

MEDICENTRE

MEDICAL & CARE SERVICES

www.medicentrehealth.co.za



- NEW MEDICENTRE PAARL DEVELOPMENT -

(Second Phase of Medicentre Paarl Development)

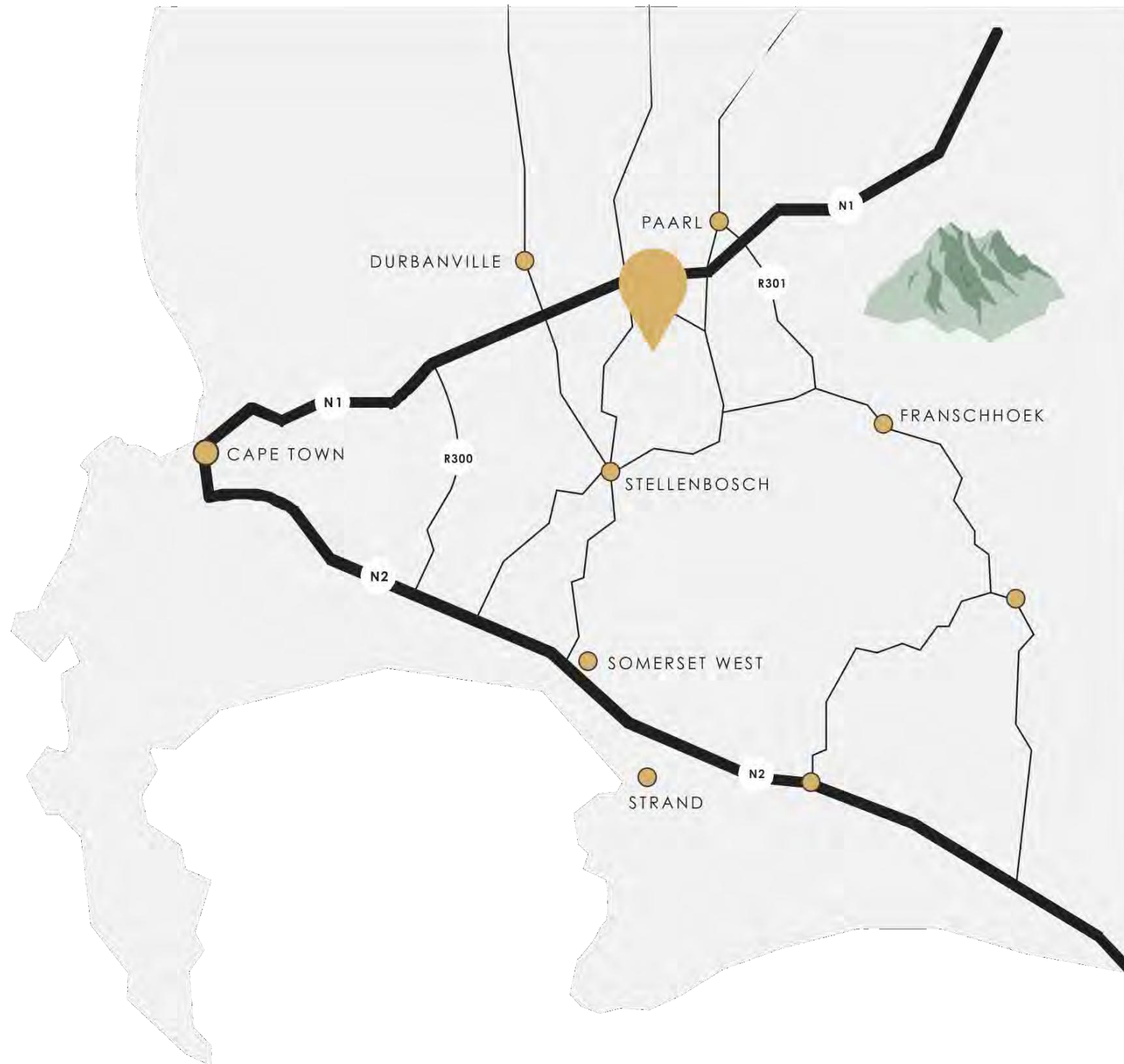
INVEST | BUY | RENT

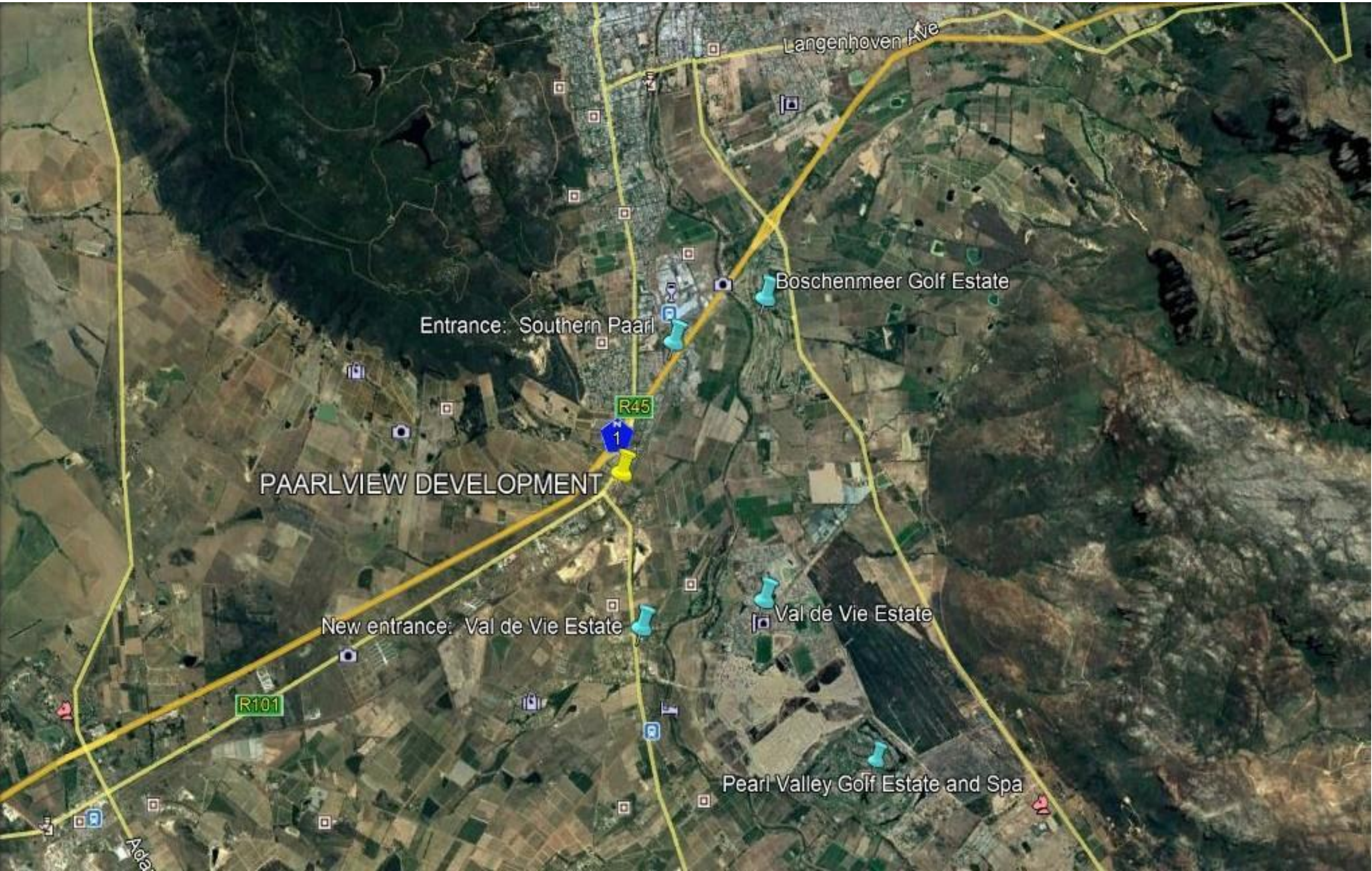
Medical & Retirement Care Units from R 1 600 000 | 10% Finance Deposit

(Furnished; VAT Excluded; Finance approval)

PAARL, WESTERN CAPE

LOCATION





MEDICENTRE

MEDICAL & CARE SERVICES



Care Centre



Medical Centre

VAL DE VIE ESTATE

R45

FRANSSCHHOEK



INVESTMENT OFFERING & INFORMATION



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:**

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- **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**

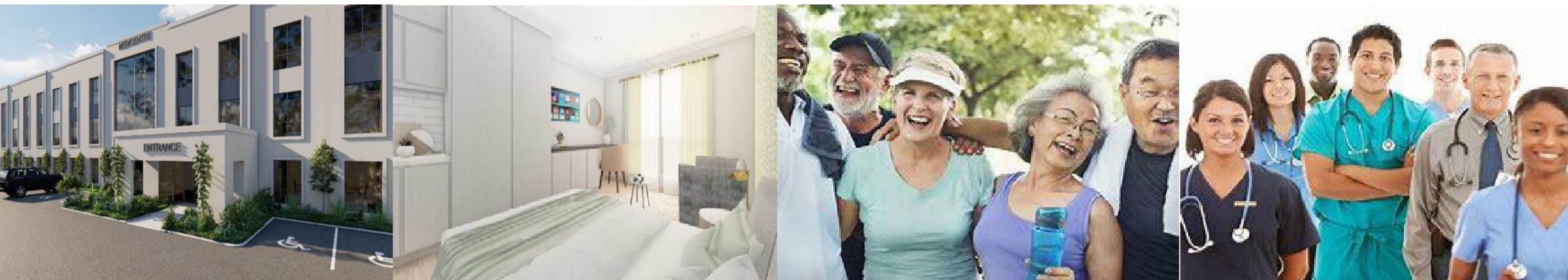
LOCATION

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**



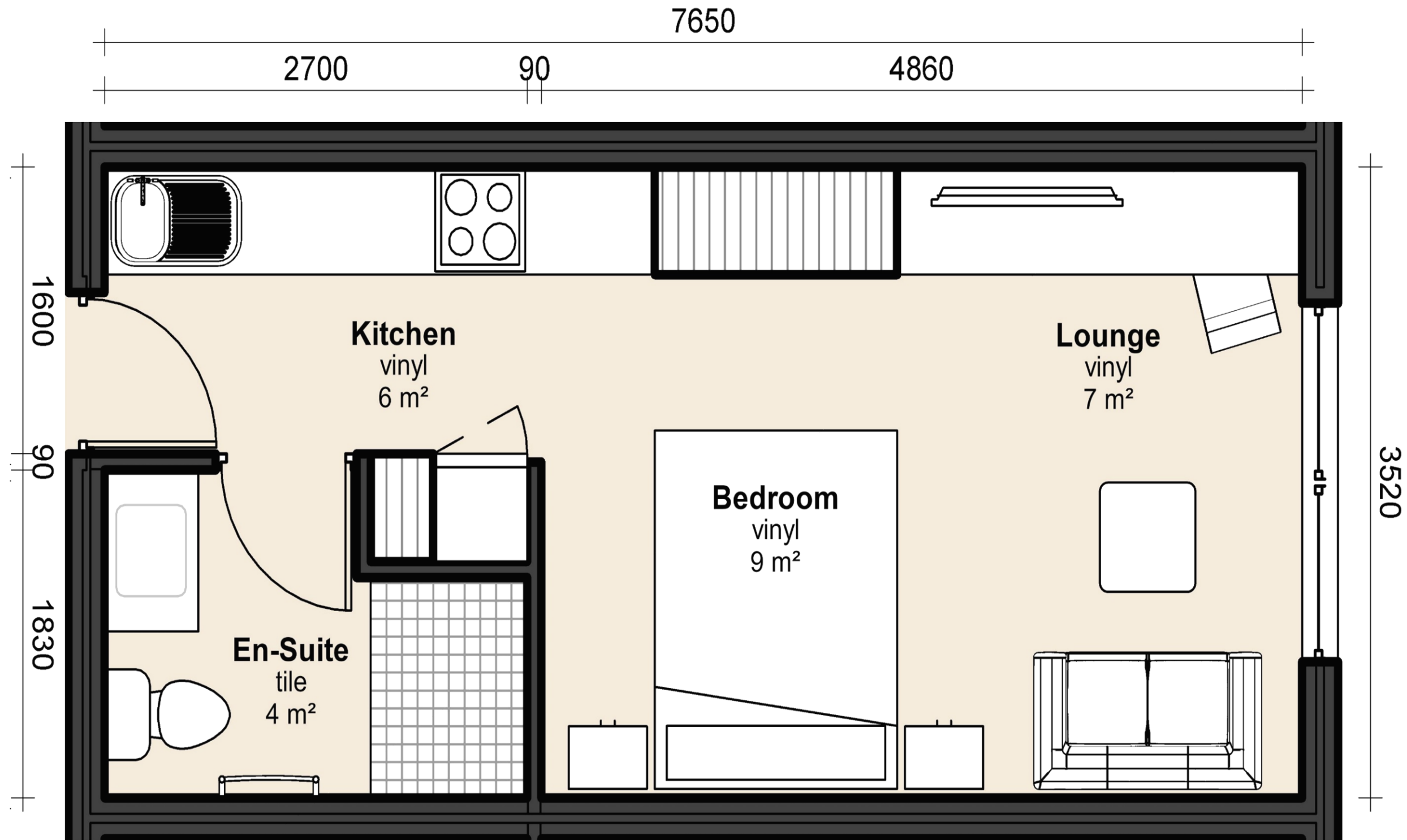
BUILDING VISUALS & IMAGES





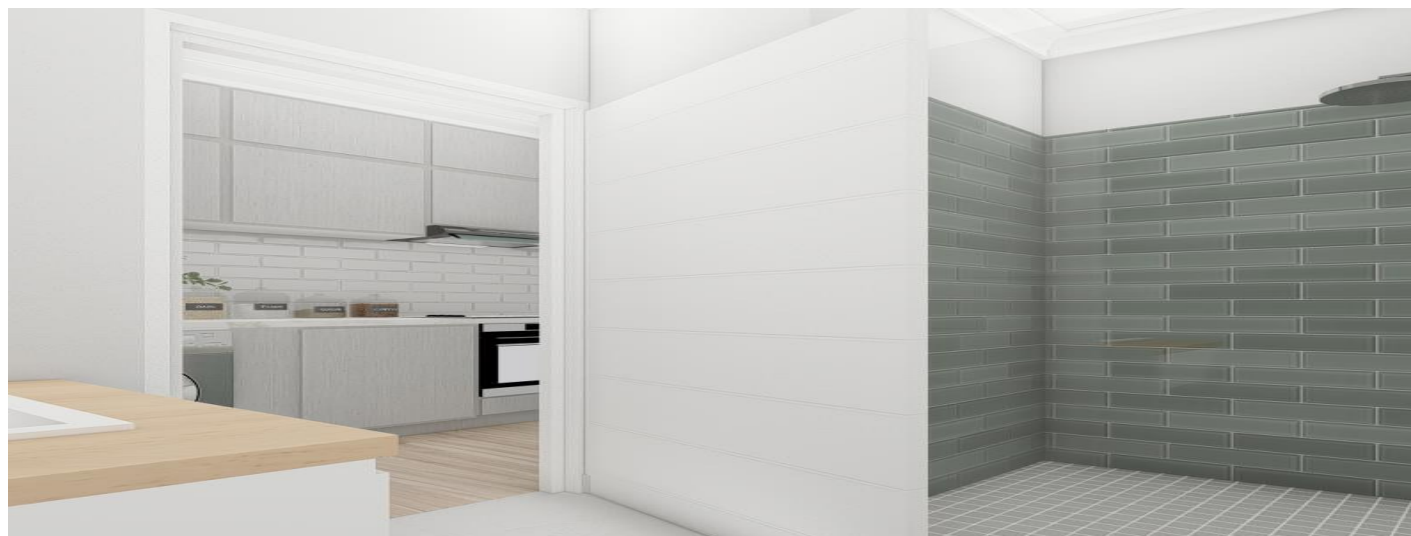


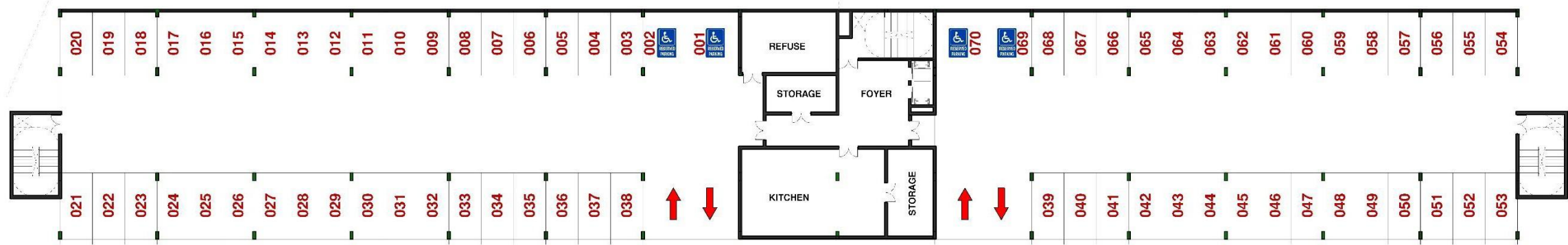
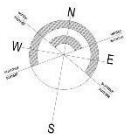
UNITS / ROOMS: Type A & B



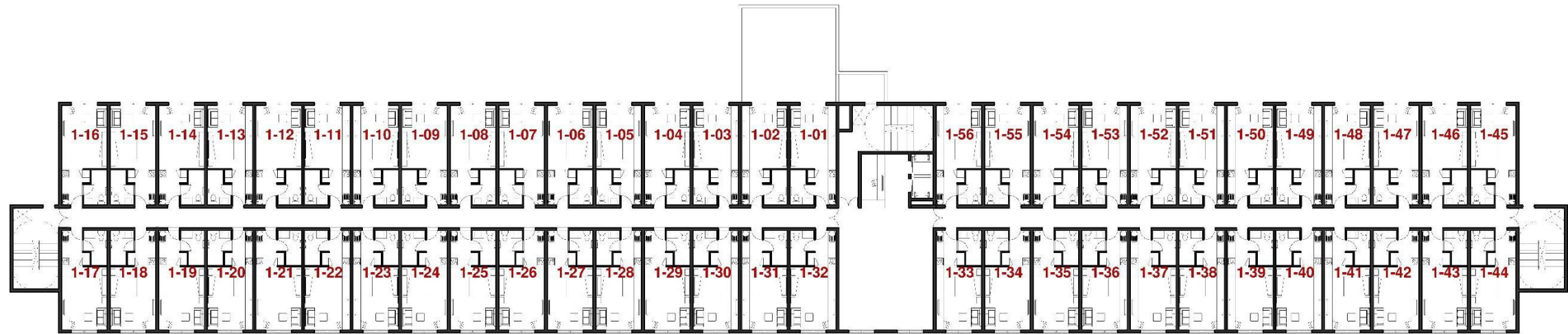
Typical Unit Floor Plan
Unit Size 30 sqm

CARE UNITS / ROOMS





Ground Storey
Scale 1:200



First Storey
Scale 1:200



Second Storey
Scale 1:200



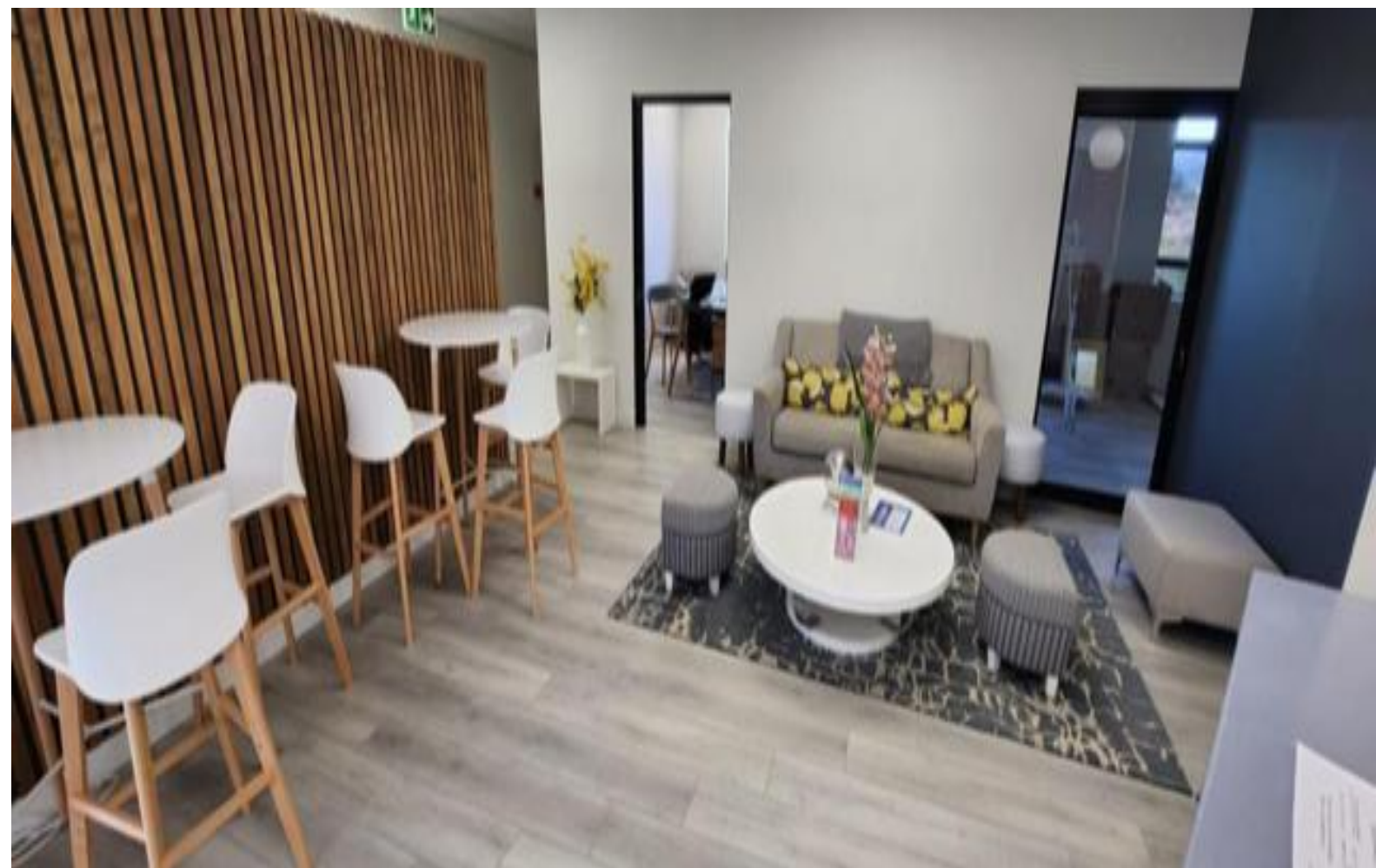
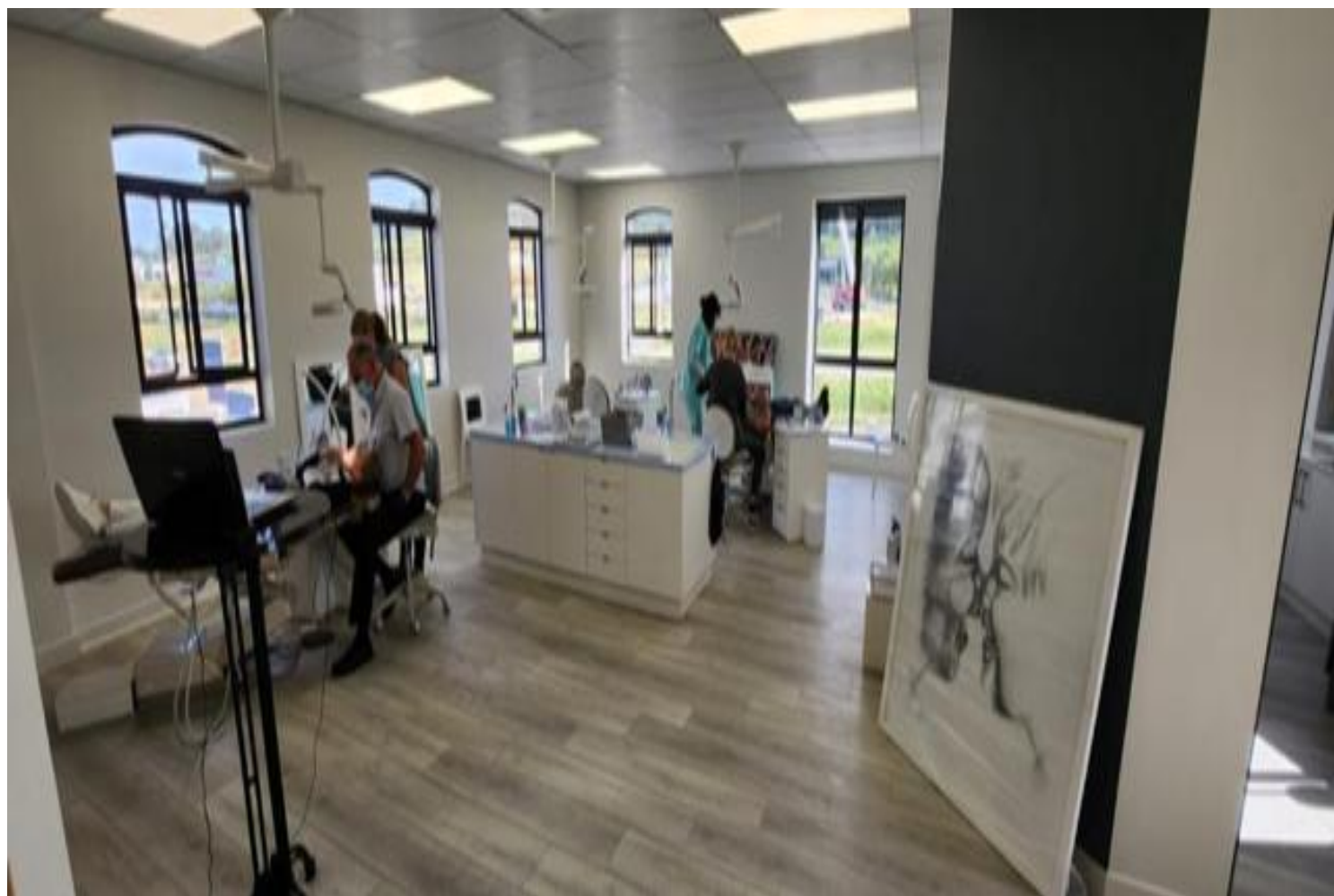
MEDICAL SERVICES CENTRE

- 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



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