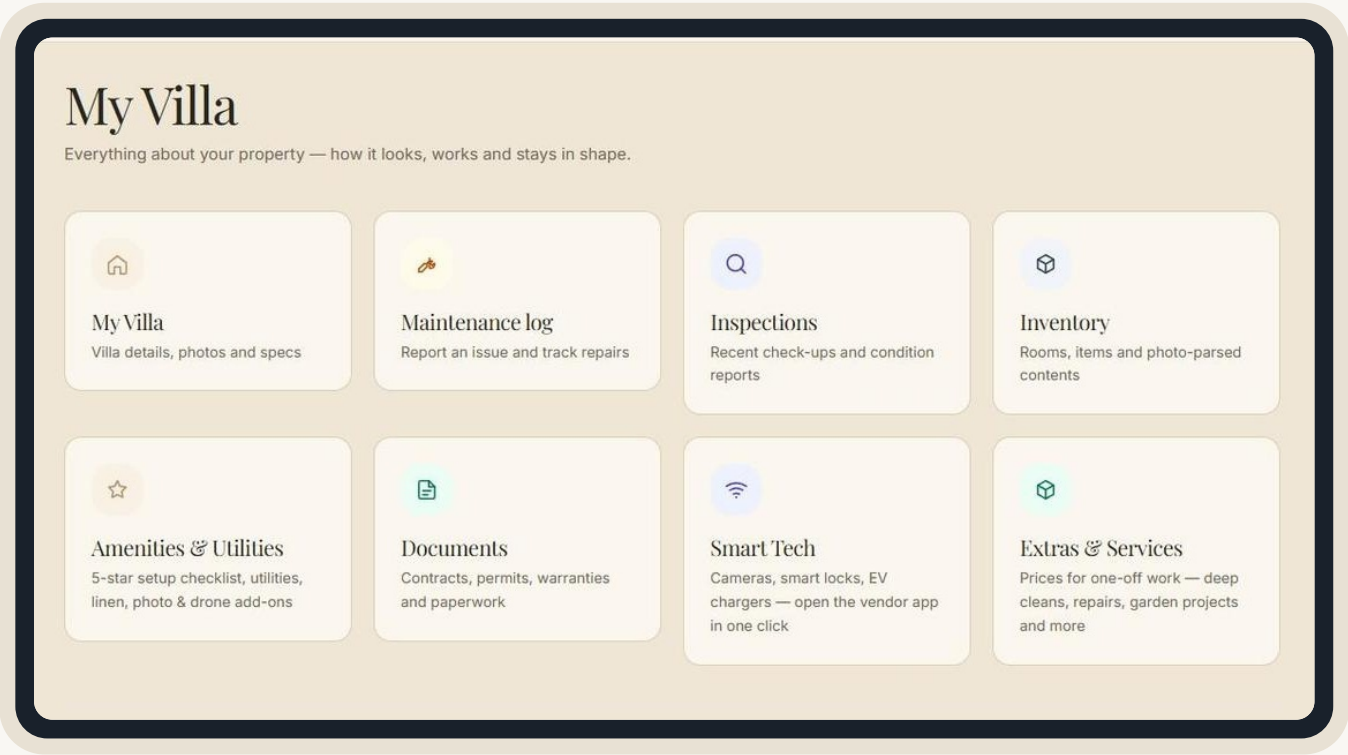
Your villa

The operational side — upkeep, kit, and work outside the agreement.

How the property is looked after

Eight areas covering how the villa looks, works and stays in shape.

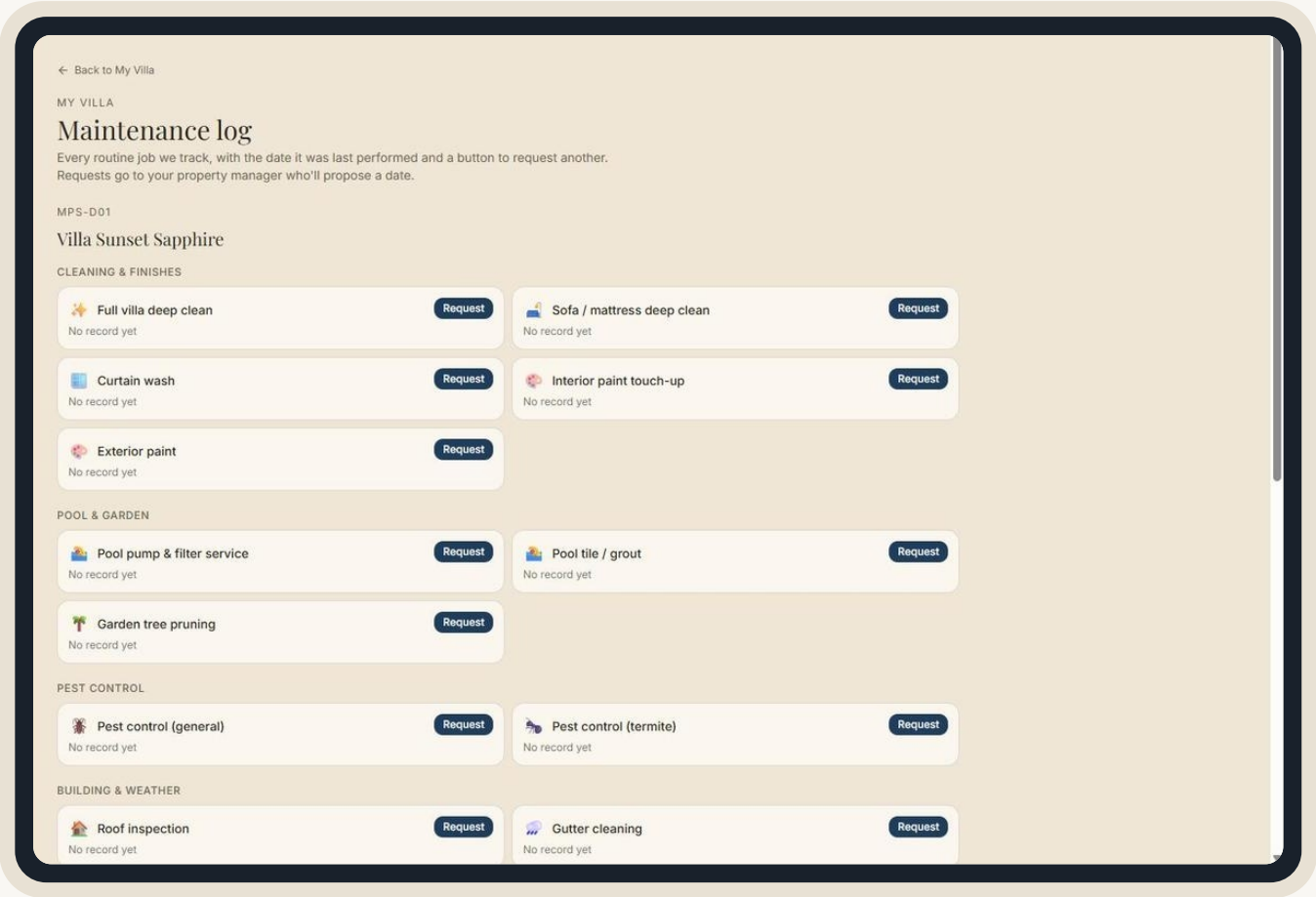
- Villa details, photos and specs
- Maintenance log, inspections and inventory
- Amenities, utilities, documents and smart tech
- Extras & Services for one-off work



Every routine job, tracked

What was last done and when, with a button to ask for it again.

- Grouped by area: cleaning and finishes, pool and garden, pest control, building and weather
- Each job shows the date it was last performed
- Request another and it goes to your Property Manager, who proposes a date
- Nothing depends on you remembering to chase it

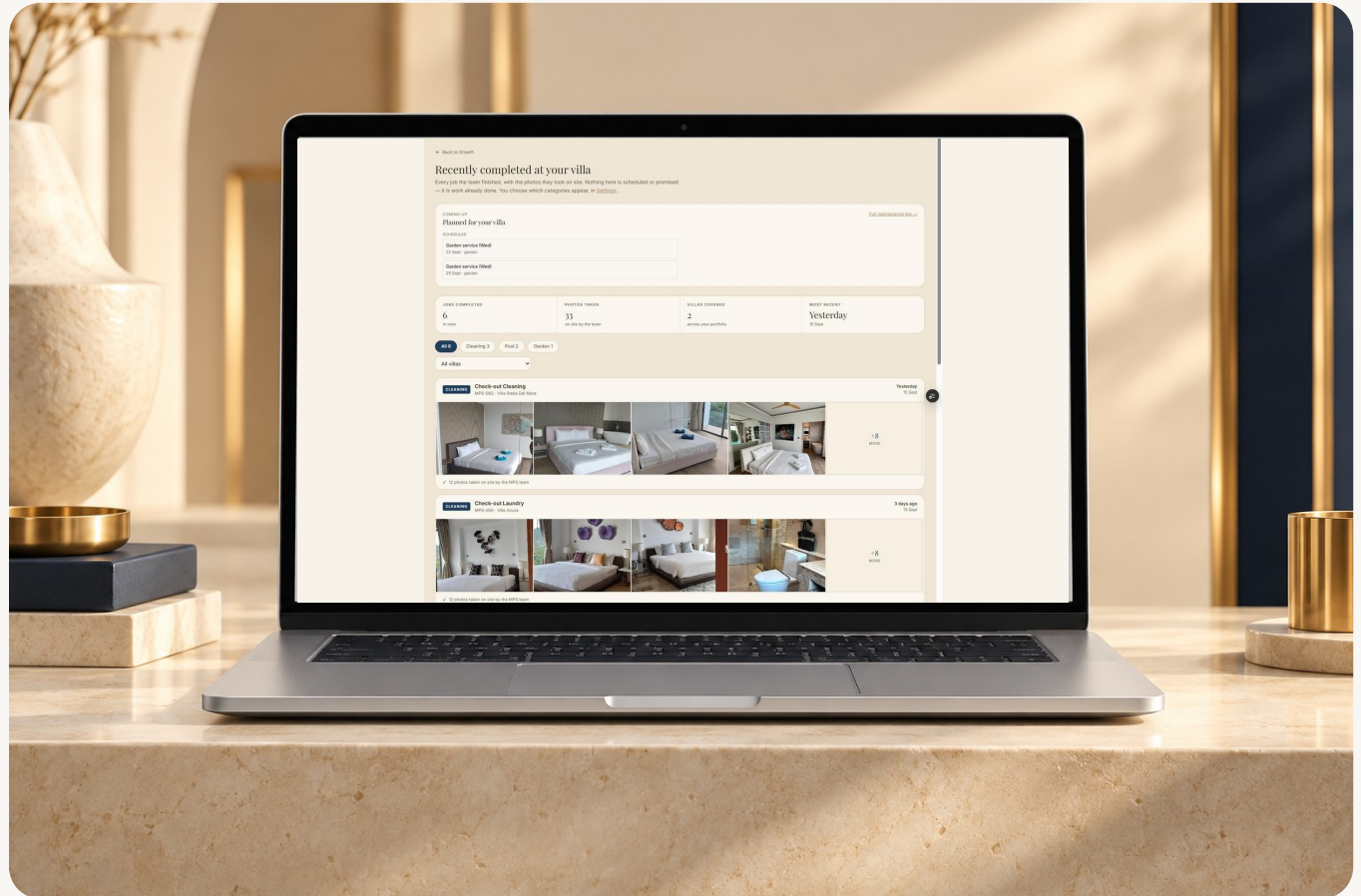


RECENTLY COMPLETED

See the work, not just the word

Every finished job with the photos the team took on site. Proof, not a promise.

- Photos are uploaded by staff at the villa as they finish the job
- The strip across the top answers it in one look: jobs done, photos taken, villas covered, and how recent
- Filter by cleaning, pool, garden or maintenance — each showing its own count
- Tap any photo for full size, or open the rest of the set in place
- Turnovers, during-stay cleans, pool visits and garden work all appear here

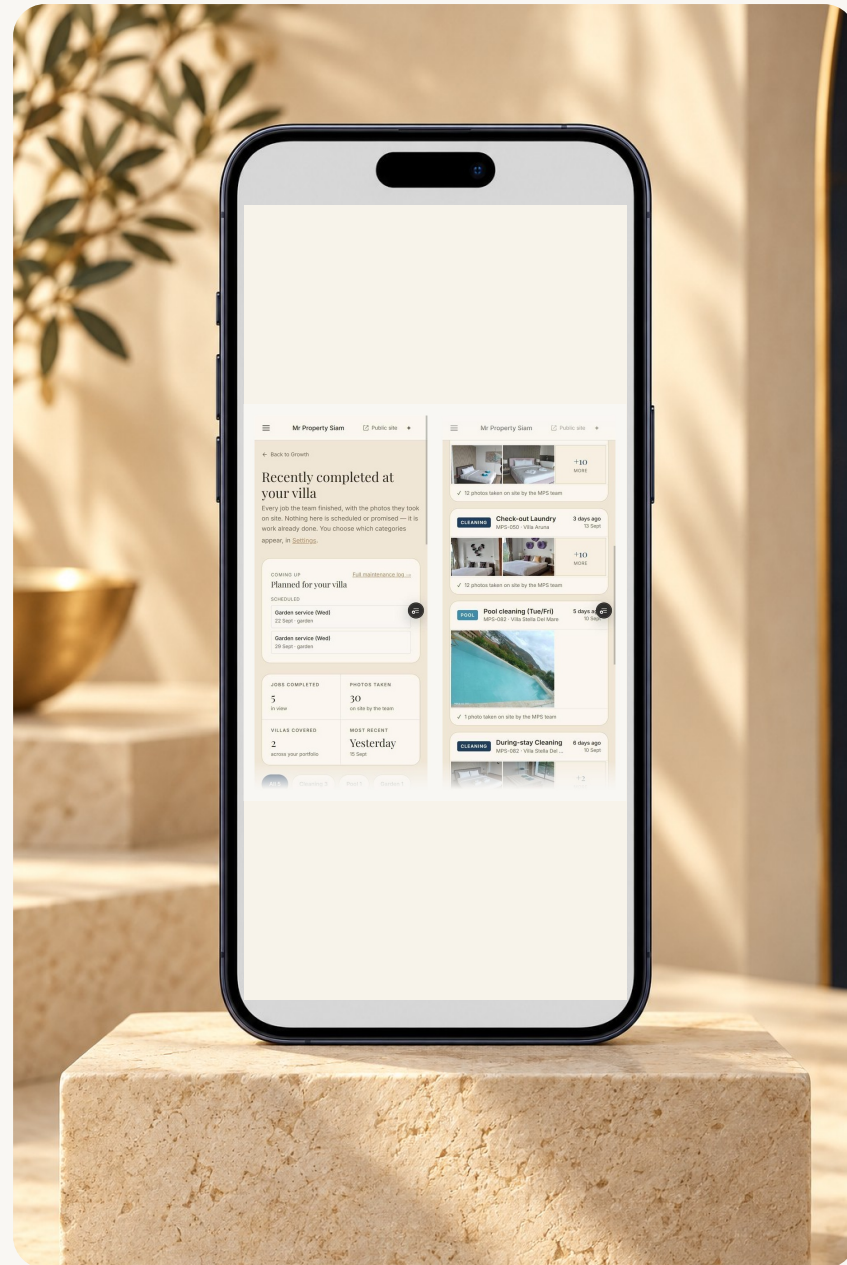


Original demo screen in an illustrative device setting.

The same proof, in your pocket

Photos from your villa read just as well on a phone as on a desktop.

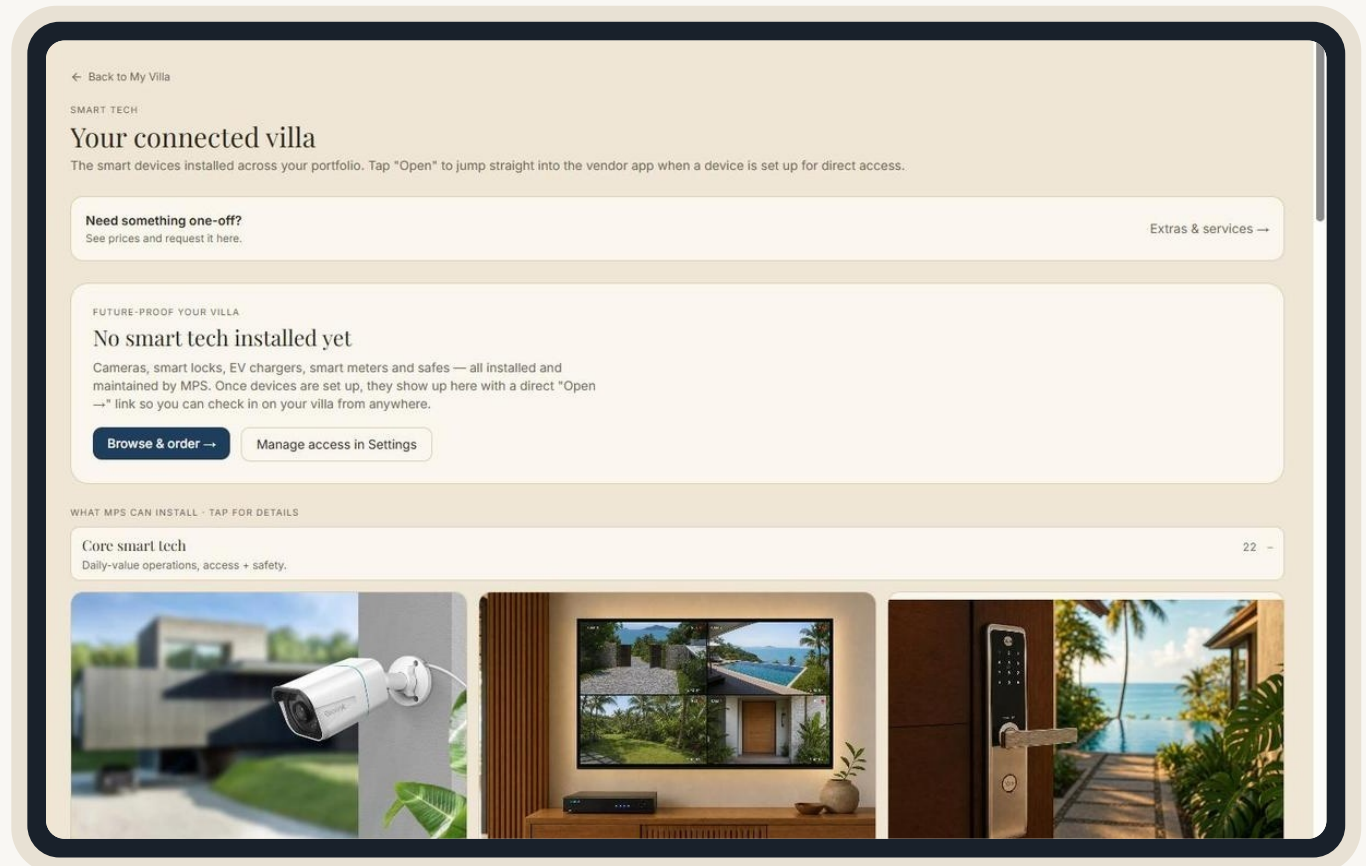
- Each job is one card: what was done, which villa, and when
- Two photos plus the rest a tap away, so scrolling stays quick
- Every card states how many photos were taken
- You control which categories appear, and can switch any of them off



Your connected villa

Cameras, smart locks, EV chargers, smart meters and safes — installed and maintained by MPS.

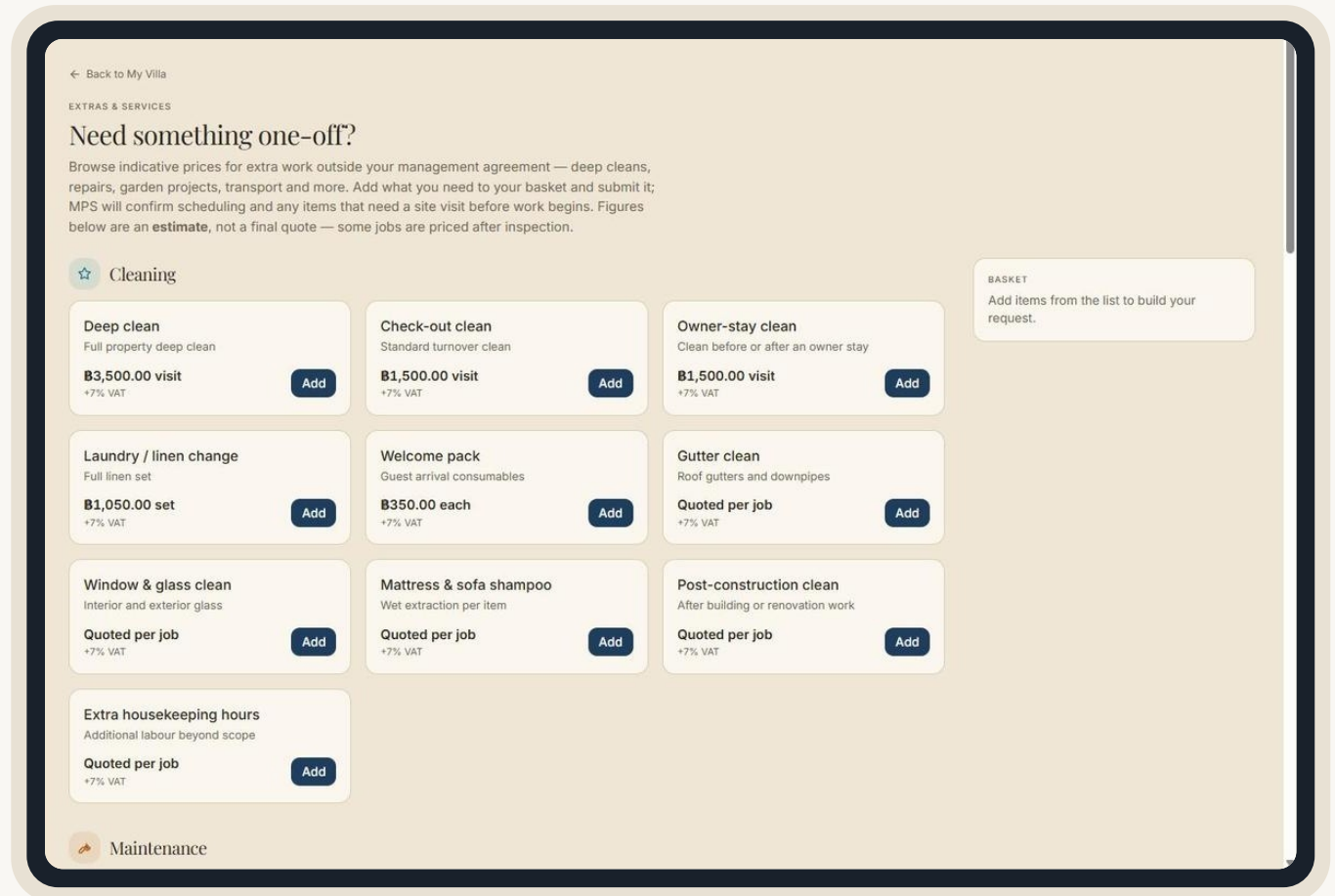
- Devices already fitted appear here with a direct link into the vendor app, so you can check on the villa from anywhere
- Review available devices and services, with photos and indicative prices
- Grouped by purpose — daily-value operations, access and safety
- Access is managed from Settings, so you control who can see what



One-off work, priced up front

Work outside your management agreement, with indicative prices before you ask.

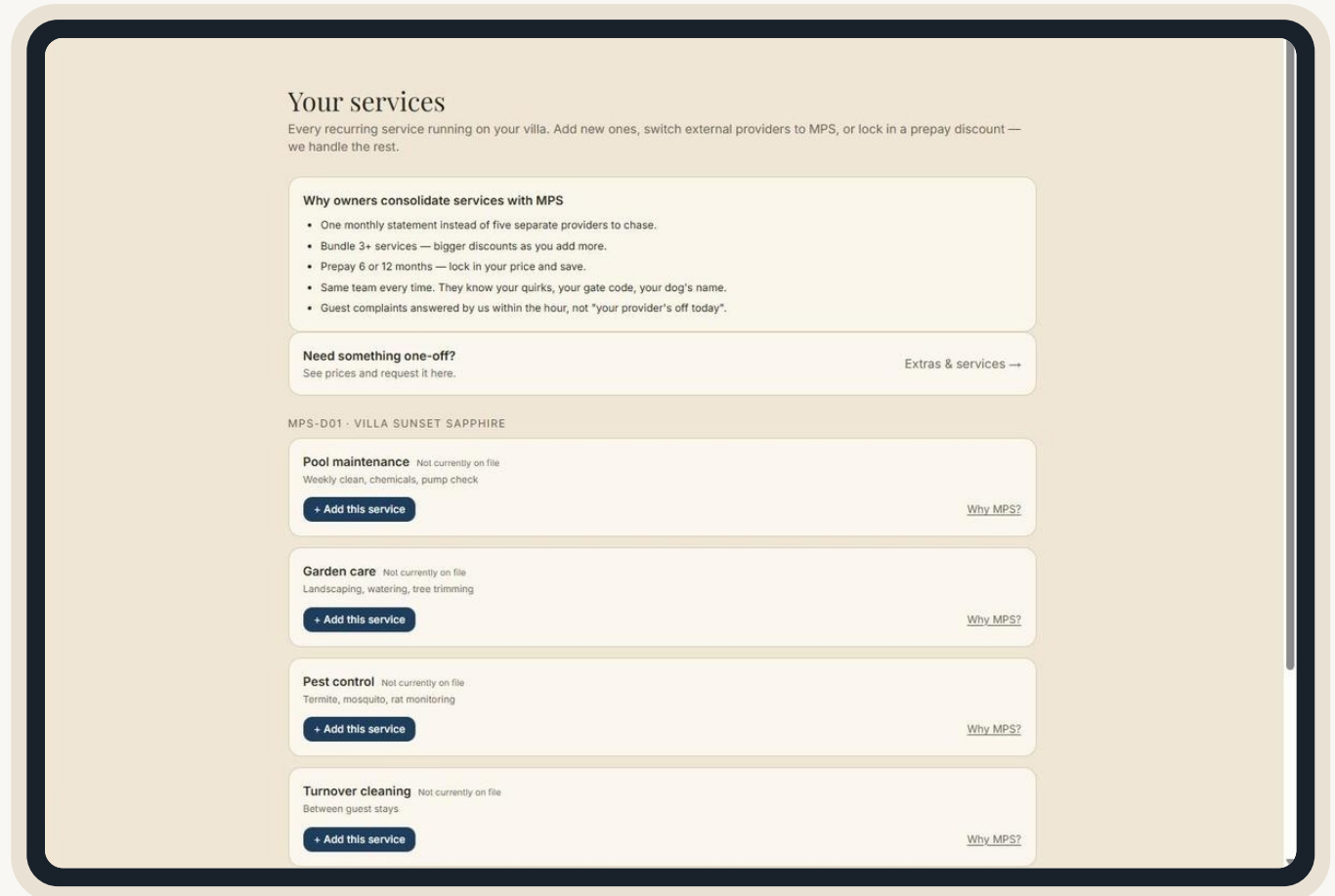
- Review current cleaning, linen and welcome pack options. Check what your package includes before requesting extra work.
- Maintenance, garden projects and transport in the same list
- Jobs that need a site visit say “Quoted per job” rather than guessing
- Build a basket, submit it, and MPS confirms scheduling
- Stated plainly: these are estimates, not final quotes



Recurring services, consolidated

Every ongoing service on the villa, in one place, on one statement.

- Pool maintenance, garden care, pest control, turnover cleaning and more
- Switch an external provider over to MPS, or add a service you do not have
- One monthly statement instead of five separate providers to chase
- Confirm current rates, frequency and scope with MPS before changing a service.



SECTION 5

Paperwork

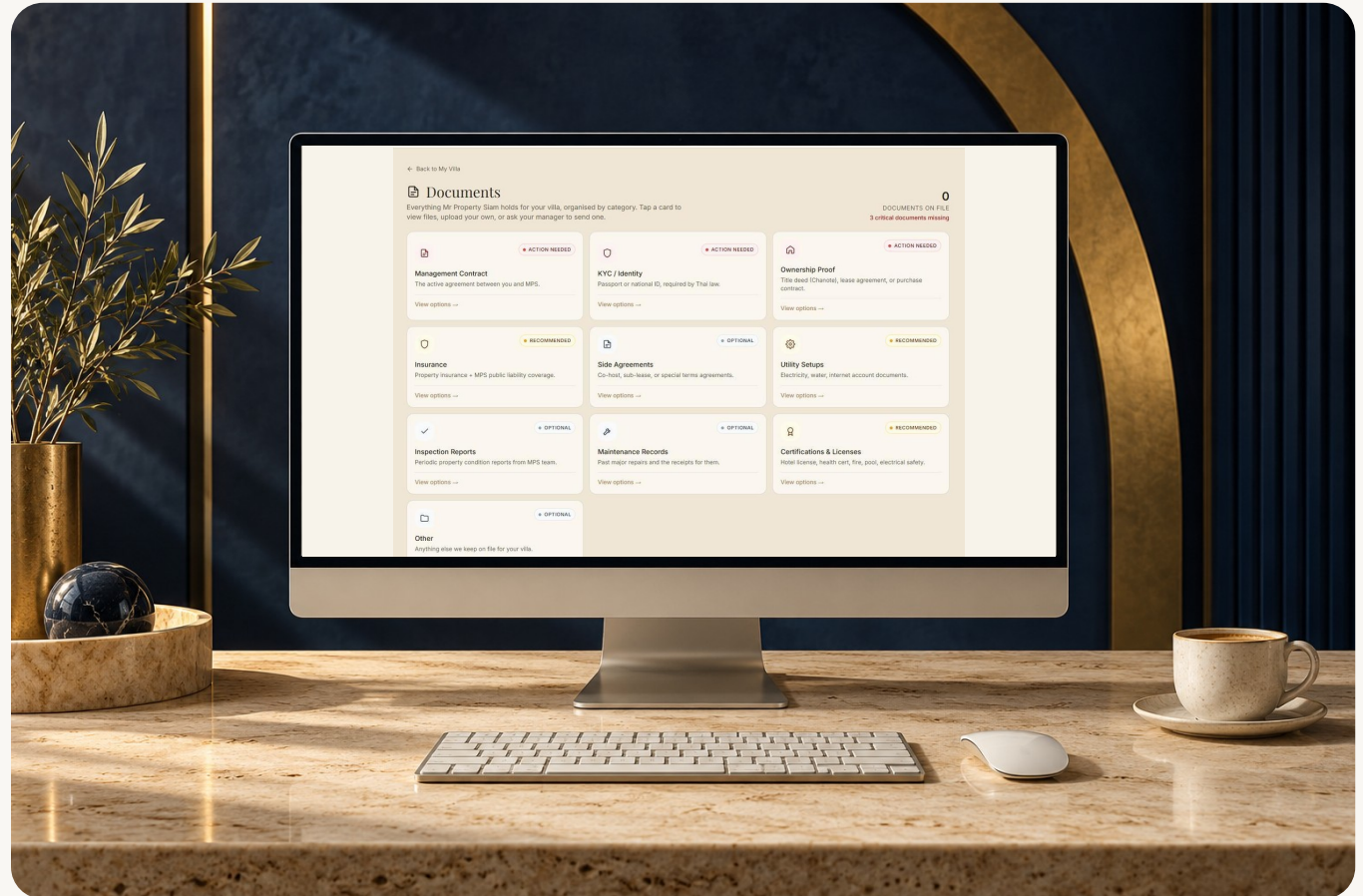
Your agreement, your documents, and the Thai compliance side.

DOCUMENTS

Your paperwork, in one place

Organised by category, and honest about what is still missing.

- Management contract, KYC and ownership proof
- Insurance, side agreements and utility setups
- Inspection reports, maintenance records, certifications and licences
- Each category is marked Action needed, Recommended or Optional — so you can see at a glance what needs you



Original demo screen in an illustrative device setting.

Your package and agreement

01 Agent 10% | Host 15% | Manager 20% | Ultimate 25%

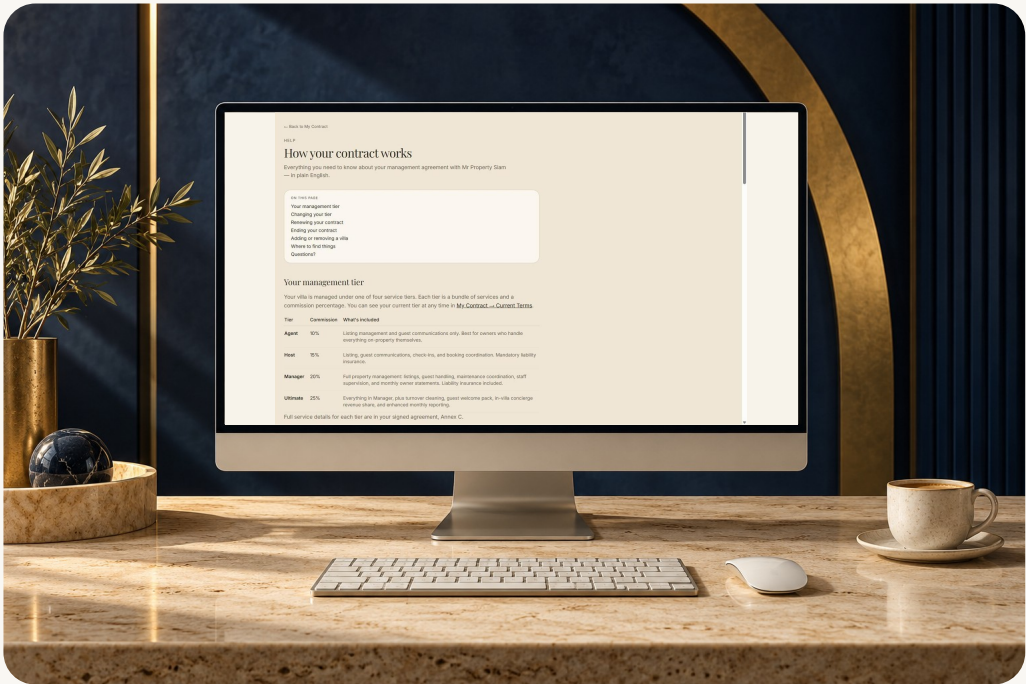
Agent is booking-only without operational management. Host, Manager and Ultimate include RatePilot within HostPilotPro.

02 Review included services

Ultimate includes reservation-linked turnover cleaning, between-stay laundry and the welcome pack. Pool, garden and other separate services follow your agreement.

03 Check term and notice

Agree a 6 or 12-month term. Give 45 days written notice before expiry for non-renewal. Early termination and changes follow the signed agreement.



Historic interface example

Demo offers and labels in the screen are from September 2026. Current terms, availability and your signed agreement govern.

Help with the Thai paperwork

We gather, translate and package. Your lawyer and accountant decide.

- Thai Tax Picture — a bilingual draft of your personal income tax on rental income, for your accountant
- STR Licence & Permits — documents on file, licence status and a bilingual checklist for short-stay accommodation
- Stated plainly on the page: MPS is a villa manager, not a law firm or tax adviser, and never files on your behalf

 **Guidance, not advice.** คำแนะนำเบื้องต้น ไม่ใช่คำปรึกษา

MPS is a villa manager — not a law firm or tax adviser. We help you gather, translate and package what your accountant or lawyer needs. We never file on your behalf.

MPS เป็นผู้จัดการวิลล่า ไม่ใช่สำนักงานกฎหมายหรือที่ปรึกษาภาษี เราช่วยเตรียม แปล และจัดเอกสารให้ท่านหรือนักบัญชีของคุณ เราไม่ได้ยื่นเอกสารต่อหน่วยงานราชการแทนคุณ

Compliance & Guidance

Two surfaces, one framing. MPS helps you gather, translate and package — your lawyer and accountant decide.



Thai Tax Picture

Preview · Bilingual Thai + English draft of your Thai personal income tax on rental income — for your accountant



STR Licence & Permits

Guided · Documents on file, licence status, and a bilingual checklist for short-stay accommodation in Thailand

MPS Owner Portal | 2027 | Original screens: Sep 2026 | Demo links checked: Oct 2026

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SECTION 6

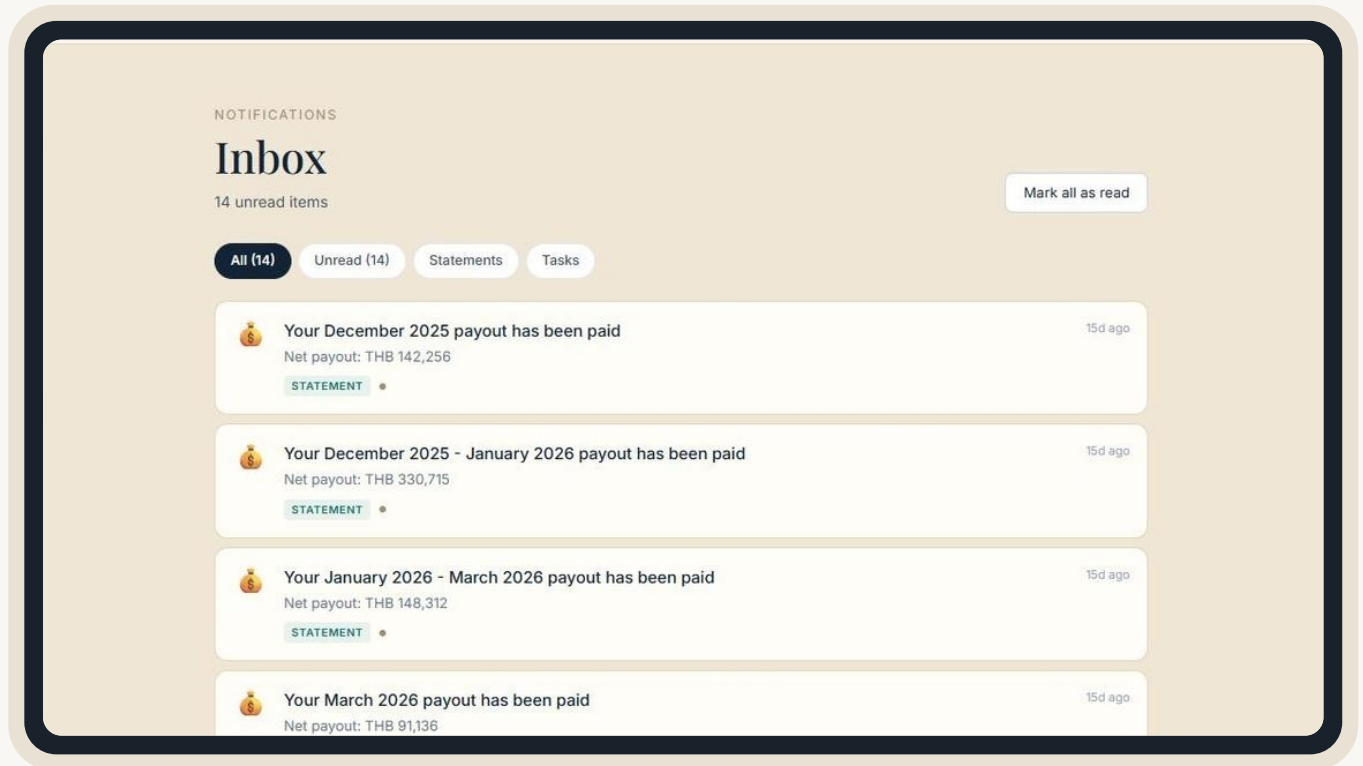
Staying informed

How the portal reaches you, and where to find help.

Told, not chased

Anything that matters arrives here, with the number attached.

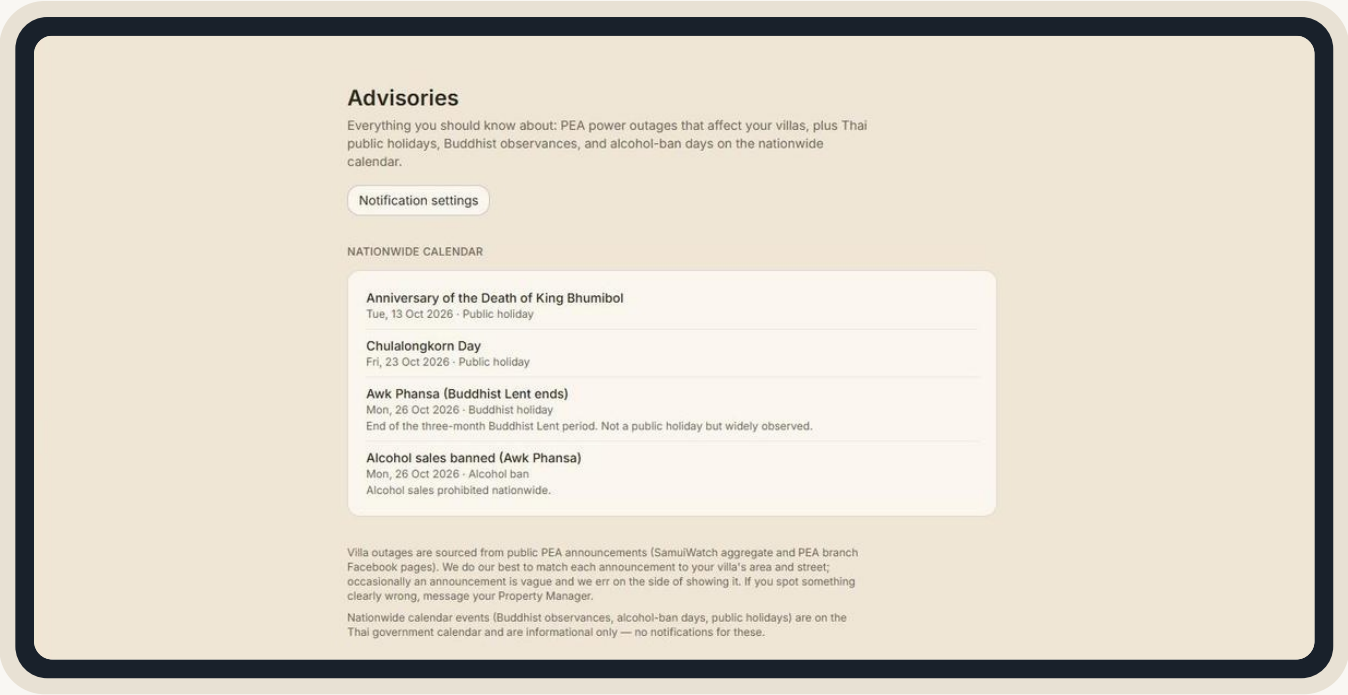
- Payout notifications, each showing the net amount paid
- Statement releases as they are published
- Tasks that need something from you
- Filter to unread, statements or tasks, and mark all as read



Things that affect the villa

Power cuts, public holidays and observances that change how the villa runs.

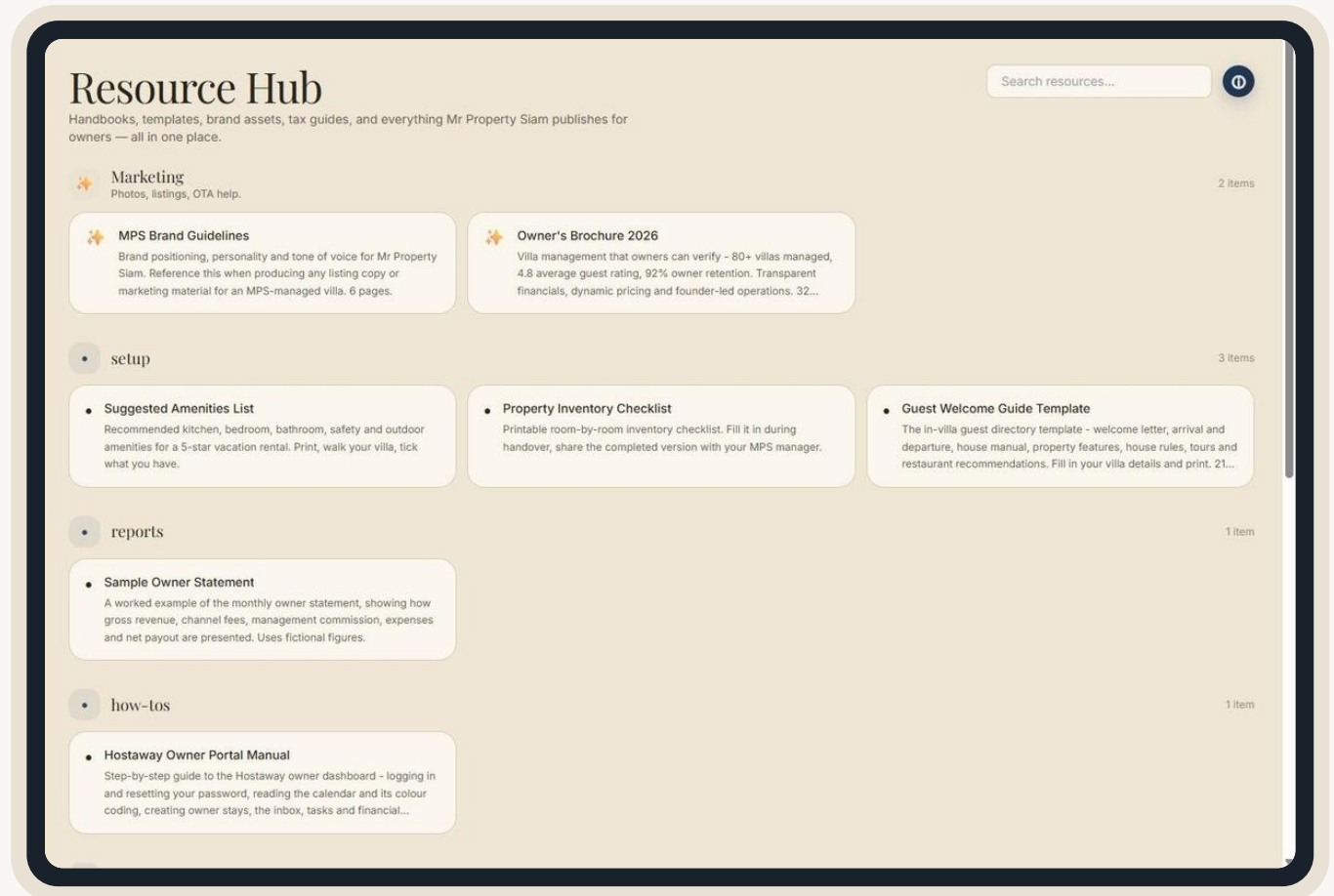
- PEA power outages matched to your villa's area and street
- Thai public holidays and Buddhist observances
- Alcohol-ban days, which matter for guest expectations
- Outage notifications are opt-in and configurable
- Honest about method: if an announcement is vague, MPS errs on the side of showing it



Handbooks, templates and guides

Everything MPS publishes for owners, in one searchable hub.

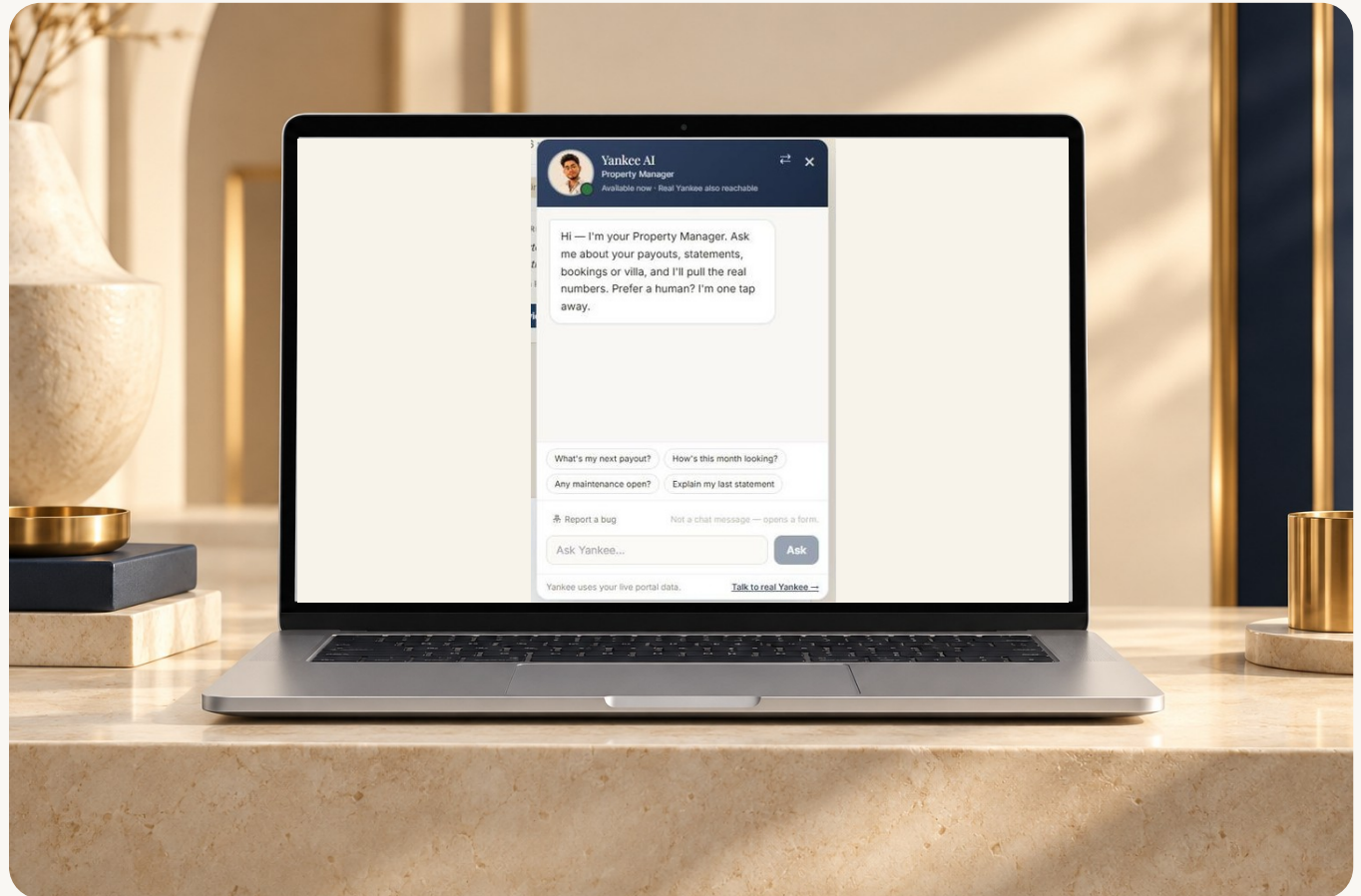
- Brand guidelines and the Owner's Brochure
- Suggested amenities list, property inventory checklist and guest welcome guide template
- A worked sample owner statement, showing how gross revenue, channel fees, commission, expenses and net payout are presented
- Current MPS owner guides and supporting resources at mrpropertiesiam.com/resources-hub/



Ask, and get a real answer

An assistant in the corner of every page that reads your actual portal data.

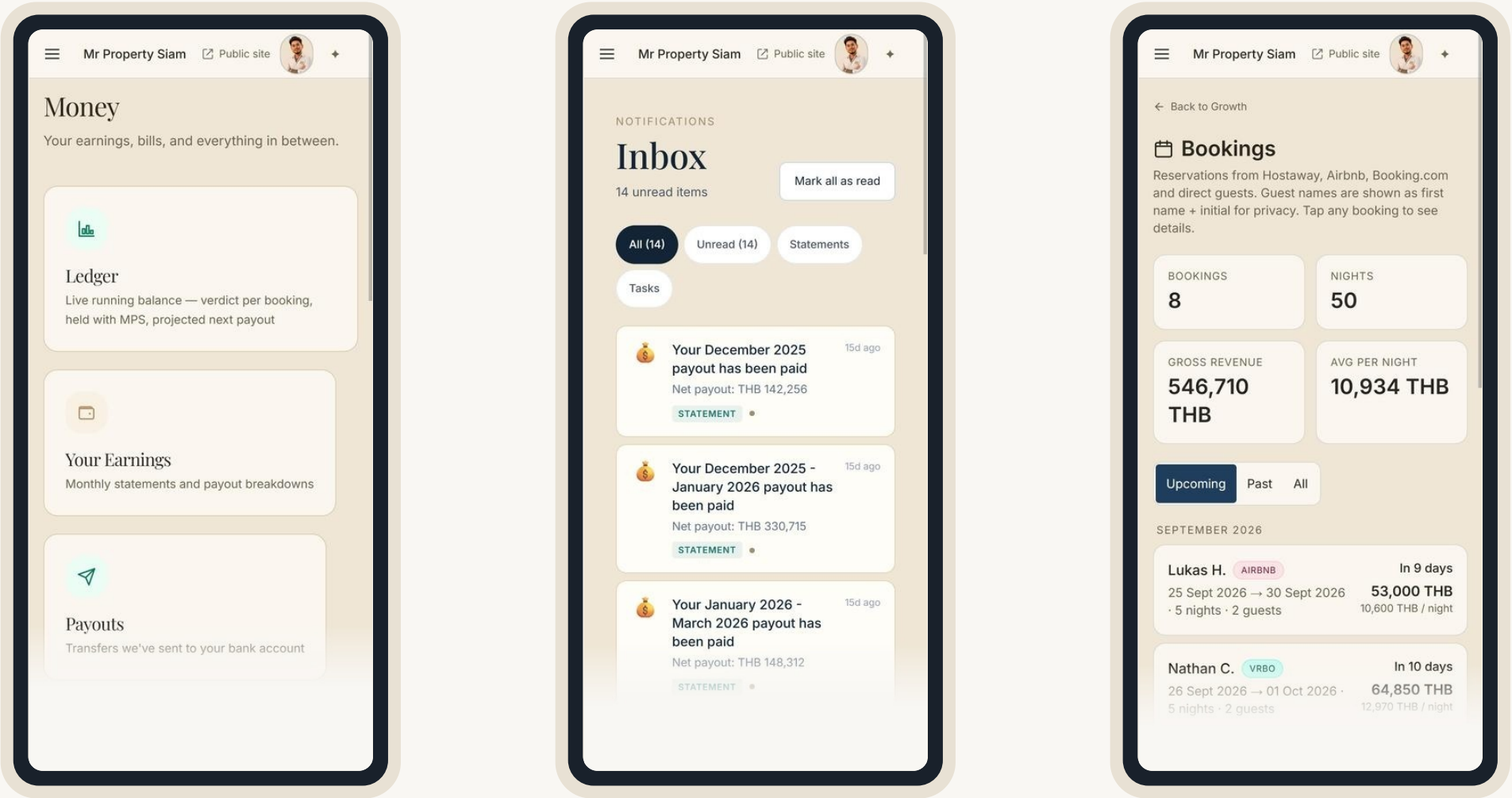
- It answers from your real numbers — payouts, statements, bookings, villa
- Four common questions are one tap, no typing
- It shows your assigned Property Manager, not a faceless bot
- Prefer a person? Hand off to the real team in one tap
- Do not want it on screen? Hide it, and it tucks into the top bar



Original demo screen in an illustrative device setting.

The same portal, in your pocket

Nothing is desktop-only. Every figure, statement and booking is on your phone, and you can add the portal to your home screen so it opens like an app.



Add to Home Screen: open the portal in Safari or Chrome, tap Share, then Add to Home Screen.

Anything you need, one tap away

Ask your Property Manager, inside the portal

The assistant sits in the corner of every page and answers from your real portal data — not a generic chatbot. Common questions are one tap: “What’s my next payout?”, “How’s this month looking?”, “Any maintenance open?”, “Explain my last statement.” Prefer a person? “Talk to real” hands you straight to the team.

Report something that looks wrong

Every page has Send feedback. If a number looks too high, too low, or is missing, send a note or a screenshot. It reaches the team with the page you were on attached.

Reach us directly

owners@mrpropertysiam.com · WhatsApp +66 81 515 4578

Check a monthly statement

Follow the figures from booking income to the owner transfer.

01 Set the villa and statement month

Start with the published statement for the period. A draft, forecast or booking total can differ from the final statement.

02 Review income, fees and expenses

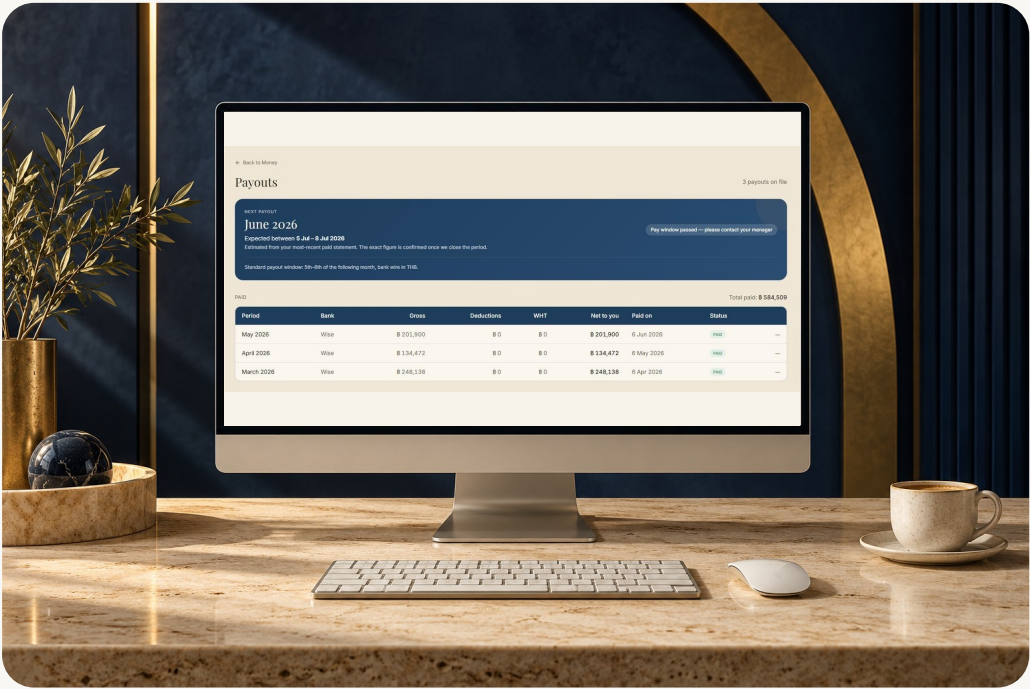
Compare channel deductions, management charges and itemised costs with the relevant booking and bill records.

03 Check the payout record separately

Processing is from the 6th to the 10th for the previous month, on funds received and cleared. Bank arrival can vary.

04 Keep your copy and raise discrepancies

Download the available statement and evidence. Send your manager the period and reference for any item you cannot reconcile.



Balance is not bank receipt

Earnings, money held and completed transfers describe different stages. Check the status and payment evidence before treating a balance as money received.

Follow the record behind the charge

A useful owner review connects the amount, the payer and the supporting evidence.

01 Open the relevant bill or expense

Check the property, date, supplier, description and amount. Confirm whether you or MPS paid it.

02 Read the invoice and payment proof

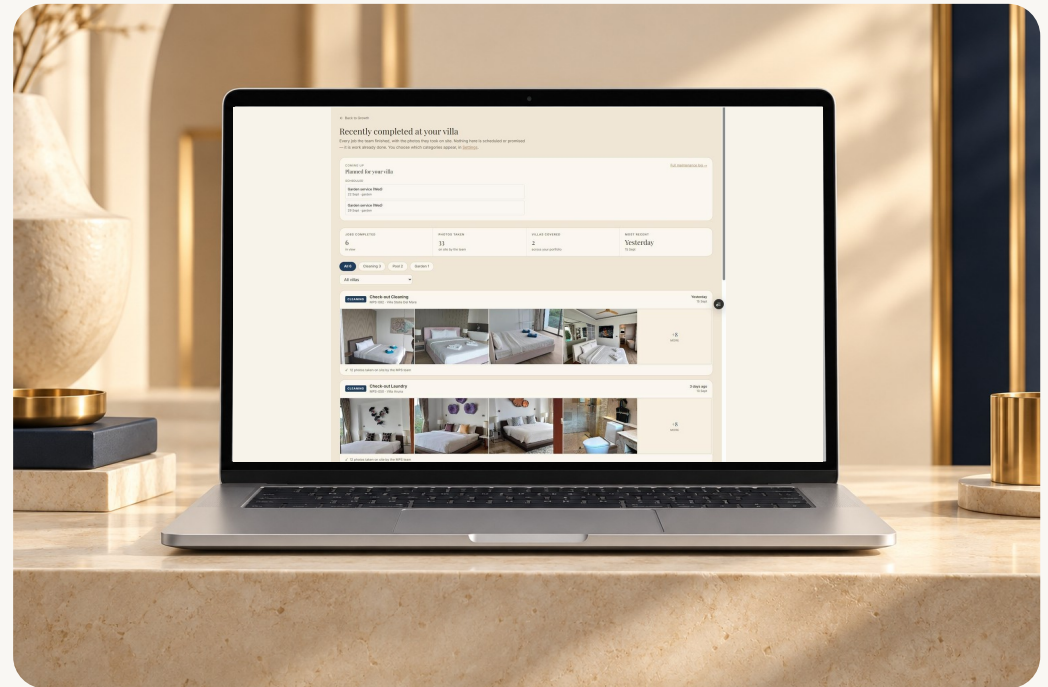
A recorded bill is different from a settled bill. A company balance does not by itself establish reimbursement.

03 Match the work to the evidence

Use available maintenance records, completed-job photos and meter photographs to understand what was done or measured.

04 Ask with a clear reference

Include the villa, date, booking or expense reference and your question. Use portal feedback or your assigned manager.



Your villa, without the chasing

Review what is available in your account and follow up on missing records. Access, included work and extra costs follow your agreement.

More than a dashboard

The tools and partnerships supporting the ownership experience.

HostPilotPro

Jordi-designed software connecting owner reporting and operating workflows. Hostaway supports booking channels.

RatePilot

Operational pricing within HostPilotPro, included in Host, Manager and Ultimate. Your manager reviews the strategy.

Listing Optimisation

Review listing presentation, photos and descriptions with MPS to support a clearer rental offer.

PrepYourVilla

Our partner for renovations, furnishing, shopping and decoration. Agree property-specific scope and costs.

Bid4Stay

In development and pilot testing. Pilot features are not a general booking offer.



The value is visibility

See the records, understand the decisions and discuss the next step with the team looking after your villa.

See it for yourself

Reusable demonstration entries, with fictional data and separate access from real stays.

Owner Portal

Alexander's staged owner account



owner.mrpropertythailand.com/demo/alex

OPEN THE REAL PORTAL

Guest Portal

Johnny's staged guest stay



guest.mrpropertythailand.com/demo

OPEN THE REAL PORTAL

Ops is shown through approved public anonymised screenshots. Ask MPS to demonstrate any specific operating workflow needed for your property.

Demo links checked 14 October 2026. Guest orders, payments, uploads and message sending are disabled. Example Wi-Fi and arrival details are not usable real credentials or directions.