



CAPITAL MED in Brief

CAPITAL MED is a full-fledged International Medical City located in Egypt at the heart of the Middle East, MENA Region, Africa and Europe.

CAPITAL MED will provide the Best the world has to offer in Healthcare with international standards, quality based, comprehensive and evidence based medical services. Every single phase starting from design, establishment, equipping, staffing, and operation adheres strictly & is audited by the highest Joint Commission International, JCI standards. The project secures 10,000 to 13,000 job opportunities.

CAPITAL MED has its international partners and affiliations during all phases. CAPITAL MED is the most appropriate platform for medical education, training and research for all health and medical specialties.

CAPITAL MED is a more than 2000-bed world class medical city built on 115.7 acres as the largest medical city in the region.



LOCATION:

Located within greater Cairo (Egypt's Capital City) with the following characteristics:

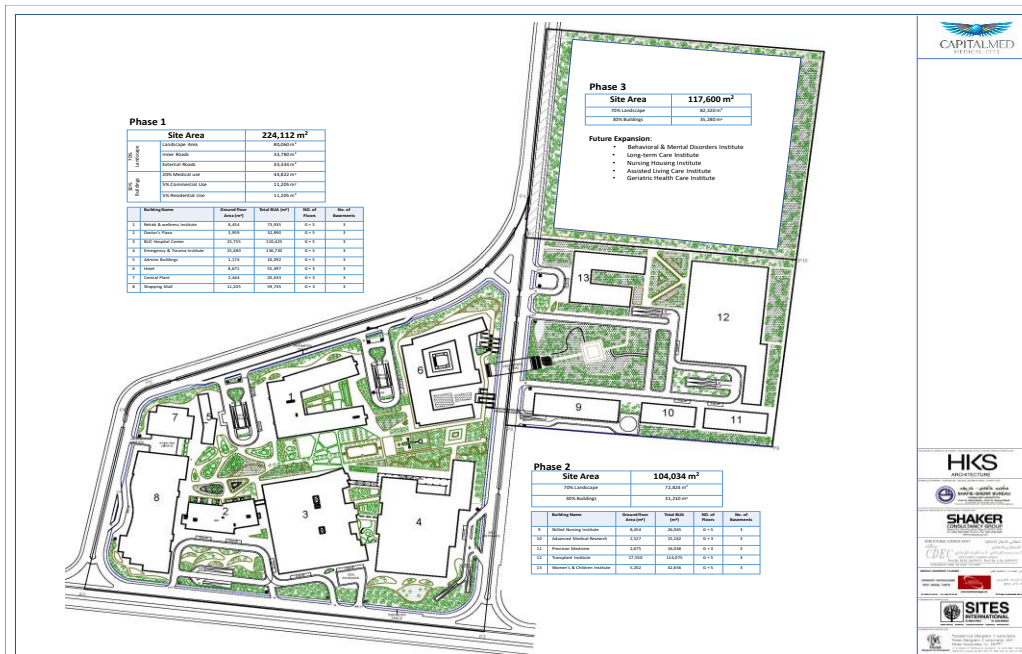
- Direct access to national roads/highways network; providing unlimited national access.

- 20 minutes from Cairo International Airport and 10 minutes from new mega-Airport.
- 10 minutes from New Capital



- Located at the Center of major expanding cities/urban centers, with a population of more than 5 million within a 20-minutes access radius.
- Located in the vicinity of new communities around Cairo-Suez road, Cairo Ismailia road, and Suez Canal Mega Projects.

CAPITAL MED MASTER PLAN:



Total Land area: 115.7 acres:

Land Area/Phases	Feddans	Acres	Square Meters
West Campus (Phase 1)	53,36	56,028	224,112
South East Campus (Phase 2)	24,8	26,040	104,160
North East Campus (Phase 3)	32	33,600	134,400
Total Area	110,16	115,668	462,672

- The total built-up area is 30% of the total land area (equals more than 138,800 m2),
- 20% of the built-up area is allocated for medical buildings (equals more than 92,530 m2),
- 5% for residential use (equals more than 23,133 m2),
- 5% for commercial use (equals more than 23,133 m2), and
- 70% of the land area is allocated for the landscape, green areas, and internal roads (equals more than 323,870 m2).

IN DEPTH SITE ANALYSIS

Physically and culturally, the Project Owners led by Dr. Hassan El-Kalla and all other supporting partners spared no effort in outlining the design parameters. Capital Med will offer nothing but the best. Every single beam of light, stone or traffic stream, has been researched, nothing has been left to chance, Capital Med will offer the highest of standards categorically.

LANDSCAPE ANALYSIS

Even in outlining the landscaping plans, all elements of the soil & functional use of the green area have been thoroughly researched & carefully planned.

CAPITAL MED Components:

Phase I:

- 374-bed Badr University Centre.
- Ambulatory & Outpatient Center (Doctors' Plaza).
- Central Plant Center (1)
- Shopping Mall and Commercial area

- Rehabilitation, Cosmetic and Wellness Institute.
- Emergency and Trauma, Precision Medicine, and Transplant Institute.
- Hotel and Residential area
- Central Command Center

Phase II:

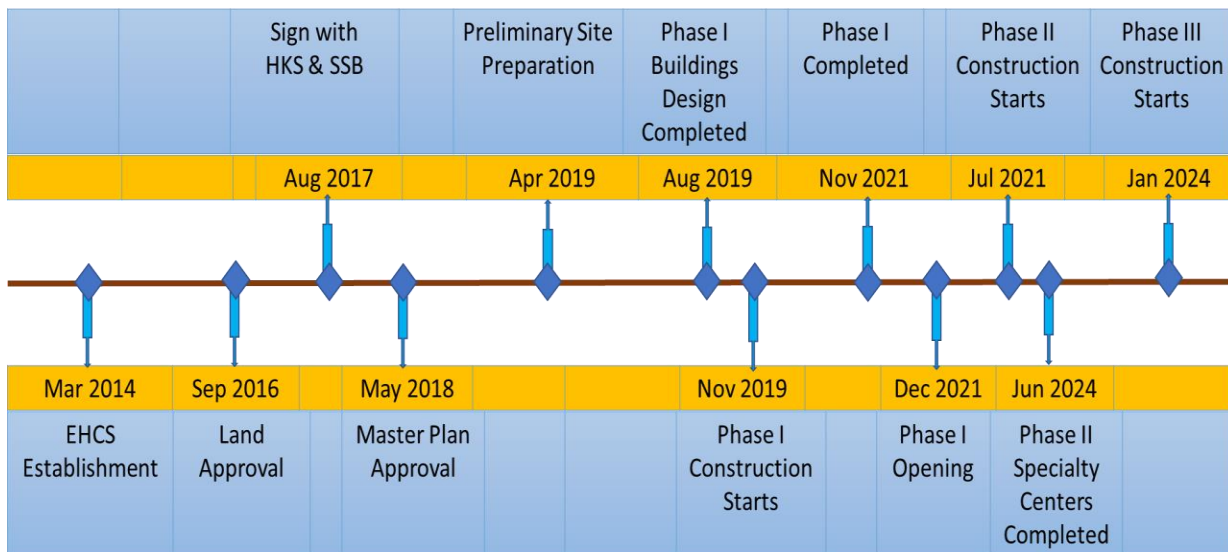
- Women and Children Institute
- Skilled Nursing Housing Institute
- Central Plant Center (2)
- Advanced Medical Research and Training Institute.

Phase III:

- Behavioral & Mental Disorders Institute
- Assisted Living Care Institute
- Long-term Care Institute -
- Geriatric Health Care Institute
- Future Expansion

CAPITAL MED TIMELINE:

- Construction is planned to begin by Q4-2019 and launch the first phase in Q4-2021.
- The construction of the entire project will be completed in 7 years through 3 phases.



Project Phases:

West Campus Phase 1	South East Campus Phase 2	North East Campus Phase 3
<u>Phase 1 – A: Y1 to Q4-Y3</u>	<u>Y3 to Y6</u>	<u>Y4 to Y7</u>
<p>1. Excavation & Infrastructure of the whole West Campus - Y1</p> <p>2. <u>West Parcel of West Campus: Q4-Y1 to Q4-Y3</u></p> <p>2.1 Badr University Health Center 2.2 Doctors' Plaza (Ambulatory & Outpatient Center) and Simulation Center 2.3 Central Command Building 2.4 Central Plant Building (1)</p>	<p>1. Women's & Children's Institute 2. Skilled Nursing Institute 3. Advanced Medical Research Institute 4. Central Plant Building (2)</p>	<p>1. Nursing Housing Institute 2. Long-term Care Institute 3. Assisted Living Care Institute 4. Geriatric Health Care Institute 5. Behavioral & Mental Health Disorders Institute 6. Future Expansion</p>
<p><u>Phase 1 – B: Y2 to Y3:</u></p> <p>1. Rehabilitation, Cosmetics, and Wellness Institute 2. Hotel: as a joint-venture with a specialized operator 3. Commercial Mall: as a joint-venture with a specialized operator</p>		
<p><u>Phase I - C: Y3- Y4:</u></p> <p><u>East Parcel of the West Campus:</u></p> <p>1. Emergency and Trauma Institute. 2. Precision Medicine Institute</p>		

FINANCIAL STUDY AND ASSUMPTIONS:

- Total projected investment of Phase 1 of CAPITAL MED is expected to be US\$ 630 million
- Estimated Construction Cost of Phase I is US\$ 328 million
- Project shall be financed through a 9:1 *debt: equity* structure.
- Phase-I design is underway and almost reached its end, and construction expected to start by Q4-2019. Phase-I facilities expected to operate Q3-2021.
- Current shareholders have contributed with US\$ 20 m paid-in capital and expected to increase to \$40 m over the next 2 years
- The project land area is owned by the current shareholders. Its cost is not included in the required loan.
- 15% Foreign patients Y1 of Operations (up-to 30% by Y4 of operations)

DESIGN TEAM



1. **HKS** is ranked among the top healthcare design firms in the world, with 24 offices worldwide.

HKS's Healthcare portfolio includes more than 3,700 unique projects representing 160,000 beds and 370-million square feet.

2. **SHAFIE-SHERIF Burau (SSB)** is a local firm with more than seventy years of architectural practice in Egypt and Middle-East. It has established its excellent reputation in design through numerous healthcare projects in MENA; ranging from large scale 500-700 bed general/university hospitals to specialized private centers. SSB is the local partner to HKS which leads a competent consortium to provide hospital planning and architectural services. The Consortium for this mega project is formed from:

- SHAKER Consultancy Group
- Crescent Technologies
- CDEC, Center of Design & Engineering Consulting
- SITES INTERNATIONAL – Dr. Maher Stino & Dr. Laila ElMasry
- Malek Designers & Consultants, USA
- Scale Group



CDEC CENTER OF DESIGN AND
ENGINEERING CONSULTING
Prof. Dr. M. El-Zanaty & Prof. Dr. A. El-Zanaty



COLLABERATORS

- Huawei
- International Construction Company (to be assigned)
- International Project Management & Value Engineering Firm (to be assigned)
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- MASAR Financial & Economic Advisory
- International Operator (to be assigned)

