HEALTHCARE INVESTMENT REPORT

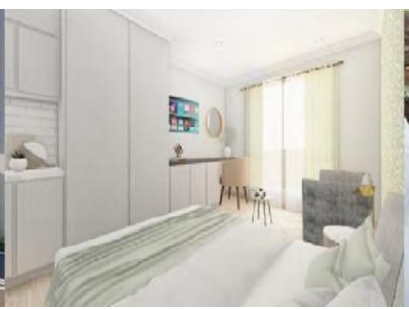
NEW MEDICAL & RETIREMENT CARE CENTRE

- Medicentre Paarl Development Phase 2 -

NOVEMBER 2026

Medical & Retirement Property Investments







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PART 1 — PROPERTY INVESTMENT & FINANCIAL ANALYSIS

1. INVESTMENT OVERVIEW

The New Medicentre Paarl Care Centre is a purpose-designed private medical, recovery and retirement care accommodation development.

The property portfolio comprises 165 care units across four categories:

- High Care Units
- Medical Care Units
- Recovery Care Units
- Retirement Care Units

The investment model is based on the ownership and rental of specialised care accommodation, supported by demand for private medical, recovery, assisted-living and retirement care.

Total indicative property portfolio value: R251 million.

2. PROPERTY PORTFOLIO & INVESTMENT VALUES

Property Category	Units	Size per Unit	Indicative Value per Unit	Total Value
High Care	40	16 m^2	R1,200,000	R48,000,000
Medical Care	35	20 m^2	R1,400,000	R49,000,000
Recovery Care	40	25 m^2	R1,600,000	R64,000,000
Retirement Care	50	30 m^2	R1,800,000	R90,000,000
TOTAL	**165**			**R251,000,000**

3. MEDICENTRE ACCOMMODATION RATES

Accommodation Category	Proposed Rate
High Care	R1,500 per day
Medical Care	R1,200 per day
Recovery Care	R900 per day
Retirement Care	R18,000 per month

Medical, high-care and recovery accommodation is calculated on a daily basis. Retirement accommodation is calculated monthly.

These are proposed accommodation rates, not necessarily all-inclusive medical or nursing-care charges.

4. ANNUAL ACCOMMODATION INCOME POTENTIAL

The following schedule illustrates potential gross accommodation income at different occupancy levels.

Category	30% Occupancy	50% Occupancy	70% Occupancy	100% Occupancy
High Care	R6,570,000	R10,950,000	R15,330,000	R21,900,000
Medical Care	R4,599,000	R7,665,000	R10,731,000	R15,330,000
Recovery Care	R3,942,000	R6,570,000	R9,198,000	R13,140,000
Retirement Care	R3,240,000	R5,400,000	R7,560,000	R10,800,000
TOTAL	**R18,351,000**	**R30,585,000**	**R42,819,000**	**R61,170,000**

5. CONSOLIDATED GROSS YIELD ANALYSIS

The following figures compare gross accommodation revenue against the indicative property investment values.

Category	30% Occupancy	50% Occupancy	70% Occupancy	100% Occupancy
High Care	13.69%	22.81%	31.94%	45.63%
Medical Care	9.39%	15.64%	21.90%	31.29%
Recovery Care	6.16%	10.27%	14.37%	20.53%
Retirement Care	3.60%	6.00%	8.40%	12.00%
TOTAL PORTFOLIO	**7.31%**	**12.19%**	**17.06%**	**24.37%**

These are gross accommodation revenue ratios, not net investment yields or guaranteed property rental returns.

6. RETIREMENT CARE — MARKET RATE COMPARISON

Indicative comparison with published private retirement and care accommodation rates.

	Published Monthly Rate
Summervale – Assisted care	R32,000
Summervale – Frail and palliative care	R37,200
Summervale – Assisted living cottages	From R26,000
Typical published private frail-care range	R27,000–R40,000+
MEDICENTRE PAARL – Retirement Care	**R18,000**

Medicentre's proposed monthly accommodation rate is positioned below the listed comparison rates.

The services and inclusions offered by different providers may vary. Rates should be reconfirmed before external publication.

7. MEDICAL & RECOVERY CARE — MARKET RATE COMPARISON

Provider / Care Category	Published or Proposed Rate
Faircape – Sub-acute rehabilitation	R2,950/day
Faircape – Acute rehabilitation	R4,899/day
Faircape – All-inclusive sub-acute rehabilitation	R6,275/day
Nurture – Sub-acute rehabilitation package	Approximately R5,907/day
Nurture – Medical care package	Approximately R5,885/day
Nurture – Palliative care package	Approximately R4,650/day
MEDICENTRE – High Care	**R1,500/day**
MEDICENTRE – Medical Care	**R1,200/day**
MEDICENTRE – Recovery Care	**R900/day**

Provider packages may include nursing, meals, clinical care, rehabilitation and other services. The comparison is therefore indicative and not directly like-for-like with accommodation-only rates.

8. STUDENT APARTMENT VS MEDICENTRE CARE PROPERTY YIELDS

This schedule compares indicative student apartment rental yields with the individual Medicentre care-unit investment prices and their potential gross accommodation revenue at 80% occupancy.

Investment Category	Indicative Unit Investment Price	Annual Gross Income per Unit at 80% Occupancy	Gross Yield
Student apartment	Property-specific	Property-specific	6%–9%
Medicentre – Retirement Care	R1,800,000	R172,800	9.60%
Medicentre – Recovery Care	R1,600,000	R262,800	16.43%
Medicentre – Medical Care	R1,400,000	R350,400	25.03%
Medicentre – High Care	R1,200,000	R438,000	36.50%

Investment comparison

At the proposed accommodation rates and 80% occupancy, the illustrative gross accommodation revenue ratios are:

- Retirement Care: 9.60%
- Recovery Care: 16.43%
- Medical Care: 25.03%
- High Care: 36.50%

The comparison provides an indication of the potential income characteristics of specialised care accommodation relative to conventional student apartment investments.

Important qualification: Student apartment yields generally refer to property rental income. Medicentre's figures represent gross patient accommodation revenue before staffing, nursing, clinical services, food, utilities, administration and other operating expenses. They are not directly comparable to property-owner rental yields or net investor returns. Actual investor income depends on the agreed rental and operating arrangements.

PART 2 — MARKET FUNDAMENTALS & INVESTMENT OPPORTUNITY

9. MARKET FUNDAMENTALS & DEMOGRAPHIC INFORMATION

The ageing population and demand for private medical and retirement accommodation provide an important demographic context for the sector.

Market Indicator	Western Cape	South Africa
Total population – 2022 Census	7,433,020	62,027,503
Total population – 2025 estimate	Approximately 7.63 million	63.10 million
Residents aged 60+ – 2022 Census	818,398	6,099,725
Residents aged 60+ – 2025 estimate	—	Approximately 6,605,000
Residents aged 60+ – 2026 estimate	—	Approximately 6,790,000
Older population as % of total – 2025	—	Approximately 10.5%
Projected residents aged 60+ by 2031	1,088,000	—

Drakenstein municipal area

- Total population (2022): approximately 276,800.
- Estimated residents aged 65+: approximately 19,930.

Drakenstein forms part of the Western Cape population and should not be added separately to provincial totals.

These figures indicate the scale of the older population but do not represent confirmed demand for privately funded care.

10. MARKET DEMAND & OPPORTUNITY

Indicative Western Cape market sizing across selected private-care segments:

Market Segment	Estimated Market Capacity	Estimated Monthly Market Value	Estimated Annual Market Value
Non-acute medical and recovery care	150–300 beds	R5.48m–R10.95m	R65.7m–R131.4m
Homecare and nursing	500–1,500 packages	R27.5m–R97.5m	R330m–R1.17bn
Retirement, frail and assisted care	4,993 residents	R90m–R150m	R1.08bn–R1.80bn
Aesthetic and specialised recovery	Market to be established	To be established	To be established

These are indicative market-sizing estimates based on assumed capacity and monthly rates. They are not verified current market turnover or confirmed paying demand.

The market opportunity includes:

- Private medical and nursing accommodation.
- Hospital discharge and step-down care.
- Post-operative and rehabilitation accommodation.
- Retirement and assisted living.
- Frail, dementia and palliative care.
- Specialised recovery and nursing support.

11. FIVE TARGET PATIENT MARKETS

1. Retirement estate residents — Assisted living, frail care, dementia support, respite accommodation and nursing care.

2. Homecare patients — Professional nursing, 24-hour homecare and specialised support for patients who require additional care.

3. Hospital discharge and step-down patients — Medical accommodation, nursing support and post-hospital care for patients who no longer require acute hospital admission.

4. Recovery and rehabilitation patients — Post-operative, orthopaedic, spine, stroke and cardiac recovery accommodation.

5. Specialised medical care patients — Dementia, Alzheimer's, oncology, renal, respiratory, wound and palliative care requirements.

These markets overlap and should not be added together as separate patient populations.

PART 3 — FINANCIAL FEASIBILITY & INVESTMENT CONSIDERATIONS

12. PROPERTY INVESTMENT & RENTAL MODEL

The Medicentre property investment model can be structured around the acquisition and ownership of individual care units or groups of units.

Potential investment arrangements include:

- Individual care-unit ownership.
- Multiple-unit investment portfolios.
- Long-term rental arrangements.
- Rental agreements with care operators.
- Portfolio ownership by private investors or investment entities.

13. INVESTMENT SECTOR – PRIVATE CARE

Medicentre offers exposure to a specialised property category supported by demand for private medical, recovery and retirement accommodation.

Investment Consideration	Medicentre Care Property
Property type	Specialised medical and retirement accommodation
Investment structure	Individual units or multiple-unit portfolios
Income model	Rental or agreed property-use arrangements
Occupier market	Medical, recovery, assisted and retirement care
Demand drivers	Ageing population and private-care requirements
Investment horizon	Dependent on acquisition and rental structure
Main considerations	Occupancy, operator performance and operating costs

The investment should be assessed on actual property rental agreements, achievable occupancy, operating responsibilities and independently supported property valuations.

14. REGULATORY & OPERATING REQUIREMENTS

The use of the property for medical, recovery and retirement accommodation must be supported by the applicable regulatory and operational arrangements.

Key considerations include:

- Appropriate zoning and permitted property use.
- Building, fire and safety compliance.
- Applicable healthcare facility and service requirements.
- Nursing and professional staffing requirements.
- Health and safety procedures.
- Patient records and privacy requirements.
- Insurance and liability arrangements.
- Relevant retirement and care-service requirements.

The precise requirements will depend on the nature of the care services offered and the parties responsible for operating them. Compliance should be confirmed with the relevant authorities and professional advisers before operations commence.

15. KEY INVESTMENT RISKS & CONSIDERATIONS

Occupancy risk: Actual income depends on the number of units occupied and the rates achieved.

Operator risk: The quality, experience and financial strength of the care operator are important to sustainable operations.

Operating costs: Staffing, nursing, food, utilities, maintenance and administration can materially affect operating margins.

Regulatory risk: Changes in applicable healthcare, property and care regulations may affect permitted operations and costs.

Rental and payment risk: Property investors should assess the financial strength of tenants or operators and the terms of rental agreements.

Valuation risk: Indicative property values must be supported by independent valuations and market evidence.

Liquidity risk: Specialised care property may have a narrower resale market than conventional residential or commercial property.

16. INVESTMENT CONCLUSION & FEASIBILITY

Medicentre Paarl represents a specialised medical and retirement care property investment opportunity comprising 165 purpose-designed units with an indicative combined property value of R251 million.

The portfolio offers four accommodation categories serving different private-care requirements:

- High Care.
- Medical Care.
- Recovery Care.
- Retirement Care.

At the proposed accommodation rates, the portfolio has an illustrative gross accommodation income potential of:

- R18.351 million annually at 30% occupancy.
- R30.585 million annually at 50% occupancy.
- R42.819 million annually at 70% occupancy.
- R61.170 million annually at 100% occupancy.

The investment project is supported by the broader demand for private medical, recovery, assisted-living and retirement accommodation.

The financial feasibility of the property investment will ultimately depend on achievable occupancy, actual rental agreements, operator arrangements, operating costs, regulatory compliance and independently verified property values.

MEDICENTRE PAARL
MEDICAL & RETIREMENT PROPERTY INVESTMENTS
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IMPORTANT INFORMATION & DISCLAIMER

This report has been prepared as an introductory property investment analysis for prospective clients and investors in Medicentre Paarl. It is intended for information and discussion purposes and does not constitute an offer, recommendation, valuation, investment guarantee, legal opinion or financial advice.All property values, accommodation rates, occupancy assumptions, market capacities, market values and income projections are indicative and subject to verification. They may change as project, market, operational and regulatory information is confirmed.

Gross accommodation revenue is not the same as property rental income, net operating income, distributable profit or an investor's actual return. In particular, the Medicentre accommodation revenue comparisons do not deduct staffing, nursing, clinical services, food, utilities, administration, maintenance, financing, tax or other operating and ownership costs unless expressly stated. The student apartment comparison is indicative only and is not a like-for-like comparison of net property investment returns. The student apartment yield benchmark and Medicentre accommodation revenue ratios are based on different income concepts.

Prospective investors should undertake their own due diligence and obtain independent property valuations, legal, tax, financial, regulatory and operational advice before making an investment decision. Any investment or rental arrangement will be governed by its final contractual documentation. Market statistics and third-party provider rates should be independently checked and updated before relying on them or circulating this report as a formal investment offer.