



New Hospital, Proton and Cyclotron Centre Development in Eastern Europe

We are pleased to present to you an investment opportunity in Eastern Europe for further discussions.

Eastern European Development Assumptions

Eastern Europe's economic growth model is based on the following main concepts:

- Private sector driven growth;
- Efficient government;
- Equal opportunities for businesses;
- State investment policy facilitating growth;
- Free competition;
- Openness to trade.

Hospital Development Project Summary

The project envisages the setting up of a full-service hospital with 120 beds and 12 beds for incentive care. An Italian hospital development consortium has drafted the



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first business plan and drawn the first sketches for the architectural planning of a hospital with 15.533 m² of usable space over 4 floors on a land of 10,000 m².

The hospital will have the following departments:

- Surgical Department
- General Medical Department
- Cyclotron and Chemotherapy Department
- Proton Centre Department

Services will include Sterilization, Endoscopy, Radiology, Surgeries, Day Surgeries, Cyclotrone and Chemotherapy services, Proton Therapy services, Pathology and Anatomy, Administration and Laboratories.

The hospital will employ more than 70 doctors, 180 nurses and 50 Social health workers. The treatment capacity is planned for more than 7,000 patients and 42,000 stays p.a.

While Eastern Europe has good general health services on a lower level in general, the hospital will target the high-end health services market and also attract patients from the nearby countries including the Baltics, Turkey, Iran, Azerbaijan and Russia.

Initiators background

Main initiator is a Georgian national who studied and worked in Moscow before emigrating to the USA in the early nineties and worked there as a Surgeon and businessman since. He is Professor of the Emory University. In 2014 he set up a first private hospital in Tbilisi under the name International Centre of Endosurgery after 20 years of planning. Understanding the needs of the Georgian health market he now wishes to set up a full-service hospital with 120 beds, a Cyclotron centre for Cancer Diagnostics and a Proton Centre for Cancer treatment in Tbilisi, the capital of Georgia based on a financial offer he received from international Pension Funds based in London, the UK.

His activities are supported by a well-known and internationally highly successful Italian Surgeon who has been active in Georgia since the early nineties under humanitarian missions and who has also been involved in the setting up of the International Centre of Endosurgery.

They will be supported by two major local cancer treatment centres.



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Project milestones achieved

- Available Business Plan
- Available architectural outlines
- Available funding for 100% of the project under certain conditions
- Educated Doctors and Nurses are available locally

Business Overview

Full target market size by population is approx. 325 million people

- Investment volume is more than 100 million USD currently split in 57 million USD for the hospital, 35 million USD for the Proton Therapy Centre and 8 million USD for the Cyclotron Diagnosis Centre including the acquisition of land and certain start up working capital.
- The targeted financing period is up to 40 years
- Up to 100% equity financing under discussion with certain funds
- Investment grade partner required (by S&P or Moody's)

Transaction Scope & Process

- This private initiative is fully supported by the local authorities
- Flexibility how to structure best a potential transaction for the strategic / operational partner
- After signing a NDA we will provide you with a complete set of information

GeoHolding (GH) Background and Intentions

The company was founded in 2016 to develop investments in the Republic of Georgia by pursuing profitable and socially responsible projects privately using all modern tools.

Generally, Llc GeoHolding (GH) helps to develop different corporate activities in Eastern Europe, Central Asia and the Near East in nearly all sectors such as infrastructure, telecommunications, energy, industry, agriculture and real estate.

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