



## Hospital Acquisition Term Sheet

| SL No | Parameter                                    | Ex | Details  |
|-------|--|----|--|
| 1     | <b>Bed Capacity</b>                          |    | 100 operational beds (Phase 1), expandable to 150 beds (Phase 2)   |
| 2     | <b>Total Land Area</b>                       | 1  | 17000 sq feet  |
| 3     | <b>Built-up Area</b>                         | 2  | Carpet Area 56500 Sq feet plus Non Carpet 20,000 sq feet   |
| 4     | <b>Revenue Assumptions</b>                   | 3  | Occupancy Rate Year 1 50%, Annual increase in volume: 5%; Price escalation: 5–10%  |
| 5     | <b>Floor-wise Functions</b>                  | 4  |  |
|       | <b>Basement Lower</b>                        |    | Admin, Two Wheeler Parking, Utilities  |
|       | <b>Basement Upper</b>                        |    | CT, MRI. Meeting Room, Pharmacy Stores   |
|       | <b>Lower Ground Floor</b>                    |    | Four Wheeler Parking   |
|       | <b>Upper Ground Floor</b>                    |    | OPD, Emergency, Minor OT, Waiting Area, X ray Room   |
|       | <b>First Floor</b>                           |    | OPD Consultation 9 Rooms, Sonography,  |
|       | <b>Second Floor</b>                          |    | Cardiology Ward, Cardiac Recover, CCU, Cath Lab, Dialysis General Ward Male, General Ward Female                               |
|       | <b>Third Floor</b>                           |    | OPD-Gynec, Pre labour Room, Obstertics Theatre, Obstetrics General Ward, Paediatric Ward, Private Room Ob-Gyn , Padiatric ICU, |
|       | <b>Fourth Floor</b>                          |    | Operation Theatre, Recovery Room, CSSD, Endoscopy  |
|       | <b>Fifth Floor</b>                           |    | Intensive Care Unit  |
|       | <b>Sixth Floor</b>                           |    | Private Room, Semi Private Room , Delux Room, Pathology Room   |
|       | <b>To Be Constructed</b>                     |    |  |
|       | <b>Seventh Floor</b>                         |    | Private Room, Semi Private Room  |
|       | <b>EIGHTH FLOOR</b>                          |    | General Ward/ Semi Private Room  |
|       | <b>EXPANSION POTENTIAL</b>                   | 5  | ADJACENT PLOT Available 12000 Sq feet, Potential to Scale beyond 200 Beds  |
| 6     | <b>Graph – 5-Year Revenue Trend</b>          | 6  | YEAR 1 ANNUAL REVENUE Rs. 72.00 Crores   |
| 7     | <b>Hospital EBITDA Trend</b>                 | 7  | YEAR 1 ANNUAL EBITDA Rs. 14.39 Crores  |
| 8     | <b>Total Cost of Project</b>                 | 8  | 103.33   |
| 9     | <b>Funds Required to Commence Operations</b> |    |  |
|       | Capital Funds                                |    | 67.18  |
|       | Working Capital                              |    | 21.41  |
| 10    | <b>Valuation Expected</b>                    |    | Negotiable   |
| 11    | <b>% of Stake Offered</b>                    |    | Negotiable   |
| 13    | <b>Timeline</b>                              |    | Due diligence: 2 months  |
|       |  |    | Financing: 3 months  |
|       |  |    | Operations launch: within 9 months   |