

PRIVATE CARE SOLUTIONS

MEDICAL & RETIREMENT CARE SERVICES

“Comprehensive Solution for Private Care Funding & Management”



What is Private Care?

“Private Care is privately funded healthcare and retirement care paid directly by individuals and families from their own resources”

Two main categories of Private Care – Medical & Retirement Care

Private Medical Care

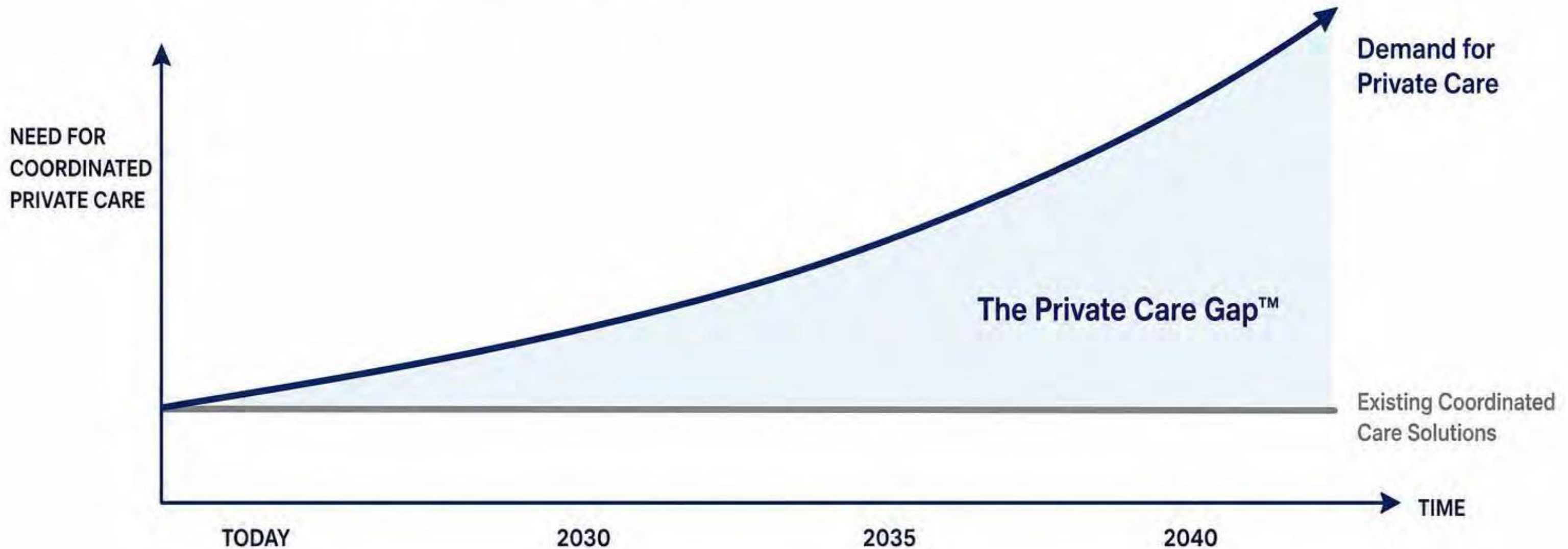
- ✓ Care Planning
- ✓ Medical Navigation
- ✓ Specialist Referrals
- ✓ Hospital Coordination
- ✓ Rehabilitation Planning
- ✓ Home Healthcare
- ✓ Chronic Disease Management
- ✓ Dementia & Alzheimer's Support
- ✓ Cancer Recovery Support
- ✓ Stroke Recovery
- ✓ Orthopaedic Recovery
- ✓ Palliative Care

Private Retirement Care

- ✓ Retirement Planning
- ✓ Assisted Living
- ✓ Independent Living
- ✓ Frail Care
- ✓ Lifestyle Management
- ✓ Care Centre Placement
- ✓ Relocation Assistance
- ✓ Estate Downsizing
- ✓ Financial & Legal Coordination
- ✓ Family Support

The Growing Private Care Gap™

South Africa's demand for coordinated private care is increasing faster than the availability of integrated care solutions.



KEY DRIVERS



Ageing
Population



Rising
Healthcare
Costs



Greater Reliance
on Private
Healthcare



Increasing Family
Responsibility
for Care



Growing Demand
for Long-term
Care



Limited Integrated
Care
Coordination

INVESTMENT THESIS

The widening gap between demand and coordinated care solutions creates a significant long-term opportunity for **Mcentre to establish itself as South Africa's leading Private Care platform.**

The Current Market

Market	Estimated Annual Size
Private Healthcare	R300bn+
Retirement Industry	R120bn+
Elderly & Long-Term Care	R100bn+
Medical Property	Significant Growth
Retirement Property	Significant Growth

The Funding Challenge

Most South Africans Have

- Medical Aid
- Retirement Savings
- Property Wealth
- Family Support
- Government Assistance

Reality

- Pays mainly for acute healthcare
- Often insufficient for long-term care
- Illiquid and often unplanned
- Increasing financial pressure
- Limited availability

Result - A significant Private Care Funding Gap develops over time.

Private Care Funding Gap – Shortfall

Actual costs, comparison what people typically have versus what they actually need

<u>Example Couple Retiring at 65</u>	<u>Amount</u>
Retirement Capital	R6.0 million
Living Expenses (20 years)	(R5.0 million)
Remaining Capital for Care	R1.0 million
Potential Long-Term Care Costs	R3.5–R6.5 million
Funding Shortfall	R2.5 - R5.5 million

Private Care Funding Gap – Care after Retirement

The Problem - Very few plan for the cost of private care after Retirement

<u>Care Requirement</u>	<u>Estimated Monthly Cost</u>	<u>Estimated 10-Year Cost</u>
Independent Retirement Living	R18,000	R2.2 million
Assisted Living	R30,000	R3.6 million
Frail Care	R45,000	R5.4 million
Dementia / Alzheimer's Care	R55,000	R6.6 million
Home Nursing & Medical Support	R25,000	R3.0 million

Private Care Funding Gap – 10Year Estimate

<u>Care Requirement</u>	<u>Current</u> <u>Monthly</u> <u>Cost</u>	<u>Estimated</u> <u>Monthly</u> <u>Cost (Year 10)</u>	<u>Estimated 10-</u> <u>Year</u> <u>Cost*</u>
• Independent Retirement Living	R18,000	R38,900	±R3.13 million
• Assisted Living	R30,000	R64,800	±R5.22 million
• Home Nursing	R25,000	R54,000	±R4.35 million
• Frail Care	R45,000	R97,200	±R7.83 million
• Dementia / Alzheimer's Care	R55,000	R118,800	±R9.57 million

Healthcare Property Investments

Medical & Retirement Care Units

“Comprehensive Solution for Private Care Funding & Management”



Healthcare Property Investment

Why Medical Care Units?

Healthcare property combines stable rental income with exposure to one of the fastest-growing sectors of the economy.

Benefits

- . Strong rental demand**
- . Healthcare-linked tenants**
- . Long-term demographic growth**
- . Diversified income**
- . Capital appreciation**
- . Participation in future healthcare services**

Medical Care Units provide investors with exposure to both property and healthcare growth.

10-Year Investment Comparison - Medical Care Units

Illustrative Growth Comparison (R2 Million Initial Investment)

Investment	Gross Yield	Estimated Value (10 Years)
Residential Apartment	8%	±R4.3 million
Student Apartment	10%	±R5.2 million
Retirement Unit	10–12%	±R5.5–R6.2 million
Medical Care Unit	14%	±R7.4 million
Medicentre Care Unit + Care Services Participation	20–22%	±R12–15 million

Illustrative Investor Returns

<u>Investment Type</u>	<u>Expected Gross Return*</u>	<u>Capital Growth Potential</u>
Residential Property	8–10%	Medium
Medical Care Unit	10–15%	High
Medical Care Unit + Care Participation	15–20%	High
Medicentre Private Care Business	20–30%+	Very High



MEDICENTRE PAARL INVESTMENT OFFERING & INFORMATION



MEDICENTRE

MEDICAL & CARE SERVICES



Care Centre



Medical Centre

VAL DE VIE ESTATE

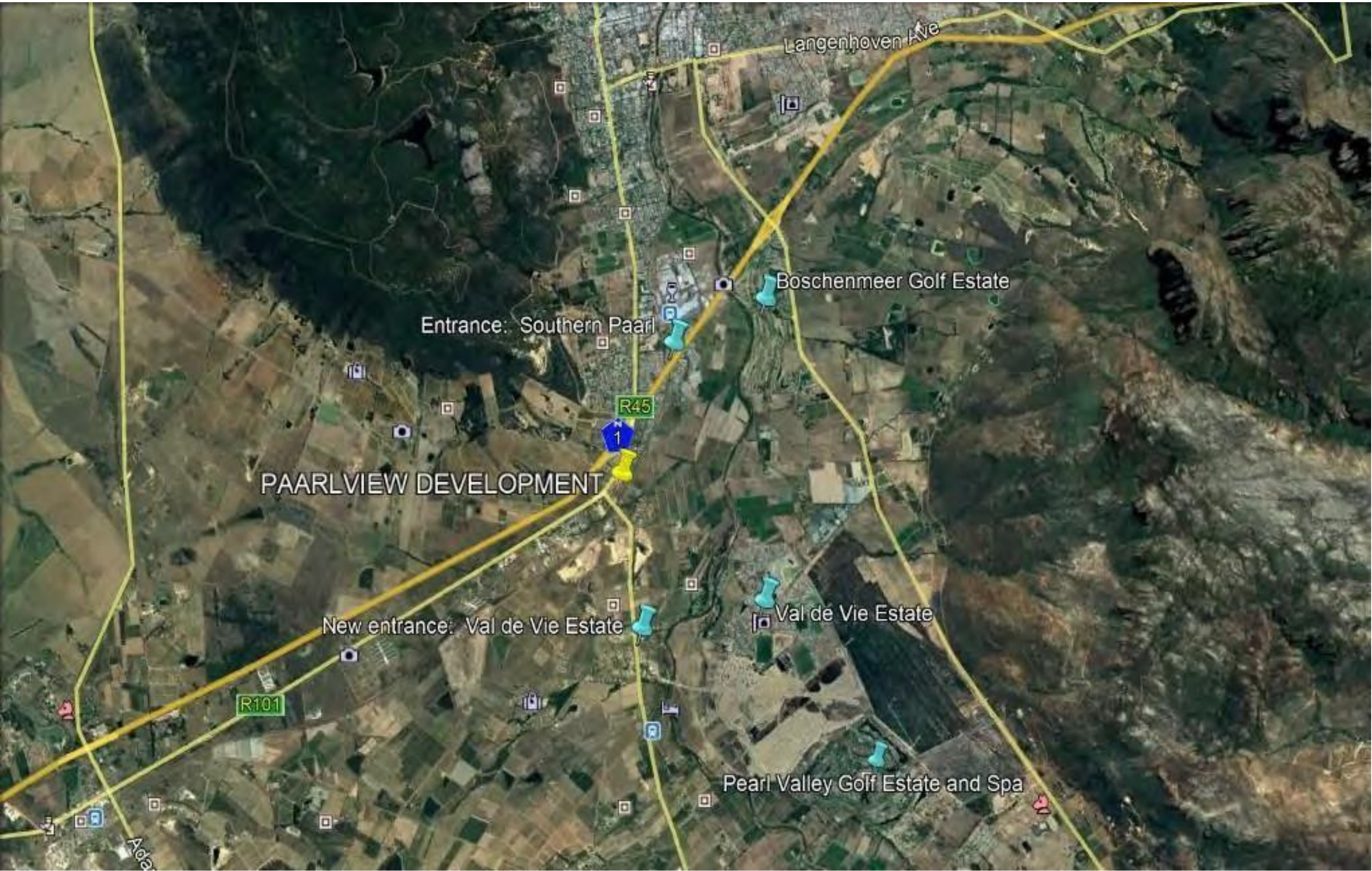
R45

R45

FRANSCHHOEK

LOCATION





OFFERING

Offering – Invest | Buy | Rent

- **25 sqm Unit: from R 1 600 000 + VAT**
- **30 sqm Unit: from R 1 800 000 + VAT**
- **Finance deposit: 10% (Bank to approve)**
- **Projected yield: 9 - 15%+ p.a.**
- **Invest from R 50 000+**

Market Opportunity - South African Healthcare Market

- **R350 billion+ private healthcare sector**
- **R140 billion+ long-term care market**
- **Strong demographic growth drivers**
- **Increasing demand for integrated medical and retirement accommodation**
- **Attractive long-term opportunity for property and business investors**
- **Existing +/- 3000 sqm, on-site Medical Services Centre – visit:**

www.medicentrehealth.co.za

- **New Day Hospital planned for 2026 / 2027.**

Indicative Investment Performance: 10 Years

Investment Type	Indicative Gross Yield	Potential Long-Term Growth (10 years)
Student Accommodation	7 - 10%	290 - 310%
Medical Care Units (Rental Income)	10 - 14%	350 - 380%
Medical Care Units + Operational Income	12 - 18%	390 - 480%

INVESTMENT – KEY POINTS

Defensive Asset Class

- **Essential healthcare services**
- **Stable and rising long-term demand**
- **Less dependent on residential and stock market cycles**
- **Supported by demographic trends**
- **Resilient occupancy potential**

INVESTMENT – KEY POINTS

Income & Growth Potential

- **Passive rental income**
- **Competitive rental yields**
- **Long-term capital growth**
- **Healthcare property exposure**
- **Professionally managed investment**
- **Optional participation in operational income**

INVESTMENT OPTIONS

Flexible Investment Options

- **Medical Care Unit Ownership**
- **Retirement Care Unit Ownership**
- **Rental Investment Portfolios**
- **Structure Equity Investments**
- **Lending Investments**

INCOME

Multiple Potential Income Streams

- Long-term rentals and Retirement accommodation
- Short-term stays, Rehabilitation and Recovery accommodation
- Nursing & care packages
- Meals & catering
- Laundry & cleaning
- Parking
- Hospitality services
- Operational income opportunities

Professionally Managed

- **Tenant sourcing**
- **Occupancy management**
- **Rental administration**
- **Facility management**
- **Building maintenance**
- **Healthcare operations**
- **Investor reporting**

Care Services

- **Retirement and Assisted Living**
- **Frail Care**
- **Rehabilitation**
- **Neuro, Dementia, Alzheimer and Spinal Care**
- **Stroke, Cancer, injury and related Recovery Care**
- **Post-operative Recovery and Long-term Medical Care**
- **Palliative and Respite Care**

LOCATION

Location – Paarl, Western Cape

- **One of the Fastest-growing areas in South-Africa**
- **Major Pipeline and Future developments earmarked**
- **Location is Easily accessible - Close to N1 and on main routes**
- **Growing retirement population – Local and National**
- **Increasing demand for Healthcare services**
- **Strong long-term property fundamentals**



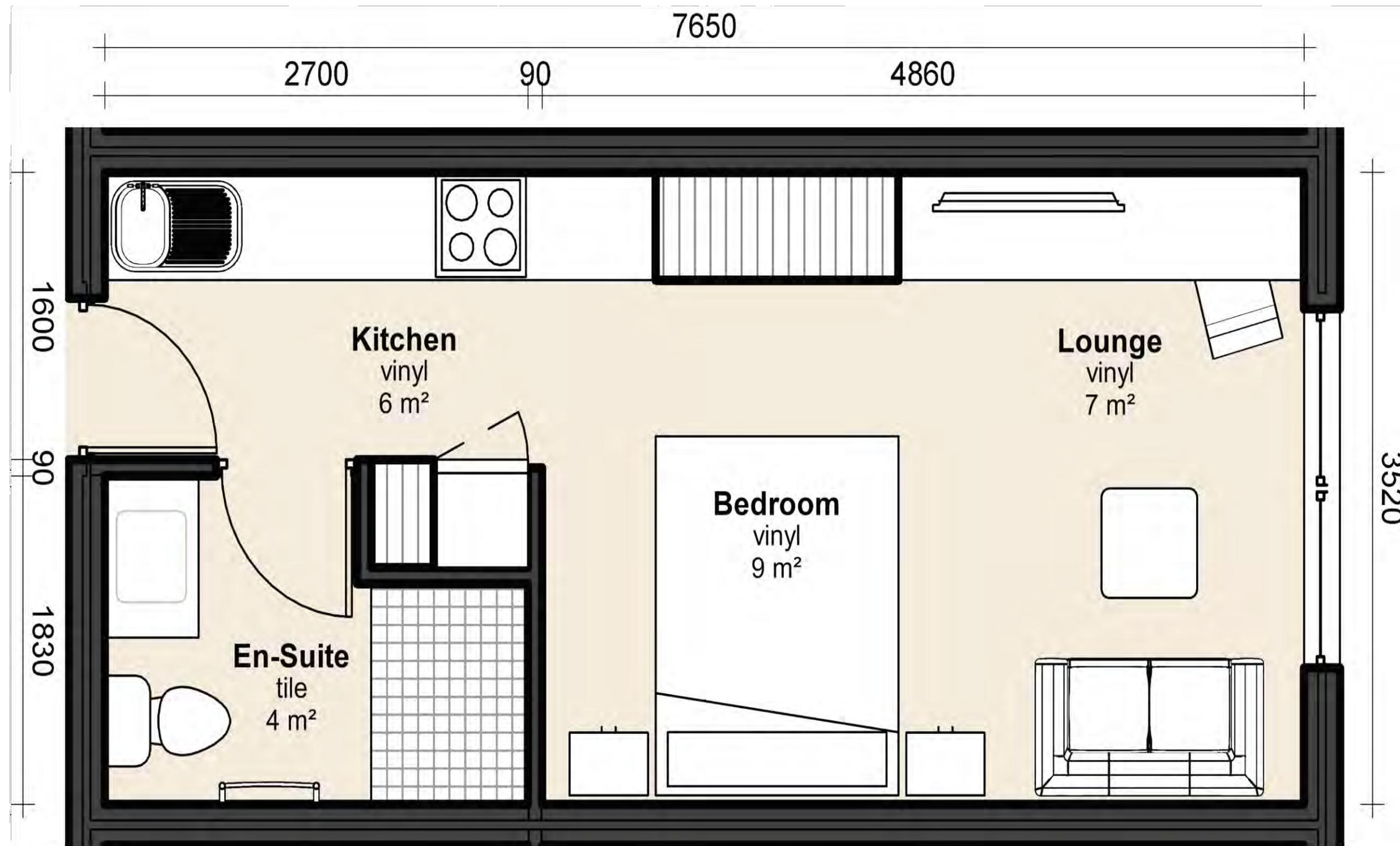
BUILDING VISUALS & IMAGES





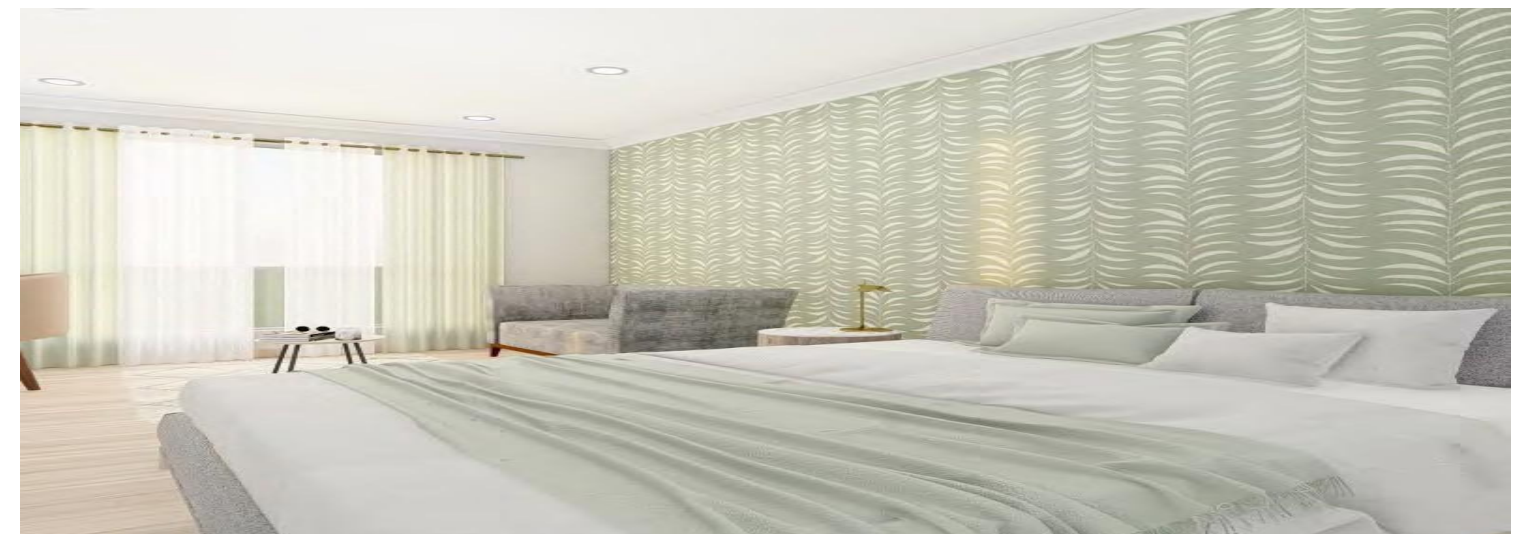
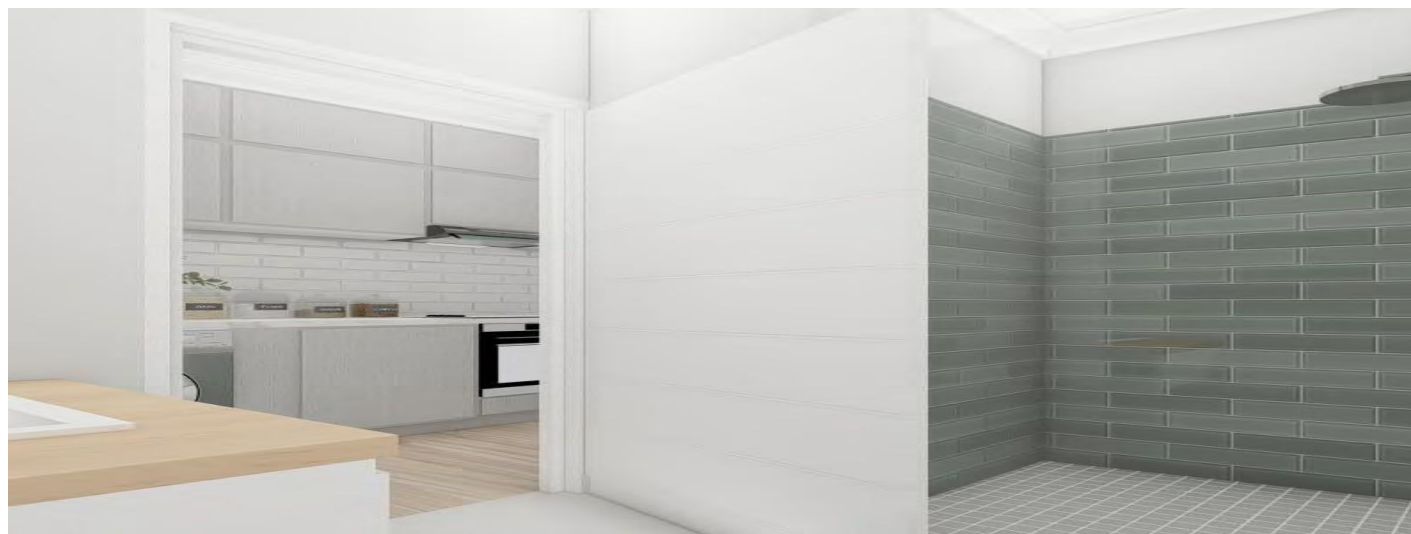


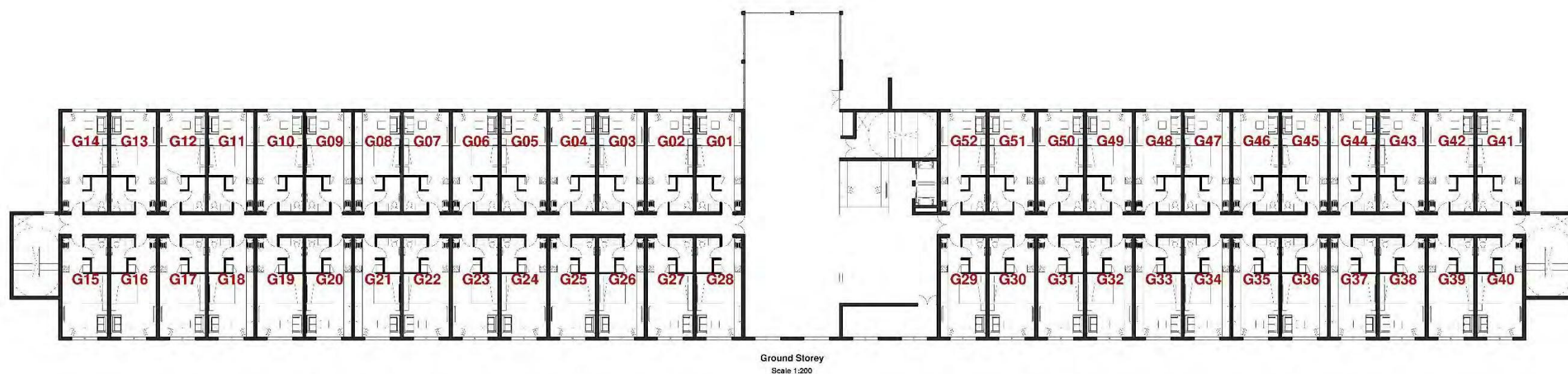
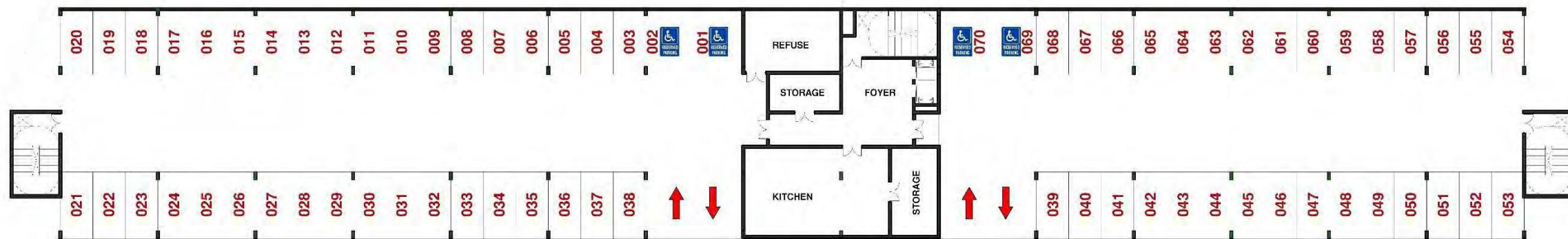
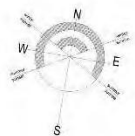
UNITS / ROOMS: Type A & B



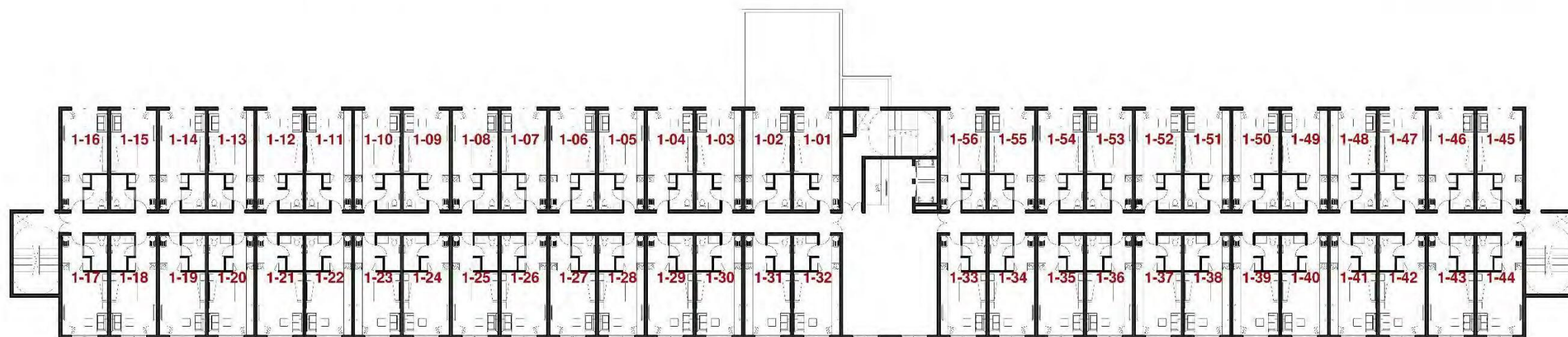
Typical Unit Floor Plan
Unit Size 30 sqm

CARE UNITS / ROOMS





Ground Storey
Scale 1:200



First Storey
Scale 1:200



Second Storey
Scale 1:200



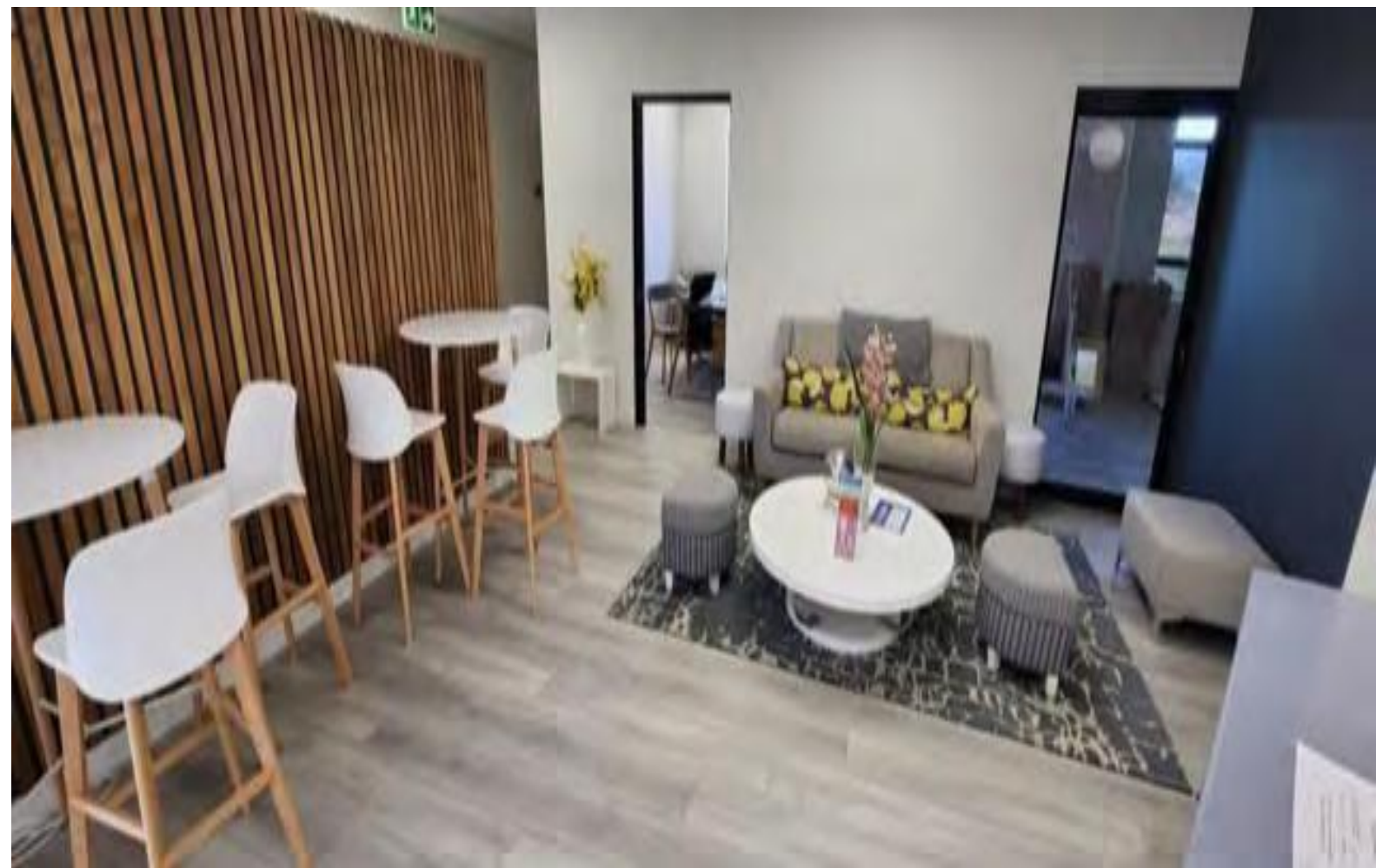
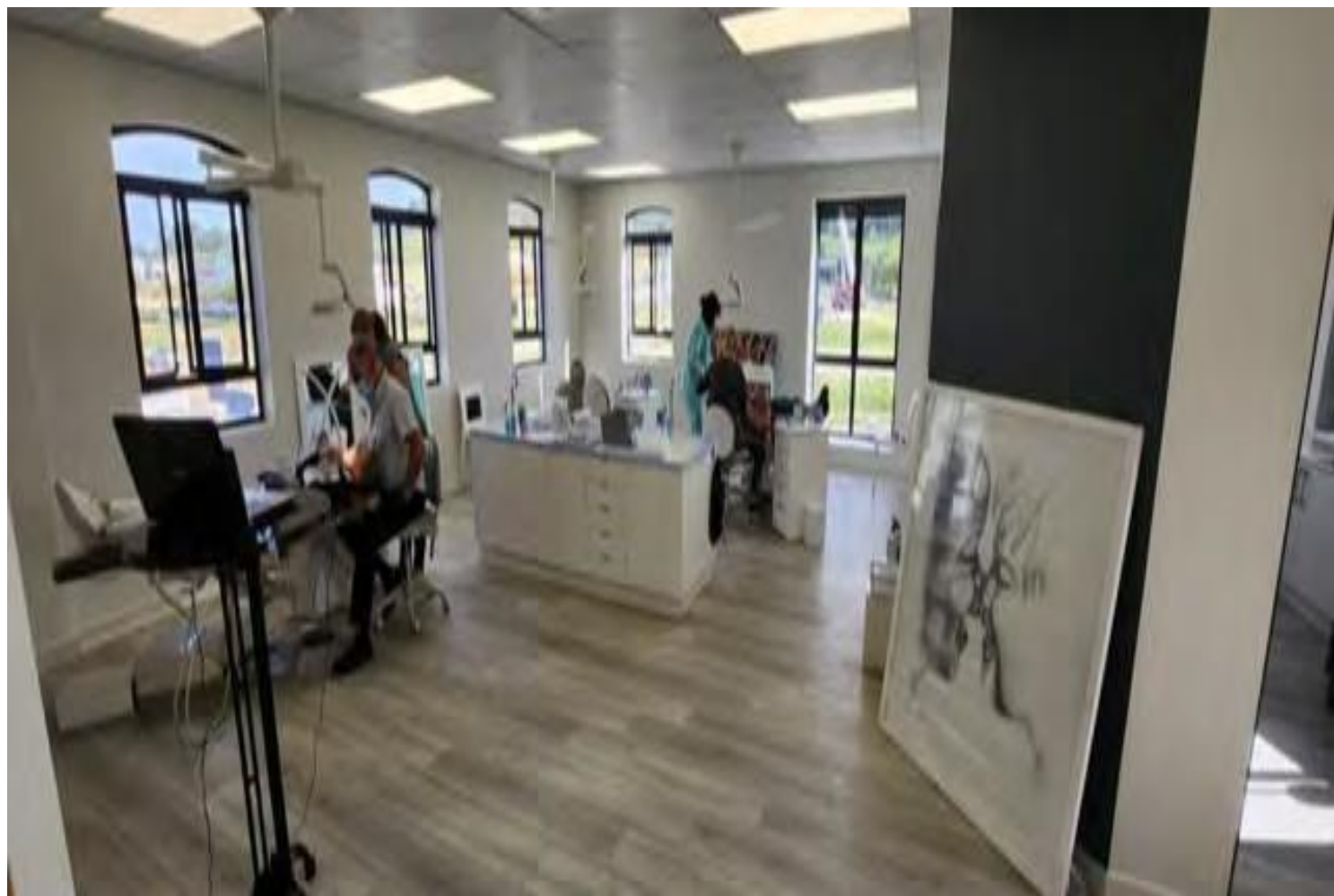
MEDICAL SERVICES CENTRE

- PHASE 1 COMPLETED -



MEDICAL CENTRE (Phase 1 completed)





TENANTS





PAARL DAY HOSPITAL

- THIRD PHASE DEVELOPMENT -

(Construction Planned date: 2026/2027)





DAY HOSPITAL



KEY FEATURES

- 20 Beds
- 2 Major Theatres
- Specialist eye Facilities
- Dermatology and Skin Care
- Urology
- Medical scopes and Endoscopies
- Specialist Dentist Procedures



www.medicentrehealth.co.za



CONTACT

- > Hendrik Olivier +27 (0) 82 373 5884 | Lize +27 (0) 83 659 5585 | June +27 (0) 83 256 2324
- > Mainreef Group - 12 Dorp Str., Stellenbosch (Representative Office South Africa)
- > Mauritius | Botswana | Zambia | Germany
- > Medicentre – 1D, New Eskdale str., Paarl

www.medicentrehealth.co.za | www.mainreef.net

MAINREEF⁷