

EMAIL

TO: Lead Asset Manager **FROM:** Anya Sharma, CFO **DATE:** October 26, 2023 **SUBJECT:** Urgent: Project Phoenix Financials and Risk Exposure

I'm glad the Director has tasked you with re-evaluating the Project Phoenix plan. Frankly, I have grave concerns. The original proposal completely ignores the current economic reality.

My team's analysis suggests we are facing significant headwinds. The attached raw data paints a much different picture. I'm particularly worried about:

1. **Cost Overruns:** Construction material costs are soaring. The initial budget has no realistic contingency for this.
2. **Interest Rate Hikes:** The favorable rates assumed in the original plan are gone. Our debt service costs will be substantially higher.
3. **Revenue Shortfalls:** The passenger growth projections were pure fantasy. We need a forecast grounded in reality.

I need a new plan from you that integrates these financial risks directly into the asset management strategy. Show me you have a credible plan to mitigate these issues before I can sign off on any further capital release. I'm counting on you.