



Russell Bedford
taking you further

Project Health

Final asset valuation report

4 December 2024



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4 December 2024

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Project Health: final valuation report

Dear Walid,

We enclose our final report ("Report") in accordance with our engagement letter dated 16 November 2024 ("Contract").

The final Report is confidential to the addressees and prepared solely for the purpose set out in the Contract. You should not refer to or use our name or final Report for any other purpose, disclose them or refer to them in any prospectus or any other documents, or make them available or communicate them to any other party. No other party is entitled to rely on the final Report for any purpose whatsoever and we expect no duty of care or liability to any other party who is shown or gains access to this final Report.

Our analysis was completed based on the information received up to 4 December 2024 and we have not updated our work since that date.

We draw your attention to the considerations and limitations of the work undertaken in Appendix 1.

Sincerely yours,

For and on behalf of Russell Bedford & Partners, Certified Public Accountants



Ahmad Mukhaimer
Partner
Assurance and Advisory

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Executive summary

Executive summary

The Client approached Russell Bedford to value the assets of TVH as at 30 September 2024 for internal decision-making purposes. We estimate the value of TVH's assets to be QAR 2,113.1m as at the Valuation Date

Introduction

- The View Hospital (the "Target" or "TVH") is a modern hospital established recently in Qatar as a result of a collaboration between Estithmar Holding Q.P.S.C. (the "Client") and "Cedars-Sinai", a renowned U.S.-based healthcare organization.
- TVH is a subsidiary, wholly owned by the Client.
- TVH leases the following assets (the "Subject Assets"):
 - **Land and building:** a 3B+G+attic+15 floors building developed on 12,486 sqm of land with PIN 66170690. The total build-up area is 94,899 sqm, gross floor area 59,429 sqm and is zoned as "CF – Community Facilities Zone".
 - **Medical equipment and furniture.**
- The Client approached Russell Bedford to conduct a valuation of the Subject Assets as at 30 September 2024 (the "Valuation Date"), for internal decision-making purposes (the "Purpose").

Asset valuation approach

- **Primary methodology:**
 - Land: Market approach
 - Building, equipment and furniture: Depreciated Replacement Cost ("DRC") method.

Definition of value

- Market Value definition as per the International Valuation Standards Council ("IVSC"), which has been adopted by Royal Institution of Chartered Surveyors ("RICS"), is "the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each knowledgeably, prudently and without compulsion".

Conclusion

- Based on the above methodologies, we estimate the value of the Subject Assets to be QAR 2,113.1m as at the Valuation Date.

Valuation summary

QARm	Value	Methodology
Land	504.0	Market approach
Building	1,412.2	DRC
Equipment and furniture	196.9	DRC
Value of Subject Assets	2,113.1	

Source: Russell Bedford and Client/management information



Business overview

Businesss overview

The View Hospital is a flagship healthcare project in Qatar

- The View Hospital is a modern healthcare institution in Qatar, dedicated to providing world-class clinical excellence and delivering the highest measurable care, ensuring accessible and sustainable healthcare for all, in alignment with Qatar's commitment to improving population health and well-being as outlined in Qatar's 2030 Vision.
- Affiliated and partnered with Cedars-Sinai, ranked 2nd in the U.S. and 1st in California, integrating global healthcare standards into Qatar.
- The View Hospital occupies a strategic location in Legtaifiya, Doha, Qatar.
- The View Hospital has:
 - 24/7 Emergency Medicine with dedicated CT and X-ray facilities for rapid diagnosis and treatment.
 - 12 Intensive Care Units for advanced patient care.
 - 10 advanced operating rooms designed for both invasive and minimally invasive surgeries with intraoperative imaging. Utilizing Da Vinci and ARTIS pheno robotic systems, enhancing precision and reducing recovery time.
 - 3T MRI and Open MRI for detailed imaging, 256 CT Scanners, and a dedicated Emergency CT Scanner for rapid diagnosis.
 - Robotic systems for enhancing medication dispensing and blood tests, ensuring enhanced safety and accuracy.
 - Visiting from U.S. top specialists – Cedars-Sinai experts, integrated local expertise for seamless patient journeys, and unique global expertise in advanced treatments.
 - 244 En-suite rooms with modern and comfortable design.
 - It is equipped to handle high patient volumes, with an annual capacity for 23,000 inpatients and 300,000 outpatients.
- Recognized by the Arab Hospitals Federation's Patient Safety Championship Gold Initiative with:
 - Platinum Award for Best Hospital Safety Teams,
 - Diamond Awards for Safety Metrics, Sustainability, and Digital Transformation.
 - Gold Award for Safest Hospital for Patients.
- The View Hospital is the first and only in Qatar in Robotic-Assisted Bariatric Surgery, Multifocal Lens Implant, 3-level Cervical Artificial Disc Replacement, Robotic-Assisted Urology Surgery, Multi-level Lumbar Disc Replacement Surgery, Hyperbaric Oxygen Therapy, Cardiac Electrophysiology Consultant, Full-Thickness Corneal Graft Transplant Surgeries.

Businesss overview

The following are the facilities available at The View Hospital:



Emergency Medicine



Internal Medicine



Pulmonology



Psychiatry
& Clinical Psychology



Intensive Care
Unit



Bariatric
Surgery
(Weight Loss)



Medical
Imaging



Interventional
Radiology



General
Surgery



Ophthalmology



Laboratory
Medicine



Pediatric
Surgery



Cardiology



Ear, Nose &
Throat



Physcial Medicine
& Rehabilitation



Hyperbaric
Oxygen Therapy



Neurology



Pediatrics



Family Medicine



Dental Services

Source: Client/management information

Businesss overview

The following are the facilities available at The View Hospital:



Obstetrics
& Gynecology



Plastic Surgery



Dietetics



Nephrology



Diabetes
& Endocrinology



Vascular Surgery



Dermatology



Occupational
Medicine



Urology



Gastroenterology
& Hepatology



Rheumatology



Orthopedic
Surgery



Anesthesiology
& Pain
Management



Neurosurgery

Source: Client/management information

Businesss overview

Photographs of some of TVH's assets



		
In Patient Wards	11-15	وحدة المرضى
In Patient Wards / Sleep Lab	10	وحدة المرضى / مختبر النوم
Inpatient Paediatric Ward	9	وحدة الأطفال
In Patient Ward	9	وحدة المرضى
Cardiovascular Outpatients	8	العيادات الخارجية للقلب
Cath Lab / CCU	8	المختبر القلبية / وحدة العناية القلبية
In Patient Ward	8	وحدة المرضى
Healing Garden / Moka Café	6	حديقة الشفاء / موكا كافيه
Auditorium / Management	6	قاعة المحاضرات / الإدارة
Ophthalmology Outpatients	6	العيادات الخارجية لعيون
Executive Health Assessment	6	برنامج الخدمة الصحية
Labour & Delivery Suites	5	وحدة الولادة
NICU / Obstetrics	5	قسم أمراض النساء والولادة
In Patient Ward	5	وحدة المرضى
Operating Theatres & Recovery	4	العمليات الجراحية
Day Care	4	العيادات الخارجية
Endoscopy	4	المنظار
ICU	4	العيادة العناية
Medical Imaging	3	التصوير الطبي
Nuclear Medicine	3	الطب النووي
Outpatient Clinics	3	عيادات الخارجية
Orthopaedics	3	جراحة العظام
Vascular	3	الأمراض الوعائية
Neurosurgery	3	جراحة الأعصاب
Women's Health	3	صحة المرأة
Outpatient Clinics	2	العيادات الخارجية
Physiotherapy	2	العلاج الطبيعي
Paediatrics	2	طب الأطفال
Phlebology	2	معالجة أورام
Hyperbaric Therapy	2	العلاج بالأكسجين تحت الضغط
ENT & Audiology	2	الاذن والحنجرة والبصوتيات
Dentition / Bariatric	2	التشخيص
Pre Anesthesia	2	المرضى الجاهزين للتخدير
Nephrology / Urology	2	أمراض الكلى والمسالك البولية
Pulmonology	2	جراحة الصدر
Plastic Surgery	2	جراحات التجميل
Internal & Family Medicine	2	طب العائلة والباطنة
Mental Health	2	صحة النفسية
Gastroenterology	2	أمراض الجهاز الهضمي
Dermatology	2	أمراض الجلد
Rheumatology	2	الروماتيزم
Neurology	2	الاعصاب
Café	2	كافيه
Prayer Area	1	مصلّى
The HUD	1	الهد
Pharmacy	G	الصيدلية
Emergency	G	الطوارئ
Café & Bar	G	كافيه ومطعم
Reception / Admission	G	استقبال / تسجيل
Parking	B	مواقف للسيارات

Source: Russell Bedford

Businesss overview

Photographs of some of TVH's assets



Source: Russell Bedford



Valuation analysis

Valuation analysis

The Client approached Russell Bedford to value the assets of TVH as at 30 September 2024 for internal decision-making purposes. We have utilized the following primary methodologies in our valuation analysis

Land

- The market approach was used to value the land as follows:

Land valuation

Item	Value
Plot area in sqm	12,486
Plot area in sqf	134,398
Land rate per sqf	3,750
Land value in QARm	504.0

Source: Russell Bedford and Client/management information

Building

- The DRC method was used to value the building as follows:

Building valuation

Item	Value
Built up area in sqm	94,148
Building rate per sqm	12,500
Soft plus misc. cost	25.0%
Adopted building rate per sqm	15,625
GCRC of building in QARm	1,471.1
Depreciation	4%
DRC of building in QARm	1,412.2

Source: Russell Bedford and Client/management information

Equipment and furniture

- Equipment titled "UCC equipment"
 - We received the acquisition cost, installation year and the country of production for the equipment. We performed a high-level check on the acquisition cost of major equipment that it is in line with the market rates.
 - The equipment was divided into three categories, depending on the nature. Each category is assumed to have a certain average useful life and salvage percentage.
 - The GCRC was calculated based on the acquisition cost by using an appropriate indexation to reflect the inflation in price from the installation date to the Valuation Date.
 - The DRC was derived by adjusted the GCRC for depreciation. Depreciation was calculated based on the estimated useful life of the equipment and how long it has been used.
 - Initially, the equipment was purchased at a certain level of discount. In our analysis, the same level of discount was applied on the DRC.
 - Based on the above, the value of the UCC equipment is estimated to be QAR 153.5m as at the Valuation Date.
- Equipment and furniture titled "TVH equipment and furniture"
 - A similar approach was followed. However, given that this group of equipment is less significant and durable (relatively), a general high-level assumption has been made regarding their average useful life, salvage percentage and inflation indexation.
 - Note: the asset category "Low Value Assets" with an acquisition cost of QAR 2m and asset category "Other assets and machinery" with an acquisition cost of QAR 0.04m were not considered in the valuation due to their low value/low durability.
 - Based on the above, the value of the TVH equipment and furniture is estimated to be QAR 43.4m as at the Valuation Date.

Valuation analysis

Based on the above, we estimate the value of TVH's assets to be QAR 2,113.1m as at the Valuation Date

Conclusion

- Based on the above methodologies, we estimate the value of the Subject Assets to be QAR 2,113.1m as at the Valuation Date.

Valuation summary

QARm	Value	Methodology
Land	504.0	Market approach
Building	1,412.2	DRC
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Value of Subject Assets	2,113.1	

Source: Russell Bedford and Client/management information



Appendices

Appendix 1: Scope limitations and considerations

- Our surveyors, Mr. Bilal Ahmed (AssocRICS) and Mr. Sumit Shankar (MRICS) conducted a limited inspection of the property to acquire specific details such as location, apparent condition, and overall status of the property, as well as other pertinent information. Additionally, we performed an inspection of the surrounding area as well. The full internal inspection of the property was not carried out due to the limitations of the healthcare facility. Consequently, throughout the valuation process, we relied upon information provided by the Client/management, and our assumptions. It should further be noted that valuation from a limited physical site inspection results in increased uncertainty of the opinions reported herein. The inspection was carried out on 10 November 2024. We understand from the Client/management that no material changes occurred to the property from the Valuation Date to the inspection date.
- We relied on information provided by the Client/management, and third parties. We assume that the information obtained from the Client/management about the property is complete and correct. We also assume that the Client/management collective knowledge of all matters relevant to value, such as rental rates, occupancies, area statement, and net leasable areas were provided, outstanding legislative requirements, and planning permission, was made available to us, and that such information was up to date.
- For the purpose of this valuation, we were provided and relied on a copy of the following documents and information: Fixed Asset Register, Floor Plans and Layout Diagrams, and Title Deed. We have not had the opportunity to inspect the original documents. Therefore, we cannot confirm the details in these copies are correct.
- The following information is extracted from the copy of the Title Deed provided by the Client. We understand that there is no unusual or onerous covenant related to the property. We recommend that this understanding and the below details be confirmed by your legal advisors.

Property owner:	Lanoras Trading & Contracting
Issuing authority	Ministry of Justice
Title deed number	96053
Pin number	66170690
Area/community	Al Qassar
Municipality	Doha
Plot size	12,486 sqm
Issued date	31/03/2022

- We expressly reserve the right to amend the final Report should any of our assumptions, or the information received, prove to be incorrect.
- The property is in a “CF – Community Facilities” zone, and therefore the regulation of that zone applies to the property.

Appendix 1: Scope limitations and considerations

- We have assumed that no indications of past or present contaminative land use exist. Our research was only of a limited nature, and we cannot give any assurances that previous uses on the site or in the surrounding areas have not contaminated subsoils or groundwater. In the event of contamination being discovered, further specialist advice should be obtained. You are advised to ensure that your legal advisors take up the usual inquiries on your behalf, with respect to possible contamination issues. Inspection of the site does not indicate the dangers of flooding as the property is located inland. We suggest a Geological Survey of the site to study the potential for flooding and land erosion. We assume for the purpose of this valuation that potential flooding and land erosion would not affect the structure's life. As inspected and to our knowledge the property is not made-up ground as the surrounding natural landscape is in level with the property. We are not aware of the potential risks of ground instability due to tremors and other natural factors at this particular site. A prudent purchaser of this property may require appropriate investigations to be made to assess any risk before completing a transaction. Should it be established that the risks do exist, this may reduce the values now estimated.
- We have not received any information regarding legal notices served on the property, nor have we been informed of any outstanding or pending court cases. For the purpose of this valuation, we are operating under the assumption that no legal encumbrances or liens exist on the property that would adversely affect the estimated value.
- We have not undertaken or arranged for any investigations to be carried out to determine whether or not high alumina cement, calcium chloride additive, or any other potentially hazardous material has been used in the construction of the property; we are therefore unable to report that the property is free from risk in this respect.
- We have not checked the source of the main services. We have assumed for the purpose of this valuation that the property is provided with water and electricity by the Government of Qatar. We have not tested the full functionality of the above-mentioned services. Therefore, we reserve the right to amend our final Report should any of our assumptions prove to be incorrect.
- Due to the lack of architectural drawings, we have not been able to measure the Floor Areas of the building in accordance with IPMS 1, 4. Therefore, for the purpose of this valuation, we have departed from IPMS and we relied on measurements provided by the Client. Should the measurements prove to be inaccurate a re-valuation of the property may be required.
- Upon limited inspection, we observed that the property is in fair condition of maintenance without any visible signs of physical deterioration. The property was found to be in a reasonable condition and reported to be approximately 2 years old, which is commensurate with its age and type, with no immediate or significant needs of repair evident. However, with a property of this type and size, it will require regular ongoing preventive maintenance.

Appendix 1: Scope limitations and considerations

- This valuation is undertaken based on the following assumptions:
 - The property is valued on the assumptions of having title being held on Private-Perpetual, freehold, legally unencumbered, and transferable title ownership.
 - The information provided by the Client/management is up to date, complete, and correct in relation to issues such as land tenure, planning use/consent, and other relevant matters that are set out in the final Report.
 - That no contaminative or potentially contaminative use has ever been carried out on the site.
 - We assume no responsibility for matters legal in character, nor do we render any opinion as to the title relating to the property, which we assume to be in good and free of any disclosed onerous burdens, outgoing, restrictions, or other encumbrances which would adversely affect the valuation. Information regarding titles must be checked by your legal advisors.
 - The value conclusion arrived at for the property reflects the full contract value and no account is taken of any liability to taxation on the sale or of the costs involved in affecting the sale.
- For the purpose of this valuation, we have considered the following special assumptions:
 - We have been instructed to provide the Cost Approach, which is the Depreciated Replacement Cost for the building/equipment, therefore we carried out our work in accordance with this methodology.
 - We have been instructed to provide the land value. Therefore, in order to arrive at the land value, we have disregarded any existing building/development structures.
- In adherence to the RICS global standards, specifically the RICS Valuation - Global Standards; Valuation Practice Guidance Application 10 (VPGA 10), it is our professional opinion that a reasonable timeframe for negotiating a sale at the estimated market value is 3 to 6 months. In certain cases, we may consider a limited sales marketing period ranging from 4 to 12 weeks. It is imperative to recognize that any significant deterioration in credit conditions or other market changes may alter the investment's liquidity and value. The RICS valuation standards underscore the necessity of identifying anticipated valuation uncertainties that could substantially impact valuations. Furthermore, it is advised to explain the cause of the uncertainty and the extent to which it is reflected in the valuations.
- It is important to note that property values may fluctuate or diverge due to changing market scenarios, including shifts in demand and supply. It is imperative to understand that ensuring consistent property values amidst these evolving scenarios falls beyond the scope of our services.
- Our valuation assumes that all electronically operated or electronically controlled equipment at the property is not or will not be adversely affected by any computer virus or date-related programming problems that may affect their operation.

Appendix 1: Scope limitations and considerations

- Although the valuer reflects a general understanding of a tenant's status in the valuations, the valuer makes limited inquiries about the financial strength of tenants and relies upon the Client/management to advise if tenants are in default of rental payments, or where there appear grounds for concern. In the context of investment property, where covenant strength is significant, such assumptions that affect the valuation approach will be commented upon in the valuation section of the final Report. The Valuer will assume that appropriate inquiries were made when leases were originally exchanged, or when consent was granted to tenants to assign or underlet and that tenants are therefore not in breach of covenant.
- The valuer will carry out such inspections and investigations as are in the valuer's professional judgment appropriate and possible in the circumstances. It is an assumption that the property and its value are unaffected by any matters which would be revealed by replies to the usual inquiries or Statutory Notice and that neither the property nor its condition, nor its use, intended use, is or will be unlawful. It is recommended that verification is obtained from the management that:
 - The position is correctly stated in the final Report.
 - The property is not adversely affected by any other decisions made or conditions prescribed by Local Authorities/ Municipality or another duly authorized governmental department.
 - That there are no outstanding Statutory Notices.
- The valuation is prepared on the basis that the premises comply with statutory regulations, including fire and building regulations. Where it is apparent that access to the property is not direct from the public highway, or where there are published road proposals, the valuer will make appropriate comments.
- Unless otherwise stated all items normally associated with the valuation of land and buildings are reflected in the valuation and reinstatement costs to the extent that they existed at the date of inspection, including: Fixed air-conditioning; hot water system; lighting; mains services supplying sprinkler systems and associated equipment; water; electricity; gas and steam circuits not serving industrial or commercial processes; sub-station buildings; lifts and permanent structures including crane rails where forming an integral part of the building structure; drains; sewers and sewerage plants not primarily concerned with treating trade effluent; air conditioning/comfort cooling except where part of a computer installation or primarily serving plant and machinery; suspended ceilings; carpets, perimeter trunking; raised floors and fixed demountable partitions except where these are tenant's fixtures. Unless otherwise specified the following items are excluded: All items of process plant and machinery, tooling and other equipment not primarily serving the building; cranes, hoists, conveyors, elevators, structures which are ancillary to, or form part of an item of process plant and machinery; sewerage plant primarily concerned with treating trade effluents; air conditioning/comfort cooling where part of a computer installation or primarily serving plant and machinery; and water, electricity, gas, steam and compressed air suppliers and circuits serving industrial and commercial processes.
- Unless otherwise specified no allowance is made for the cost of repairing any damage caused by the removal from the premises of items of plant, machinery, fixtures, and fittings. No deductions are made for taxation or costs of realization. The valuation is carried out in accordance with the Royal Institution of Chartered Surveyors Appraisal and Valuation Standards Manual and the valuer will conform to the requirements of the Manual, subject to the principle of "departure" outlined therein.

Appendix 1: Scope limitations and considerations

- This valuation and final Report is subject to the following conditions:
 - The figures provided within this final Report for the property and any allocation of values between parts of the assets apply only in the terms of and for the purpose of this final Report. The values assessed should not be used in conjunction with any other assessment, as they may prove incorrect if so used.
 - Any sketch, plan, or map in this final Report is included to assist the reader while visualizing the asset or its operations; we assume no responsibility in connection with such matters.
 - The valuer is not required to give testimony or to appear in court by reason of this final Report, with reference to the asset in question, unless arrangements have been made thereof between us and the Client.
 - We have not been provided with any previous record of mortgage etc. of any equipment valued therefore we cannot comment on this issue. It should be noted that this valuation is not applicable under the liquidation scenario of the business. It is beyond the scope of our services to ensure consistency in values due to changing scenarios.

Appendix 2: UCC medical equipment

List of UCC medical equipment

Description / Type / Function of Machine	Qty	Manufacturer/Make	Supplier	Make Country	Year of Manufacturer	Year of Installation	Acquisition Cost (QAR)
OR Integration							
Modular Wall-4F surgery suite; 9 OT's + 1 hybrid OT	1	Gettinge	Khalid Scientific	Sweden	2021	2022	16,118,866
Pendant Anesthesia (for OT's & 2X C-section Rooms)	12	Gettinge	Khalid Scientific	Sweden	2021	2022	963,228
Surgical Ceiling light (for OT's only)	10	Gettinge	Khalid Scientific	Sweden	2021	2022	1,305,240
Pendant Surgical (for OT's & 2x C-Section rooms)	12	Gettinge	Khalid Scientific	Sweden	2021	2022	1,165,188
Tegris OR Integration System - 4K	10	Gettinge	Khalid Scientific	Sweden	2021	2022	6,447,478
Ceiling Pendants							
Pendant, Ceiling, ICU, CCU: Moduevo Energy light Pendant 2 Beams: 600	12	Gettinge	Khalid Scientific	Sweden	2021	2022	1,458,324
Pendant, Ceiling, NICU : Moduevo light Ceiling Pendant 1 Beam of 600	12	Gettinge	Khalid Scientific	Sweden	2021	2022	643,440
Additional Pendants : for the below rooms (Pendant, Celing Cat Lab# 1&2, Pendant Ceiling Interventional Suite)	3	Gettinge	Khalid Scientific	Sweden	2021	2022	150,858
Bedhead Units		VTS	Qmedic	Germany	2021	2022	2,300,000
CSSD Major Equipment							
Racks, Sterile Wrap: Paper Dispensing Trolley	4	Gettinge	Khalid scientific	Sweden	2021	2022	17,132
Sterilizing unit, DD, Medium: Steam Sterilizer GSS67H	3	Gettinge	Khalid scientific	Turkey	2021	2022	1,509,267
Washer Disinfecter	3	Gettinge	Khalid scientific	Sweden	2021	2022	1,067,955
Linen Inspection Table: Linen Inspection & Folding Table	1	Gettinge	Khalid scientific	Sweden	2021	2022	12,156
Package Sealers: Proseal Premium & Cutting device	4	Gettinge	Khalid scientific	Sweden	2021	2022	103,820
Washer Cart: Getting 9128E cart washer, single door, double doors pass through with horizontal movements	1	Gettinge	Khalid scientific	Sweden	2021	2022	689,123
Sterilizing units, Plasma	1	Gettinge	Khalid scientific	Sweden	2021	2022	225,856
Counters, Clean UP, 2 Sink	3	Hupfer	Khalid scientific	Germany	2021	2022	80,146
Single clean detergent dosing pump	2	Knight	Khalid scientific	Mexico	2021	2022	11,594
Counters, Sonic, Double	2				2021	2022	350,576
Table, work, Small	2				2021	2022	9,864
Table, work, large	4				2021	2022	33,700
Tables, Packing, Mobile	4				2021	2022	116,808
Spray gun	4				2021	2022	11,120
Multi purpose table trolley	5	Hupfer	Khalid scientific	Germany	2021	2022	6,655
Distribution Trolley: Container transport trolley for 9 STU	10	Hupfer	Khalid scientific	Germany	2021	2022	41,260
Shelving, Wire, 500MM Deep	43				2021	2022	109,435
Dryer, Anesthesia Equipment: Getting 363 single door with glass door	1	Gettinge	Khalid scientific	Sweden	2021	2022	43,437
Tracking System: T DOC 2000	1	Gettinge	Khalid scientific	Sweden	2021	2022	746,500
S/S Wall Panelling and Civil Work	1				2021	2022	3,705,290
Pass Through Window: Pass Through Chamber	1	Gettinge	Khalid scientific	Sweden	2021	2022	69,452
Pass Through hatch large without wall frame	2	Gettinge	Khalid scientific	Sweden	2021	2022	29,540
RO System: Metito System	1	Culligen	Khalid scientific	Italy	2021	2022	420,000
Bio Hazard Cabinet 30G	1	Zonet	Khalid scientific		2021	2022	70,000
Consumables cabinet, Strays Tall	1				2021	2022	18,000
Sterile Basket of Different Sizes: Wire Basket 585x395x195 MM High	2				2021	2022	668
Sterile Basket of Different Sizes: Wire Basket 585x395x100 MM low	2				2021	2022	646

Source: Client/management information

Appendix 2: UCC medical equipment

List of UCC medical equipment

Description / Type / Function of Machine	Qty	Manufacturer/Make	Supplier	Make Country	Year of Manufacturer	Year of Installation	Acquisition Cost (QAR)
Radiology Major Equipment							
Supply Installation and commissioning of Radiographic/fluoroscopic unit, mobile: Cios Alpha -RAD01	1	Siemens	Ali bin ali	Germany	2021	2022	624,195
Supply Installation and commissioning of Mammography unit, digital: Mammat Revelation VC20 for screening (RAD02)	1	Siemens	Ali bin ali	Germany	2021	2022	810,493
Supply Installation and commissioning of Radiographic unit mobile with wireless detector: Mobilet Elara Max (rad3)	1	Siemens	Ali bin ali	Germany	2021	2022	828,000
Supply Installation and commissioning of Contrast media injectors, angiography : Mark 7 Arterion (rad4)	1	Siemens	Ali bin ali	Germany	2021	2022	120,000
Supply Installation and commissioning of Contrast media injectors, angiography : Mark 7 Arterion - Ceiling (rad5)	1	Siemens	Ali bin ali	Germany	2021	2022	120,000
Supply Installation and commissioning of Radiographic/fluoroscopic table systems with flat detector: Luminos Drf Max (rad6)	1	Siemens	Ali bin ali	Germany	2021	2022	1,105,218
Supply Installation and commissioning of computed tomography, spiral (128S) : Somatom go.TOP (rad7)	1	Siemens	Ali bin ali	Germany	2021	2022	1,992,884
Supply Installation and commissioning of computed tomography, spiral (256S) : Somatom drive (rad8)	1	Siemens	Ali bin ali	Germany	2021	2022	4,220,606
Supply Installation and commissioning of Magnetic Resonance Imaging : Magnetom Vida (rad9)	1	Siemens	Ali bin ali	Germany	2021	2022	6,717,600
Supply Installation and commissioning of Radiographic unit, general purpose, flat panel: Multix Impact C (rad10)	1	Siemens	Ali bin ali	Germany	2021	2022	2,194,722
Supply Installation and commissioning of Catheterization unit, digital, single plane with 20 inch detector: Artis Q: Artis Ceiling Neurorad (rad11)	1	Siemens	Ali bin ali	Germany	2021	2022	2,504,375
Supply Installation and commissioning of Artis Zee biplane combo card/red (rad12)	1	Siemens	Ali bin ali	Germany	2021	2022	2,987,406
Supply Installation and commissioning of Catheterization unit, single plane with 10 inch detector: Artis zee: Ceiling combo card/rad (rad13)	1	Siemens	Ali bin ali	Germany	2021	2022	2,281,586
Supply Installation and commissioning of Contrast Media injector, CT: Stellant /certegra: Contrast Injector for CT (rad14)	1	Siemens	Ali bin ali	Germany	2021	2022	240,000
Supply Installation and commissioning of radiographic unit mobile with wireless detector: SYNGO Plaza (rad15)	1	Siemens	Ali bin ali	Germany	2021	2022	2,407,821
Siemens Healthineers: Cios Spin (RAD16)	1	Siemens	Ali bin ali	Germany	2021	2022	200,000
Siemens Healthineers: Cios Spin (RAD17)	1	Siemens	Ali bin ali	Germany	2021	2022	1,050,000
Supply Installation and commissioning of PET-CT: Biograph mCT-S 64 (RAD18)	1	Siemens	Ali bin ali	Germany	2021	2022	4,304,485
Supply Installation and commissioning of Spect CT : Symbia Evo Excel (RAD19)	1	Siemens	Ali bin ali	Germany	2021	2022	1,002,200
Syngo.VIA	1	Siemens	Ali bin ali	Germany	2021	2022	854,056
Pharmacy Hoods (Cabinets)							
Biosafety Cabinet, Class II, C1	2	LABCONCO	Sedeer Medical Services & Trading	USA	2021	2022	141,800
Laminar Airflow, Class100 Horizontal (Pharmacy- IV Prep)	2	LABCONCO	Sedeer Medical Services & Trading	USA	2021	2022	68,000
Biosafety Cabinet, Class II, B2 (Qty(6) for lab and Qty (1) for Pharmacy (Chemo prep)	6	LABCONCO	Sedeer Medical Services & Trading	USA	2021	2022	378,600
Fume Cabinet Hoods (for LAB)	2	LABCONCO	Sedeer Medical Services & Trading	USA	2021	2022	103,300

Source: Client/management information

Appendix 2: UCC medical equipment

List of UCC medical equipment

Description / Type / Function of Machine	Qty	Manufacturer/Make	Supplier	Make Country	Year of Manufacturer	Year of Installation	Acquisition Cost (QAR)
Anaesthesia & Ventilators							
Atlan A350 XL consisting of. 8621600 Atlan a350 XL	4	Drager	Mannai	Germany	2021	2022	592,000
Atlan A350 consisting of> 8621500 Atlan A350	12	Drager	Mannai	Germany	2021	2022	1,656,000
Babylog VN600 consisting of. 8422200 babylog VN600	12	Drager	Mannai	Germany	2021	2022	1,356,000
Babylog VN600 consisting of. 84222000 Babylog VN600	2	Drager	Mannai	Germany	2021	2022	266,000
Oxylog 3000 plus consisting of, 5704833 oxylog 3000 plus	4	Drager	Mannai	Germany	2021	2022	264,000
Evita V600-pendant Consisting of, 8422300 Evita V600	12	Drager	Mannai	Germany	2021	2022	1,440,000
Ventilator Clinic care, Hamilton-MR1 Ventilator	1	Hamilton	Mannai	Switzerland	2021	2022	280,000
Nitric Oxide Delivery system- application device consisting of, 8421300 no application device	2	Drager	Mannai	Germany	2021	2022	316,490
Neonatal & New-Born Major Equipment							
Babyleo TN500, 2M60000	12	Drager	Mannai	Germany	2021	2022	1,512,000
Globe Trotter IC consisting of, MU20509 globe-trotter IC	2	Drager	Mannai	Germany	2021	2022	310,000
Babytherm 8004 system consisting of. 2M22370	2	Drager	Mannai	Germany	2021	2022	56,000
Billilux consisting of MU20100	12	Drager	Mannai	Germany	2021	2022	216,000
Resuscitaire consisting of MU20503	10	Drager	Mannai	Germany	2021	2022	490,000
Beds & Stretchers							
ICU Patient Bed (Progressa 875	12	Hillrom	Mazaya	USA	2021	2022	1,386,000
CCU Patient Bed (Progesa 875)	8	Hillrom	Mazaya	USA	2021	2022	924,000
Patient Bed (HR 900)	169	Hillrom	Mazaya	France	2021	2022	4,951,700
Patient bed for ambassador, royal & presidential suite (Centrella)	12	Hillrom	Mazaya	USA	2021	2022	823,800
Patient Bed (HR 900) Accella	18	Hillrom	Mazaya	France	2021	2022	635,040
Mattress P290	8	Hillrom	Mazaya	USA	2021	2022	36,960
Bariatric beds (Compella)	8	Hillrom	Mazaya	USA	2021	2022	1,300,000
LDR Bed (Afinity 4 birthing beds)	7	Hillrom	Mazaya	USA	2021	2022	468,510
Emergency Transport stretcher	19	Hillrom	Mazaya	Mexico/France	2021	2022	363,185
Transport Stretcher Hydraulic	6	Hillrom	Mazaya	Mexico/France	2021	2022	114,690
emergency Stretcher Bariatric	1	Hillrom	Mazaya	Mexico/France	2021	2022	21,435

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Appendix 2: UCC medical equipment

List of UCC medical equipment

Description / Type / Function of Machine	Qty	Manufacturer/Make	Supplier	Make Country	Year of Manufacturer	Year of Installation	Acquisition Cost (QAR)
Macerators							
Hospital Macelator for patient wards (dirty utilities rooms)	18	DDC Dolphin	Khalid scientific	U.K	2021	2022	469,602
Hospital Macelator for patient rooms (individuals)	12	DDC Dolphin	Khalid scientific	U.K	2021	2022	330,396
Ceiling Mounted Lifts							
Drawing ceiling hoist 1 (Bariatric Ceiling lift with single track - 363 kg (TYPE D)- 1x ceiling, 1 bed Straight Rail - LIKO Guard XL)	15	Hillrom Liko	Mazaya	Sweden	2021	2022	343,500
Drawing ceiling hoist 14 normal ceiling with single track 250	7	Hillrom Liko	Mazaya	Sweden	2021	2022	254,310
Dental Package							
Dental: air compressor, 2 chairs	2	Durr dental	Ali bin ali	Germany	2021	2022	70,000
Dental: caries detector	1	Addent	Ali bin ali	USA	2021	2022	6,000
Dental: delivery unit	4	SIRONA DENTSPLY	Ali bin ali	Germany	2021	2022	640,000
Dental: handpiece cleaner	2	SIRONA DENTSPLY	Ali bin ali	Germany	2021	2022	80,000
Dental: suction unit, 2 chairs, dry	2	Durr dental	Ali bin ali	Germany	2021	2022	80,000
Dental: washer disinfectant, benchtop, 50L	1						0
Dental: whitening unit, LED, mobile	1	PACT DENT	Ali bin ali	China	2021	2022	30,000
Dental: x-ray sensor, intraoral, digital	4	SIRONA DENTSPLY	Ali bin ali	Germany	2021	2022	124,000
Dental: X-ray unit, 3D	1	SIRONA DENTSPLY	Ali bin ali	Germany	2021	2022	650,000
Dental: X-ray unit, intraoral	4	SIRONA DENTSPLY	Ali bin ali	Germany	2021	2022	140,000
ENT Package							
Chair: ENT	5	Otopront	Sedeer Medical Services & Trading	Germany	2021	2022	670,000
Audiometric booth, double wall	1	Otopront	Sedeer Medical Services & Trading	Germany	2021	2022	490,000
Treatment unit: ENT	5	Otopront	Sedeer Medical Services & Trading	Germany	2021	2022	2,400,000
Rehabilitation & Hydrotherapy Package (Diagnostic Sets)							
Diagnostic set: wall mounted	17	Welchallayn	Mazaya	USA	2021	2022	1,059,950
Hyperbaric Chamber Package							
Hyperbaric chamber: monoplace	2	SECHRIST	Aamal medical	USA	2021	2022	2,100,000
Sleep Lab Package							
Polysomnograph: 55 channels	2	PHILIPS RESPIRONICS	Barzan medical	Netherlands	2021	2022	1,750,000
HL7 Integration for G3 Software Server							
Phase-2 Radiology Package							
Bone densitometer: DEXA	1	GE	Sedeer Medical Services & Trading	UK	2021	2022	770,000
General Package (Lithotripsy)			Sedeer Medical Services & Trading				
Lithotripsy system: extracorporeal shockwave (ESW)	1	STORZ MEDICAL	Sedeer Medical Services & Trading	Switzerland	2021	2022	2,270,000

Source: Client/management information

Appendix 2: UCC medical equipment

List of UCC medical equipment

Description / Type / Function of Machine	Qty	Manufacturer/Make	Supplier	Make Country	Year of Manufacturer	Year of Installation	Acquisition Cost (QAR)
Urology Package (Hydrotherapy)							
Hydrotherapy treadmill chamber: with ramp	1	Hydro Physio	Mazaya	UK	2021	2022	2,900,000
OR Hybrid							
Cardiac, Vardio-Vascular, Neurosurgery & Orthopaedic Surgery OR	1	Siemens	Ali bin ali	Germany	2021	2022	6,630,000
Other Purchase Items - MEQ Furniture							
Bassinet	11						69,733
Cabinet: storage, catheters, double door	6	Villard	Sharq Medical	France	2021	2022	177,503
Cabinet: storage, medication, freestanding, double door	2	Villard	Sharq Medical	France	2021	2022	42,263
Cabinet: storage, medication, narcotics	16	Villard	Sharq Medical	France	2021	2022	101,430
Cabinet: storage, medication, narcotics	17	Villard	Sharq Medical	France	2021	2022	107,769
Cabinet: storage, TEE probe	3	Villard	Sharq Medical	France	2021	2022	88,751
Chair: commode	16	Villard	Sharq Medical	France	2021	2022	33,810
Chair: phlebotomy	5	Greiner	Sharq Medical Supplies	Germany	2021	2022	84,525
Chair: podiatry, electric	2	Greiner	Sharq Medical Supplies	Germany	2021	2022	33,810
Chair: procedure, urology	1	Greiner	Sharq Medical Supplies	Germany	2021	2022	16,905
Chair: recliner, electric	29	Greiner	Sharq Medical Supplies	Germany	2021	2022	367,684
Chair: shower	139		Sharq Medical Supplies	Germany	2021	2022	117,490
Chair: shower, bariatric	21		Sharq Medical Supplies	Germany	2021	2022	115,377
Footstool: 2-step	84		Sharq Medical Supplies	Germany	2021	2022	35,501
Footstool: MRI	1		Sharq Medical Supplies	Germany	2021	2022	3,381
Linen carrier: dirty, single	230		Sharq Medical Supplies	Germany	2021	2022	291,612
Locker: bedside	235		Sharq Medical Supplies	Germany	2021	2022	595,901
Stool: adjustable, OR	28		Sharq Medical Supplies	Germany	2021	2022	42,601
Stool: adjustable, OR, with backrest	12		Sharq Medical Supplies	Germany	2021	2022	21,300
Stretcher: bariatric, powered	1	Hillrom	Mazaya	Mexico/France	2021	2022	25,358
Stretcher: MRI	2	Hillrom	Mazaya	Mexico/France	2021	2022	49,025
Stretcher: OB/ GYN	4	Hillrom	Mazaya	Mexico/France	2021	2022	152,145
Stretcher: procedure/ recovery	44	Hillrom	Mazaya	Mexico/France	2021	2022	1,041,348
Stretcher: transport	14	Hillrom	Mazaya	Mexico/France	2021	2022	236,670
Table: examination, echocardiography	3	Clinton	Sharq Medical Supplies	USA/Canada	2021	2022	57,054
Table: examination, ultrasound	2	Clinton	Sharq Medical Supplies	USA/Canada	2021	2022	38,036
Table: examination/ treatment, electric	47	Midmark	Sharq Medical Supplies	USA	2021	2022	496,585
Table: examination/ treatment, electric, bariatric	3	Lojer	Sharq Medical Supplies	Finland	2021	2022	63,394
Table: examination/ treatment, electric, OB/ Gyn	6	Linnet	Sharq Medical Supplies	Netherlands	2021	2022	88,751
Table: mayo	17	Linnet	Sharq Medical Supplies	Netherlands	2021	2022	68,254
Table: overbed	255	Linnet	Sharq Medical Supplies	Netherlands	2021	2022	808,271
Trolley: anaesthetic	3	Lakeside/USA	Sedeer	USA	2021	2022	53,251
Trolley: clean linen, medium	82	Villard	Sharq	France	2021	2022	658,450
Trolley: dressing, 2 drawer	143	Villard	Sharq	France	2021	2022	725,225
Trolley: equipment	14	Villard	Sharq	France	2021	2022	88,751
Trolley: gowns	23	Villard	Sharq	France	2021	2022	48,602
Trolley: instrument	43	Villard	Sharq	France	2021	2022	154,469
Trolley: medication	37	Villard	Sharq	France	2021	2022	312,743
Trolley: medication, transfer	6	Villard	Sharq	France	2021	2022	50,715
Trolley: multi-purpose	24	Villard	Sharq	France	2021	2022	60,858
Trolley: multi-purpose, MRI	1	MRlequip	Sharq medical	France	2021	2022	2,367
Trolley: phlebotomy	22						158,062

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Appendix 2: UCC medical equipment

List of UCC medical equipment

Description / Type / Function of Machine	Qty	Manufacturer/Make	Supplier	Make Country	Year of Manufacturer	Year of Installation	Acquisition Cost (QAR)
Trolley: plaster	2						8,453
Trolley: PPE	38	Sterri matt	Khalidscietific	Australia	2021	2022	128,478
Trolley: procedure	51	Villard	Sharq	France	2021	2022	237,093
Trolley: resuscitation	35	Villard	Sharq	France	2021	2022	221,878
Trolley: resuscitation, MRI	1	MRlequip	Sharq medical	France	2021	2022	12,679
Trolley: soiled linen collection	29	MRlequip	Sharq medical	France	2021	2022	85,793
Trolley: SS, multi-purpose	15	MRlequip	Sharq medical	France	2021	2022	38,036
Trolley: surgical case, closed, single door	10	MRlequip	Sharq medical	France	2021	2022	126,788
Trolley: suture	2	MRlequip	Sharq medical	France	2021	2022	8,453
Waste bin: clinical, 120 litres	61	MRlequip	Sharq medical	France	2021	2022	103,121
Waste bin: clinical, 20 litres	342	MRlequip	Sharq medical	France	2021	2022	289,076
Waste bin: clinical, 240 litres	49	MRlequip	Sharq medical	France	2021	2022	103,543
Waste bin: clinical, 50 litres	76	MRlequip	Sharq medical	France	2021	2022	89,935
Waste bin: clinical, 660 litres	23	MRlequip	Sharq medical	France	2021	2022	58,322
Waste bin: cytotoxic, 50 litres	6	MRlequip	Sharq medical	France	2021	2022	5,072
Other Purchase Items - MEQ-General							
ABI vascular system	2	HUNTLEIGH	Barzan Medical	Sweden	2021	2022	59,168
Air flowmeter	290	CPX	Sedeer	UK	2021	2022	122,563
Air flowmeter: MRI	1				2021	2022	634
Analyser/ tester: defibrillator/ pacemaker	2	Fluke	Khalid Scientific	USA	2021	2022	64,239
Analyser/ tester: electrical safety, automated	11	Fluke	Khalid Scientific	USA	2021	2022	325,421
Analyser/ tester: electrosurgery	2	Datrend	Ideal Medical Solutions	USA/Canda	2021	2022	86,216
Analyser/ tester: gas flow	7	Fluke	Khalid Scientific	USA	2021	2022	316,546
Analyser/ tester: incubator/ warmer	2	Fluke	Khalid Scientific	USA	2021	2022	118,335
Analyser/ tester: infusion pump	4	Fluke	Khalid Scientific	USA	2021	2022	202,860
Analyser/ tester: oxygen	2				2021	2022	12,679
Analyser/ tester: patient monitor	4	Fluke	Khalid Scientific	USA	2021	2022	135,240
Analyser/ tester: phototherapy	2	Fluke	Ideal Medical Solutions	USA	2021	2022	25,358
Analyser/ tester: pressure/ temperature	4	EXTECH	Ideal Medical Solutions	China	2021	2022	67,620
Analyser/ tester: X-ray radiation	2				2021	2022	29,584
Analyser: hearing aid	1	Interacoustics	Medsole	Denmark	2021	2022	31,697
Audiometer: diagnostic, dual channel	1	Interacoustics	Medsole	Denmark	2021	2022	50,715
Bilirubinometer	1	Draeger	Mannai Trading Company W.L.L	Germany	2021	2022	14,792
Blender: air & oxygen, low flow	13				2021	2022	164,824
Board: patient transfer	58	Alimed	Sedeer Medical Services & Trading		2021	2022	147,074
Board: patient transfer, MRI	1	Alimed	Sedeer Medical Services & Trading		2021	2022	2,536
Bowl stand: single	26	Alimed	Sedeer Medical Services & Trading		2021	2022	65,930
Carrier stand, suction canisters	14	Alimed	Sedeer Medical Services & Trading		2021	2022	50,292
Cast cutter, with vacuum	3	OSCI Med	Medtech Corporation	Switzerland	2021	2022	53,251
Control panel: surgical, recessed	2				2021	2022	135,240
Defibrillator: AED	13	Philips	Khalid Scientifc	Germany	2021	2022	175,812
Defibrillator: with monitor	36	Philips	Khalid Scientifc	China	2021	2022	1,065,015

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List of UCC medical equipment

Description / Type / Function of Machine	Qty	Manufacturer/Make	Supplier	Make Country	Year of Manufacturer	Year of Installation	Acquisition Cost (QAR)
Diagnostic set: ophthalmic, portable	2				2021	2022	5,072
Diagnostic set: portable	22	Welch Allyn	Mazaya	USA	2021	2022	88,329
Disinfection system: robotic, UV, dual emitters	1				2021	2022	422,625
Doppler: fetal, handheld	7	Medtech	Contact Medical	China	2021	2022	35,501
Doppler: vascular, handheld	4	Medtech	Contact Medical	China	2021	2022	21,977
Drill: podiatry	2	HADEWE	Mannai	Germany	2021	2022	67,620
Electrocardiograph (ECG): multichannel, on trolley	20	Philips	Khalid Scientifc	Germany	2021	2022	676,200
Electrosurgical unit: argon enhanced coagulation	2	WEM	Sedeer	Germany	2021	2022	338,100
Electrosurgical unit: monopolar/ bipolar	2	MEDTRONIC	Sedeer	USA	2021	2022	84,525
Electrosurgical unit: monopolar/ bipolar, with vessel sealing	1	MEDTRONIC	Sedeer	USA	2021	2022	126,788
Endoscopy tower: laparoscopy	10	Karlstorz Germany	Sedeer	Germany	2021	2022	6,001,275
Endoscopy tower: laparoscopy/ hysteroscopy	1	Karlstorz Germany	Sedeer	Germany	2021	2022	718,463
Endoscopy tower: upper & lower GI	2	Olympus	Medtech	Japan	2021	2022	1,403,115
Foot pressure measurement system	2	Medicapteurs	Mannai	Germany	2021	2022	59,168
Glucometer	35	Nova Biomedical	MISC	USA	2021	2022	22,188
Haemodialysis unit	1	Gambro	Ali bin ali	USA	2021	2022	147,919
Haemodialysis unit: CRRT	1	Baxter	Ali bin ali	Sweden	2021	2022	156,371
Headlight: surgical	10	Karlstorz Germany	Sedeer	Germany	2021	2022	105,656
Hypo-hyperthermia unit: general	12	CSZ	Sedeer		2021	2022	1,267,875
Infusion pump: double channel	8				2021	2022	94,668
Infusion pump: enteral feeding	36	Nutricia	Medical devices gulf	Netherlands	2021	2022	228,218
Infusion pump: epidural	6	Micrel	Khalid Scientifc	Greece	2021	2022	76,073
Infusion pump: PCA	5	Micrel	Khalid Scientifc	Greece	2021	2022	59,168
Infusion pump: rapid, blood/ solution warming, on stand	11	Ace Medical	Khalid Scientifc	Korea	2021	2022	464,888
Infusion pump: single channel	353	B.Braun	Khalid Scientifc	Germany	2021	2022	2,983,733
Infusion pump: single channel, MRI, on stand	2				2021	2022	228,218
Infusion pump: syringe	392	B.Braun	Khalid Scientifc	Germany	2021	2022	2,485,037
Integration system: endoscopy, 4K	2	Karlstorz Germany	Sedeer	Germany	2021	2022	1,436,925
IV pole: mobile	6				2021	2022	8,114
IV pole: mobile	329	Provita	Khalid Scientific	Germany	2021	2022	444,940
IV pole: mobile, MRI	4	Provita	Khalid Scientific	Germany	2021	2022	7,269
Kick bucket	28	Provita	Khalid Scientific	Germany	2021	2022	29,584
Light: magnifying, LED, mobile	5	Provita	Khalid Scientific	Germany	2021	2022	31,697
Lux meter	2	Fluke	Khalid Scientifc	USA	2021	2022	5,072
Meter: chlorine	2				2021	2022	4,226
Monitor: central station, 12 beds	1	Philips	Khalid Scientifc	Germany	2021	2022	122,561
Monitor: central station, 4 beds	5	Philips	Khalid Scientifc	Germany	2021	2022	486,019
Monitor: central station, 8 beds	2	Philips	Khalid Scientifc	Germany	2021	2022	228,218
Monitor: central station, CTG, 6 beds	1	Philips	Khalid Scientifc	Germany	2021	2022	190,181
Monitor: holter	5	Philips	Khalid Scientifc	Germany	2021	2022	200,747
Monitor: physiologic, acute care	46	Philips	Khalid Scientifc	Germany	2021	2022	2,916,113
Monitor: physiologic, antepartum, fetal (CTG)	1	Philips	Khalid Scientifc	Germany	2021	2022	71,846
Monitor: physiologic, critical care	33	Philips	Khalid Scientifc	Germany	2021	2022	2,510,393
Monitor: physiologic, critical care, neonatal	13	Philips	Khalid Scientifc	Germany	2021	2022	988,943
Monitor: physiologic, intrapartum, maternal/ fetal	6	Philips	Khalid Scientifc	Germany	2021	2022	507,150
Monitor: physiologic, MRI, on stand	2	Philips	Khalid Scientifc	Germany	2021	2022	507,150
Monitor: physiologic, operating theatre/ cardiac	16	Philips	Khalid Scientifc	Germany	2021	2022	1,352,400
Monitor: physiologic, transport	22	Philips	Khalid Scientifc	Germany	2021	2022	836,798
Monitor: physiologic, vital signs, on stand	27	Philips	Khalid Scientifc	Germany	2021	2022	593,366
Monitor: physiologic, vital signs, wall mounted	137	Philips	Khalid Scientifc	Germany	2021	2022	3,010,781
Monitor: video, medical grade, HD, 26-inch	11	Philips	Khalid Scientifc	Germany	2021	2022	302,177
Monitor: video, medical grade, HD, 32-inch	1	Philips	Khalid Scientifc	Germany	2021	2022	29,584
Multi-meter: digital	6	Fluke	Ideal Medical	USA	2021	2022	12,679

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Description / Type / Function of Machine	Qty	Manufacturer/Make	Supplier	Make Country	Year of Manufacturer	Year of Installation	Acquisition Cost (QAR)
Operating microscope: general, mobile	1	Leica	Khalid Scientific	Germany	2021	2022	802,988
Operating table: mobile, electric, general	11	Gettinge	Khalid Scientific	Sweden	2021	2022	2,324,438
Oscilloscope: digital, portable	2				2021	2022	59,168
Oxygen flowmeter	537	Amico	Sharq	Canada	2021	2022	226,952
Oxygen flowmeter: low flow	41	CPX	Sedeer	UK	2021	2022	25,992
Oxygen flowmeter: MRI	1				2021	2022	634
Patient lift: battery powered, mobile	18	Hillrom Liko	Mazaya	Sweden	2021	2022	334,719
Phototherapy: biliblanket, neonatal	2	Gulfmed	GE	USA	2021	2022	25,358
Pill cam: endoscopy	2	Olympus	Medtech	Japan	2021	2022	334,719
Positive airway pressure unit: bi-level (BiPAP)	1	Philips respironics	Barzan	Netherlands	2021	2022	54,941
Pump: breast	2	Medela	Medtech	Switzerland	2021	2022	5,072
Pump: suction/ aspirator, portable	36	Karlz Storz	Sedeer	Germany	2021	2022	304,290
Pump: suction/ aspirator, surgical, mobile	10	Karlz Storz	Sedeer	Germany	2021	2022	67,620
Pump: suction/ aspirator, uterine, mobile	3	Karlz Storz	Sedeer	Germany	2021	2022	82,412
RPM meter (tachometer): digital	2	EXTECH	Ideal Medical Solutions	China	2021	2022	8,453
Scale: diaper	1	Seca	Mazaya	Germany	2021	2022	1,437
Scale: patient, baby, battery powered	2	Seca	Mazaya	Germany	2021	2022	5,241
Scale: patient, floor, battery powered	16	Seca	Mazaya	Germany	2021	2022	37,191
Scale: patient, wheelchair, portable	7	Seca	Mazaya	Germany	2021	2022	118,335
Scale: patient, with stadiometer	10	Seca	Mazaya	Germany	2021	2022	46,489
Sequential compression device	49	Medline	Fayn	USA	2021	2022	621,259
Sharps disposal: wall mounted, 11L	62				2021	2022	26,203
Sharps disposal: wall mounted, 7L	291				2021	2022	122,985
Sharps disposal: wall mounted, 7L	10				2021	2022	4,226
Smoke evacuation system, surgical	2	Medtronic	Sedeer	USA	2021	2022	118,335
Sphygmomanometer: portable	33	Hillrom	Mazaya	Mexico	2021	2022	27,893
Steriliser: baby bottle	1	Philips	Gulfmed	Netherlands	2021	2022	845
Suction adapter	537	CPX	Sedeer	UK	2021	2022	544,679
Suction adapter: low flow	41	CPX	Sedeer	UK	2021	2022	60,647
Suction adapter: MRI	1				2021	2022	845
Surgical system: robotic	1	Da Vinci	Ali bin Ali	USA	2021	2022	13,101,375
Testing system: stress	3	Philips	Khalid Scientific	Germany	2021	2022	380,363
Toolkit: repair, biomedical	4	Jensen	Ideal Medical	USA	2021	2022	49,025
Trolley: shower, hydraulic	7				2021	2022	295,838
Tympanometer/ audiometer	1	Interacoustics	Medsole	Denmark	2021	2022	42,263
Urodynamics measurement system	1	Laborie Medical	Al Zahrawi	USA	2021	2022	221,456
Vacuum extraction unit	1				2021	2022	31,697
Video laryngoscope: handheld	12	Karlstorz Germany	Sedeer	Germany	2021	2022	471,650
Video laryngoscope: mobile, on trolley	4	Karlstorz Germany	Sedeer	Germany	2021	2022	338,100
Walker	17				2021	2022	4,670
Walker: wheeled	4				2021	2022	2,029
Walker: wheeled, bariatric	17				2021	2022	5,748
Walking cane	4				2021	2022	2,536
Warmer: gel	12				2021	2022	25,358
Warming cabinet: dual compartment, freestanding, 500L	1				2021	2022	81,355
Warming cabinet: single compartment, benchtop, 85L	1				2021	2022	16,905
Wheelchair	45				2021	2022	114,109
Wheelchair: bariatric	3				2021	2022	12,679
Wheelchair: bariatric, MRI	1				2021	2022	15,848
Wheelchair: paediatric	2				2021	2022	6,339

Source: Client/management information

Appendix 2: UCC medical equipment

List of UCC medical equipment

Description / Type / Function of Machine	Qty	Manufacturer/Make	Supplier	Make Country	Year of Manufacturer	Year of Installation	Acquisition Cost (QAR)
Other Purchase Items - MEQ-Imaging							
Digitiser: X-ray film	1	AGFA	Mazaya	Germany	2021	2022	115,165
Laser imager, benchtop	1				2021	2022	94,668
Lead screen: mobile	7				2021	2022	133,127
Rack: lead apron	12				2021	2022	25,358
Ultrasound scanning unit: bladder, mobile	7	Siemens	Ali bin Ali	Germany	2021	2022	532,508
Ultrasound scanning unit: cardiac/ echo	3	Siemens	Ali bin Ali	Germany	2021	2022	2,408,963
Ultrasound scanning unit: general	2	Siemens	Ali bin Ali	Germany	2021	2022	1,436,925
Ultrasound scanning unit: OB/ GYN	9	Siemens	Ali bin Ali	Germany	2021	2022	3,423,263
Ultrasound scanning unit: point-of-care	10	Siemens	Ali bin Ali	Germany	2021	2022	2,535,750
Ultrasound scanning unit: urology	1	Siemens	Ali bin Ali	Germany	2021	2022	274,706
Other Purchase Items -MEQ Laboratory							
Analyser: urinalysis, fully automated, 240 samples/ hr	1	YD	Medtech	China	2021	2022	325,421
Cabinet: storage, slide	2				2021	2022	2,113
Cabinet: storage, slides & paraffin tissue blocks, freestanding	4				2021	2022	11,834
Mixer: tube, 9 rollers	5	OHAUS	Khalid Scientific Co. W.L.L		2021	2022	23,244
Mixer: vortex	5	TRM			2021	2022	23,244
Osmometer, digital	1	ADVANCED MEDICAL LLC	MEDTECH CORPORATION	USA/Canda	2021	2022	94,245
Paraffin trimmer	2				2021	2022	10,143
PH meter	2	LABDEX	MISC	UK	2021	2022	12,679
Pipette set & stand: electronic, multi channel	5	CAPP tronics	Biotech	Germany	2021	2022	21,131
Pipette set & stand: electronic, single channel	2	Gilson	Khalid Scientific Co. W.L.L	USA	2021	2022	5,917
Printer: slide	1	Sakura	sedeer Medical Services and Trading L.L.C	Japan	2021	2022	67,620
Processor: cytology, automated, liquid-based	1	Hologic	MISC		2021	2022	339,791
Refrigerator: laboratory, under-bench, 150L	6	Labcold	Biotech	UK	2021	2022	76,073
Vein locator: portable	39	Sifsof LLC	Sharq Medical Supplies	USA	2021	2022	1,318,590
Other Purchase Items - MEQ - Nuclear Medicine							
Administration system: radioaerosol	1				2021	2022	2,536
Cabinet: storage, lead lined, PET unit dose	1	Biodex	Zahravi		2021	2022	190,181
Cabinet: storage, lead lined, sink and waste	1	Capintec Mirion Medical USA	Al zahravi	USA	2021	2022	38,036
Cabinet: storage, lead lined, w shelves & drawers	1				2021	2022	84,525
Decapper: vial	1	Capintec Mirion Medical USA	Al zahravi	USA	2021	2022	2,747
Decay drum: lead lined	2	Capintec Mirion Medical USA	Al zahravi	USA	2021	2022	33,810
Dose calibrator: multipurpose	1	Mirion Techn	Al zahravi	USA	2021	2022	42,263
Dosimeter: pocket	2	Capintec Mirion Medical USA	Al zahravi	USA	2021	2022	2,198
Injector: FDG, mobile, PET	1				2021	2022	422,625
Kit: emergency, radioactivity spillage, on trolley	1				2021	2022	592
Lead screen: mobile, PET	1	Wolf	Al zahravi		2021	2022	16,905
Radiation area monitor: digital, wall mounted	1	Capintec Mirion Medical USA	Al zahravi	USA	2021	2022	10,566
Safe: storage, lead lined	1				2021	2022	38,036
Shield: lead, brick	1				2021	2022	486
Shield: syringe, 2cc, tungsten	2	Mirion Techn	Al zahravi	USA	2021	2022	1,860
Shield: syringe, 5cc, tungsten	3	Mirion Techn	Al zahravi	USA	2021	2022	2,536
Shield: vial, tungsten	1	Mirion Techn	Al zahravi	USA	2021	2022	2,536
Survey meter: contamination, G-M detector	1	Capintec Mirion Medical USA	Al zahravi	USA	2021	2022	15,215
Survey meter: scintillation	1	Capintec Mirion Medical USA	Al zahravi	USA	2021	2022	5,917
Synthesis/ labeling module: Ga 68, semi-automated, self-shielded	1				2021	2022	274,706
Thyroid uptake system, mobile	1				2021	2022	109,883
Tongs: radiation protection	2				2021	2022	1,268
Trolley: radiopharmaceuticals, shielded	1				2021	2022	16,905
Waste bin: radioactive, 20 litres	6	Capintec Mirion Medical USA	Al zahravi	USA	2021	2022	68,465
Well counter: wipe testing, lead lined	1				2021	2022	25,358

Source: Client/management information

Appendix 2: UCC medical equipment

List of UCC medical equipment

Description / Type / Function of Machine	Qty	Manufacturer/Make	Supplier	Make Country	Year of Manufacturer	Year of Installation	Acquisition Cost (QAR)
Other Purchase Items - MEQ - Ophthalmology							
Auto refractometer/ keratometer	2	Topcon	Medtech	Japan	2021	2022	126,788
Chart monitor: ophthalmic, remote-controlled	2	Topcon	Medtech	Japan	2021	2022	54,941
Lensometer: automatic	2	Topcon	Medtech	Japan	2021	2022	29,584
Ophthalmoscope: indirect, binocular	2	Topcon	Medtech	Japan	2021	2022	21,131
Phoropter: digital	2	Topcon	Medtech	Japan	2021	2022	101,430
Slit lamp: digital, with camera	2	Topcon	Medtech	Japan	2021	2022	152,145
Stand: examination/ treatment, ophthalmic	2	Topcon	Medtech	Japan	2021	2022	76,073
Tonometer: applanation	2	Topcon	Medtech	Japan	2021	2022	21,131
Other Purchase Items - MEQ - Pharmacy							
Compounding system: IV, automated	1	Swisslog	Medtech	Switzerland	2021	2022	650,843
Deblistering machine	1	Swisslog	Medtech	Switzerland	2021	2022	84,525
Packaging system: unit dose medication, fully automated	1	Swisslog	Medtech	Switzerland	2021	2022	972,038
Packaging system: unit dose medication, oral liquids	1	Swisslog	Medtech	Switzerland	2021	2022	126,788
Packaging system: unit dose medication, oral solids	1	Swisslog	Medtech	Switzerland	2021	2022	126,788
Packaging system: unit dose medication, syringe	1	Swisslog	Medtech	Switzerland	2021	2022	63,394
Pill counter	2	Swisslog	Medtech	Switzerland	2021	2022	63,394
Refrigerator: drugs, under-bench, 150L	43	Fiochetti	Medtech	Italy	2021	2022	454,322
Scale: pharmacy	1	Ohaus	Medtech	USA	2021	2022	8,453
Other Purchase Items - MEQ - Rehabilitation	2				2021	2022	2,113,125
Allowance: gym equipment/ accessories	2				2021	2022	-
Allowance: rehab treatment accessories	8				2021	2022	-
Allowance: rehabilitation equipment, gait & balance	1				2021	2022	-
Allowance: rehabilitation equipment, upper limb	1				2021	2022	-
Allowance: rehabilitation equipment/ accessories	1				2021	2022	-
Allowance: rehabilitation, handheld equipment, upper limb	1				2021	2022	-
Chilling unit: 12-pack, mobile	2	CHATTANOOGA / USA	Sharq Medical Supplies	USA	2021	2022	-
Electrotherapy/ ultrasound unit, therapeutic	2	BTL	Sharq Medical Supplies	UK	2021	2022	-
Exercise balls set	2				2021	2022	-
Exercise bicycle: recumbent	1	BODYCHARGER	Sharq Medical Supplies	TAIWAN	2021	2022	-
Exercise mat with rack	8				2021	2022	-
Exerciser: CPM, knee/ hip	4	BTL	Sharq Medical Supplies	UK	2021	2022	-
Exerciser: leg curls	2	HUR/Finland	Sharq Medical Supplies	Finland	2021	2022	-
Exerciser: leg extension	2	HUR/Finland	Sharq Medical Supplies	Finland	2021	2022	-
Exerciser: leg press	2				2021	2022	-
Hydrocollator: 8-pack, mobile	4	RICHMAR /USA	Sharq Medical Supplies	USA	2021	2022	-
Lamp: infrared therapy, 6 lamps, on stand	1				2021	2022	-
Laser unit, therapeutic	1	BTL	Sharq Medical Supplies	UK	2021	2022	-
Lymph drainage unit, therapeutic	1				2021	2022	-
Nerve stimulator: electrical (TENS)	5	SCHWA MEDICO GmbH	Sharq Medical Supplies		2021	2022	-
Paraffin wax bath: 10L, on stand	1	WHITEHALL / USA	Sharq Medical Supplies	USA	2021	2022	-

Source: Client/management information

Appendix 2: UCC medical equipment

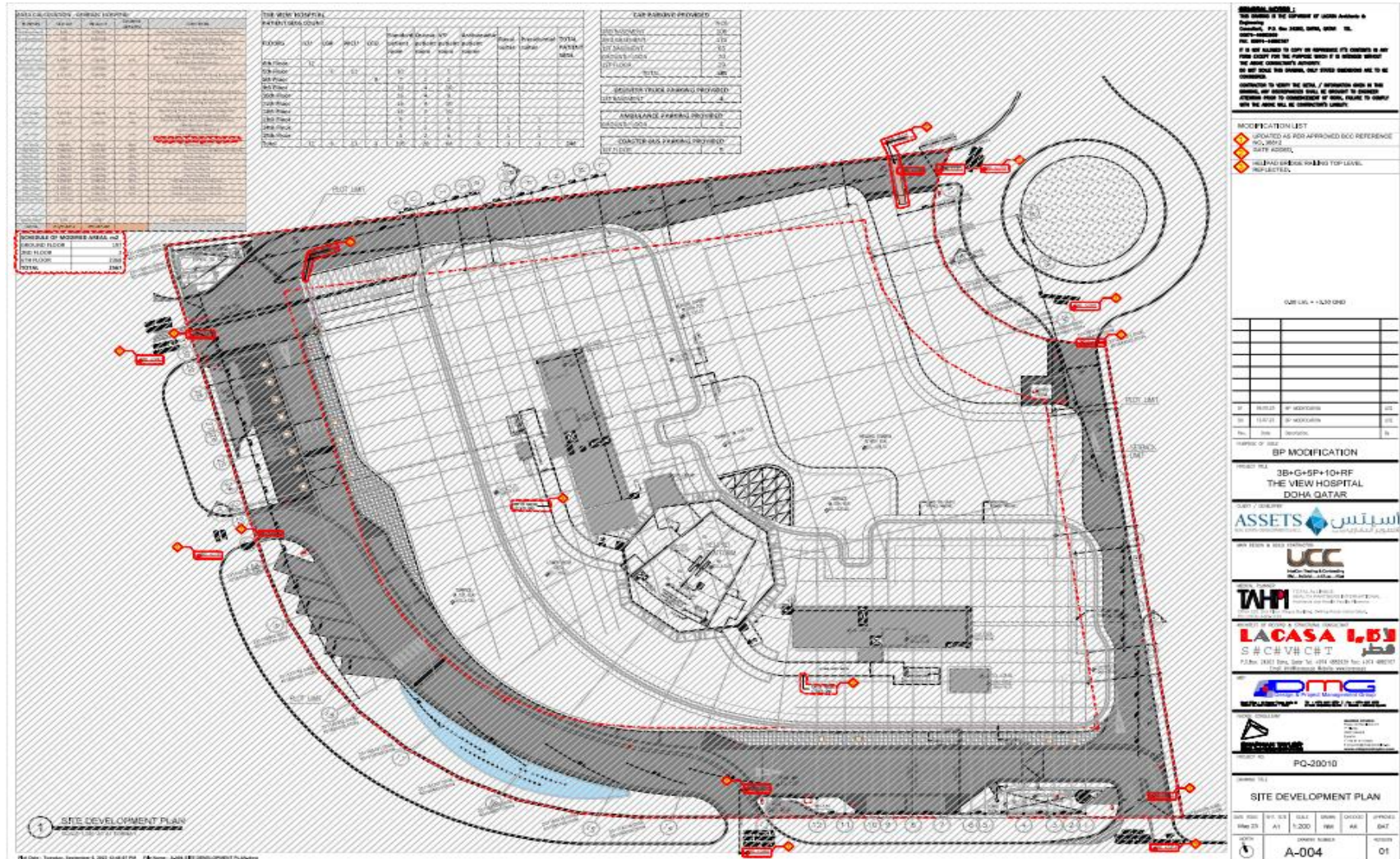
List of UCC medical equipment

Description / Type / Function of Machine	Qty	Manufacturer/Make	Supplier	Make Country	Year of Manufacturer	Year of Installation	Acquisition Cost (QAR)
Parallel bars: floor mounted	1	CHINESPORT	Sharq Medical Supplies	ITALY	2021	2022	-
Patient lift: gait therapy, battery powered, mobile	2	GULDMANN DENMARK	Sharq Medical Supplies	Denmark	2021	2022	-
Patient lift: gait therapy, ceiling mounted	1	GULDMANN DENMARK	Sharq Medical Supplies	Denmark	2021	2022	-
Pulley weights: freestanding	1				2021	2022	-
Pulley weights: wall mounted	2	LOGGER	Sharq Medical Supplies	Finland	2021	2022	-
Rack: exercise balls, mobile	2				2021	2022	-
Shockwave unit, therapeutic	2	BTL	Sharq	UK	2021	2022	-
Shortwave unit, therapeutic, continuous and pulsed	3	BTL	Sharq	UK	2021	2022	-
Table: examination/ treatment, rehabilitation, electric	11	Lojer	Sharq Medical Supplies		2021	2022	-
Table: examination/ treatment, rehabilitation, tilt, electric	1	CHINESPORT/ITALY	Sharq Medical Supplies	Italy	2021	2022	-
Trampoline	2	Trimilim	Sharq Medical		2021	2022	-
Whirlpool: podiatry, mobile	2	WHITEHALL / USA	Sharq Medical Supplies	USA	2021	2022	-
Other Purchase Items - MEQ - Sterilisation							
Cabinet: endoscopes, drying, double door, pass-through	2	Olympus	Medtech	Japan	2021	2022	223,991
Cabinet: endoscopes, drying, single door	1	Olympus	Medtech	Japan	2021	2022	105,656
Counter: clean-up, 2 sink	1				2021	2022	29,584
Endoscope reprocessor: dual chamber, pass-through	1	Olympus	Medtech	Japan	2021	2022	431,078
Scrub sink: 2-bay, stainless steel	3				2021	2022	114,109
Shelving: stainless steel, wire mesh, mobile	57				2021	2022	433,613
Other Purchase Items - MEQ - Supply Units & Lights							
Light: exam/ procedure, dual, recessed	6	Gettigel/Maquet	Khalid Scientific	France	2021	2022	278,933
Light: examination, single, ceiling mounted	105	Gettigel/Maquet	Khalid Scientific	France	2021	2022	1,553,147
Light: examination, single, mobile	18	Gettigel/Maquet	Khalid Scientific	France	2021	2022	266,254
Light: procedure, single, ceiling mounted	55	Gettigel/Maquet	Khalid Scientific	France	2021	2022	1,162,219
Light: procedure, single, mobile	9	Gettigel/Maquet	Khalid Scientific	France	2021	2022	190,181
Light: surgical, dual, ceiling	1	Gettigel/Maquet	Khalid Scientific	France	2021	2022	105,656
Light: surgical, single, ceiling, with camera	5	Gettigel/Maquet	Khalid Scientific	France	2021	2022	528,281
Light: surgical, single, ceiling, with two monitor arms & camera	2	Gettigel/Maquet	Khalid Scientific	France	2021	2022	295,838
Gross Total (A)							216,679,072
Discounts (B)							4,738,718
Net Total (A-B)							211,940,354

Source: Client/management information

Note: There is a minor difference of QAR 13.9 in the net total compared to the figure provided by the Client. This difference arises from an adjustment made by the Client to the FAR, for which no additional information was furnished.

Appendix 3: Area statement



Source: Client/management information

The final Report is confidential to the addressees and prepared solely for the purpose set out in the Contract. You should not refer to or use our name or final Report for any other purpose, disclose them or refer to them in any prospectus or any other documents, or make them available or communicate them to any other party. No other party is entitled to rely on the final Report for any purpose whatsoever and we expect no duty of care or liability to any other party who is shown or gains access to this final Report.

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MOORE

VALUATION REPORT

Fair Market Valuation of the Land, Building, Machinery and Equipment
of Apex Health for acquisition / ad-hoc purchase assessment



The View Hospital Apex Health

P.O. Box, Legtaifiya, Doha, Qatar

Report Number : 24-11-V1
Report Date : November 14, 2024
Date of Valuation : October 31, 2024



Statement Of Reliability

Reliability of Data

In preparing this report, we have relied upon data, list of Asset (the data) provided by the client. We have studied supplied data up to the extent supplied by the client and agreed with the plausibility of the data. We will not be liable to incorrect conclusions should any data, information be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclose to us.

Study for intended use by the client

This report has been prepared for the exclusive benefit of person to whom it is distributed and is only for use as reference material. Each receipt of this report must make its independent assessment with regards to the relevance and adequacy of information contained herein. We assumes no responsibility and will not be liable to any other person or organization for or in relation to any matter dealt with or conclusion express in this report (including without limitation matters arising from any negligent act or omission.

Other Limitations

To the best of our knowledge, the information presented and the facts of matters described in this report.

Information made available by the client

The comments, conclusions, recommendation are provided strictly on the basis that the facts, findings and assumptions contained in the information provided by the client.

Surveyor Licence No. 72692. Valid up to 09/03/25.

(FIIISLA) Fellow Membership No. : F/W/01321

MCILA (Certified Member of CILA # 7492)

MRICS (Membership No. 6601438)

FIFAA (Membership No. : 722)

International Associate member of CIAA

November 14, 2024

Re:	Valuation of Land, Building, Machinery and Equipment to determine the fair market value for acquisition / ad-hoc assessment purpose
Client:	The View Hospital of Apex Health.

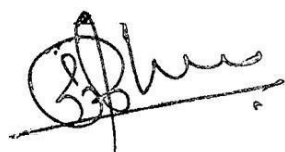
In accordance with the terms agreed in our Terms of Engagement Letter, we respectfully submit valuation report for fair market valuation of Land, Building Machinery and Equipment of The View Hospital of Apex Health at Legtaifiya, Doha, States of Qatar as on October 31, 2024.

This valuation was performed solely to assist you to determine the fair market value for the purpose of accounting and to test the impairment and should not be used for any other purpose or by any other party for any purpose.

In this valuation report we have considered Market Approach Method for Land and Cost Approach Method for Building and Machinery. Based on the results of approaches and methods and considering other relevant data, we have estimated the fair market value of the fixed assets Land, Building and Machinery & equipment described owned / having Interest by The View Hospital of Apex Health as on October 31, 2024, to be (Qatari Riyal) QAR 2,155,980,797.75.

The opinions expressed in this valuation are contingent upon the conditions set forth in the Valuation Procedures section and the Statement of Assumptions and Limiting Conditions that are a part of this report.

Yours Sincerely



SUMEDH S. AHER (MCILA, MRICS, FIFAA, FIIISLA)

Certified Loss Adjuster

Chartered Valuation Surveyor

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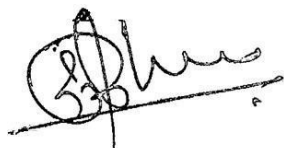
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MRICS (Membership No. 6601438)
FIFAA (Membership No. : 722)
International Associate member of CIAA

CERTIFICATION

It is certified that the fair market value of fixed assets such as Land, Building, Machinery and Other Business Assets as described in the reports & owned /having Interest by The View Hospital, Apex Health P.O. Box No. 30030, Legtaifiya, Doha, Qatar as described in the report for acquisition / ad-hoc assessment purpose comes to Qatari Riyal QAR 2,155,980,797.75 as on October 31, 2024.

It may be noted that the value arrived at is only a well-considered opinion of the value and should not be considered in arithmetical terms. It is also to be used only for the purpose for which it has been arrived at namely fair value for acquisition / ad-hoc assessment purpose.



SUMEDH S. AHER (MCILA, MRICS, FIFAA, FIIISLA)

**Certified Loss Adjuster
Chartered Valuation Surveyor**

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MRICS (Membership No. 6601438)
FIFAA (Membership No. : 722)
International Associate member of CIAA

VALUATION REPORT

(Fair Market Valuation of Land, Building, Machinery & Equipment)

Report Number	24-11-V1
Report Date	November 14, 2024
Client	The View Hospital, Apex Health
Address	P.O. Box No. 30039, Legtaifiya, Doha, States of Qatar
Purpose of Valuation	The purpose of Valuation is to assessing the fair market value of Land, Building, Equipment for acquisition / ad-hoc assessment purpose.
Brief Property Description	World Class General Hospital
Date of Valuation	October 31, 2024
Type of Approach	Land - Market Approach Building - Cost Approach Machinery & Equipment - Cost Approach
Type of Value	Fair Market Value
Valuation	QR 2,155,980,797.75

Valuation Summary

Sr. No.	Asset Category	Market Value (QAR)
1	Land	206,019,000.00
2	Building	1,704,464,625.00
3	Machinery and Equipment	220,399,135.66
3a	Generator Load E.O	7,411,472.95
3b	Kitchen Equipment	1,516,456.26
3c	Lifts	12,515,734.40
3d	Medical Equipment	198,955,472.05
4	Furniture, Fixtures	25,098,037.08
4a	Furniture, Fixtures	25,098,037.08
4b	Lockers	
	Grand Total	2,155,980,797.75

Instruction

In accordance with our Terms of Engagement, we have valued the property described in the report in order to provide our opinion of their Market Value as on October 31, 2024 for acquisition / ad-hoc purchase purpose.

Compliance with RICS Valuation - Global Standards

The valuation report has been prepared in accordance with the RICS Red Book - Global Standard edition current at the Valuation Date. It follows that the valuations are compliant with International Valuation Standard.

Identification and Status of the Valuer

This report was prepared by Sumedh Aher. is a Certified Loss Adjuster and Chartered Valuation Surveyor and holds the following professional designations and certifications: MCILA, MRICS, FIFAA, FIISLA.

Conflicts of Interest

We are not aware that there is any conflict of interest as defined in the RICS Valuation Standards and the RICS Rules of conduct. We will be acting as External Valuers as defined in the Red Book.

Purpose of Valuation

The purpose of this valuation is to determine the fair market value of Land, Building, Machinery and Equipment described for acquisition / ad-hoc purchase purpose as on date of valuation i.e. October 31, 2024

Client

It is assumed that the Apex Health is reportedly sole, absolute and unconditional owner of the subject property described and no other person or persons had any interest therein.

Date of Valuation

October 31, 2024.

Date of Inspection

Inspection of plant was carried out from November 11, 2024 to November 15, 2024.

About Client

Apex Health, previously known as Elegancia Healthcare is a subsidiary of Power International Holding (PIH) and Elegancia Group.

Apex Health currently manages and develops a substantial healthcare portfolio that includes 6 hospitals operating in 3 countries including Qatar, Algeria and Iraq in addition to another 6 upcoming projects in Asia and Africa.

Through strategic public-private partnerships (PPP) in the region, Apex Health plays a crucial role in shaping the future of local health systems.

The company works with renowned international medical partners through its portfolio which includes: The View Hospital in affiliation with Cedars-Sinai, The Korean Medical Center in affiliation with ASAN Medical Center, JK Medical Group, Limetree Dental and AHNKANG Hospital, Al Hasan Al Mujtaba Teaching Hospital, Karbalaa- Iraq, Al Nasiriya Teaching Hospital in Dhi Qar Governorate -Iraq and The Algerian Qatari German Hospital set to open in 2026.

Apex Health has signed an agreement with Cedars-Sinai Los Angeles, the prestigious international healthcare provider, for a 244-bed, world-class general hospital.

The luxurious 244 bed facility, named The View Hospital, span approximately 101,000 sqm, situated amongst the spectacular backdrop of Al Qutaifiya; offering a picturesque sea view, overlooking Katara and the skyline of Doha.

The view hospital was open in August 2022. The View Hospital provides primary, secondary, and tertiary healthcare services.

Property

The View Hospital - World Class General Hospital

The subject property is situated at Legtaifiya, Off approximately 100 meter from Lusail Expressway, and around 500 meter from Legtaifiya Beach, Doha, Qatar. The site is approximately 24 kms from Hamad International Airport, Doha and approximately 7 to 8 Kms from Lusail Metro Station. The site is accessible via the road 350 meter from Lusail Expressway and 450 meter from Legtaifiya Metro Railway Station.

The area of the subject land is 12486 Sq Meter. There is a 6-meter-wide road on west as well as on south side of the property.

Property Rights

The land is owned by the Lanoras for trading and contracting in the year 2002 and was leased to Apex Health for Hospital purpose. The title of land is in the name of Lanoras. A copy of the property card no. 96053 dated August 28, 2002 of commercial land admeasuring 12486 Sq Meter is reproduced along with this report

Legal Description

Owner	:	Lanoras
Ownership rights	:	Freehold
Location	:	Legtaifiya
Type of Land	:	Commercial Land
Zone	:	66
Land Area	:	12486 Sq. Meter

Local Authority and Zoning

The property falls within Education / Health area of Zone 66 of states of Qatar. All development come under the ministry of Municipality and Environment (MME).

Areas and Neighboring Data

Zone 66 is a zone of municipality of Ad Dawhah in the states of Qatar. The main districts are Onaiza, Liqtaifiya and Al Qassar. The total area of the zone 66 is 25.57 Sq. Kms. The population in the zone was 39,761 as per 2020 population census. The portion of land i.e. 0.23 km² land out of 10.59 km² developed land is used for Education and Health Purpose.

The ministry of Municipality and Environment (MME) breaks down land use in the zone as follows

Area (km ²)	Developed Land (km ²)	Undeveloped Land (km ²)	Residential (km ²)	Commercial / industrial (km ²)	Education / Health (km ²)	Farming Green Area (km ²)	Other Uses (km ²)
26.14	10.59	15.55	3.73	0.30	0.23	0.03	6.3

Electricity and Water supply is provided by the Qatar general electricity and water corporation (Kahramaa). Regular bus transport and Metro Station is available in the area. The population recorded in 2020 population census is around 39,761. Topography of the subject land is around 12 meter above sea level. The maximum in the area of Zone 66 is 25.57 Sq. Kilometers.

Site

We have been provided with a site plan identifying the boundaries of the subject site. The area appears to be consistent with the recent inspection of the subject property. The property occupies a relatively flat site. The property faces west and is situated on a corner plot with roads on both the front (South) and West sides.

The subject plant is surrounded by

<i>Residential Complex - Under Construction</i>	-	<i>to the North</i>
<i>Open Area</i>	-	<i>to the East</i>
<i>Road (6 meter wide)</i>	-	<i>to the South</i>
<i>Road (6 meter wide)</i>	-	<i>to the West</i>

Use of Land

At present the subject land is used as World Class General Hospital.

Construction Description for 6-Star General Hospital Building

The hospital building is a state-of-the-art, 6-star general hospital designed to meet international standards for healthcare infrastructure. It is constructed as an RCC (Reinforced Cement Concrete) structure with three extensive basement levels (Basement 1, Basement 2, and Basement 3), supporting robust parking, equipment storage, and technical facilities. The ground floor boasts a double-height ceiling, enhancing the grand entry space, and is followed by 15 upper floors for patient care, specialized treatment areas, and administrative functions.

Structural and Wall Composition

The hospital's walls are built using a combination of RCC, cement blocks, and block walls for optimized strength and insulation. Specific areas are lined with PU laminates for durability and a high-quality finish, adding to the hospital's aesthetic and functional design.

Flooring and Finishes

The flooring is carefully selected to ensure hygiene, durability, and comfort:

- Granite flooring in high-traffic areas offers resilience and luxury.
- Vitrified tiles are used for easy maintenance and a polished finish.
- Antibacterial PU (Polyurethane) flooring is applied in critical zones, enhancing safety and hygiene.

The sixth-floor features carpet flooring for comfort and sound absorption in designated areas, while the RCC ceilings across all floors are elegantly decorated with POP (Plaster of Paris) for a refined appearance.

Façade and Glazing

The front façade incorporates a specialized medial façade glass system, featuring double-sandwich glass using advanced Korean technology. This façade spans approximately 4,000 square meters, providing an expansive media display area that enhances the hospital's visual presence.

Doors and Accessibility

Doors are crafted with materials suited to their respective areas:

- Wooden doors with a 2-inch thickness and HPL panel finish add warmth and sophistication.
- Steel doors enhance security in critical zones.
- MS (Mild Steel) doors in basement areas ensure durability.

Most doors are equipped with automated door closers and sensors to optimize accessibility and efficiency.

Data Centers and Technical Facilities

The hospital's advanced IT infrastructure includes dedicated server and data center rooms located in the basement and on the sixth floor. Concealed copper electrical wiring ensures a safe and efficient power distribution system throughout the facility. Comprehensive fire safety measures include smoke detectors and sprinkler systems installed on every floor.

Special Features and Amenities

- Aquariums:
Custom-built RCC aquariums with curved glass walls are situated on the ground floor, second floor, and third floor, offering a soothing ambiance for patients and visitors.
- Elevators and Escalators:
The hospital includes 18 elevators—comprising six high-end passenger elevators (three of which are panoramic), as well as dedicated service, bed, and VIP elevators. Escalators serve the ground to second floors, improving vertical mobility and patient flow.
- Helipad:
A rooftop helipad on the upper terrace provides rapid emergency access, enhancing the hospital's capacity for urgent care and patient transport.

Utilities and Mechanical Equipment

The building houses key utilities, such as DG sets, HVAC systems, and compressors, which are installed on the seventh floor and terrace. This strategic location supports efficient energy management, ventilation, and operational stability.

This world-class facility integrates cutting-edge design, high-quality materials, and advanced infrastructure, establishing a superior healthcare environment that prioritizes safety, comfort, and functionality for all patients, staff, and visitors.

Advanced Medical Equipment and Facilities in 6-Star General Hospital

Emergency and Critical Care

The hospital provides 24/7 Emergency Medicine with immediate access to dedicated CT and X-ray facilities, enabling rapid diagnosis and intervention. The facility includes 12 specialized Intensive Care Units (ICUs) designed for comprehensive patient monitoring and care.

State-of-the-Art Surgical Facilities

Equipped with 10 high-tech operating rooms, the hospital offers both invasive and minimally invasive surgeries, incorporating intraoperative imaging for real-time precision. Cutting-edge robotic systems, including the Da Vinci and ARTIS pheno, are utilized for enhanced surgical accuracy and quicker recovery times.

Comprehensive Imaging Capabilities

The hospital features advanced imaging technology, including both 3T MRI and Open MRI for high-resolution scans, as well as a 256-slice CT scanner and an Emergency CT Scanner dedicated to critical cases.

Integrated Emergency Services

For seamless emergency diagnostics, the Emergency Department houses an X-ray unit and CT scanner, enabling immediate assessment and faster treatment of urgent cases.

Pharmacy and Laboratory Automation

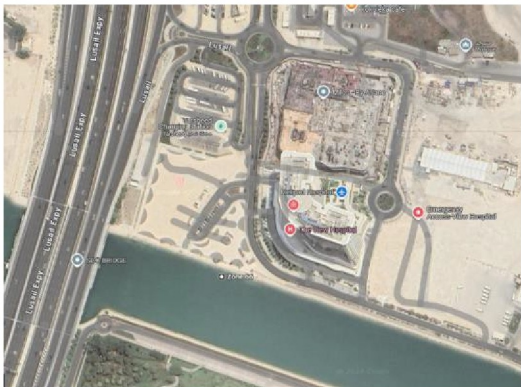
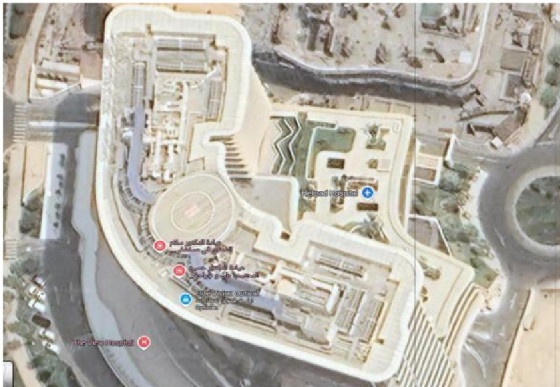
Robotic systems manage medication dispensing and conduct blood tests, enhancing both the speed and safety of pharmaceutical and diagnostic services.

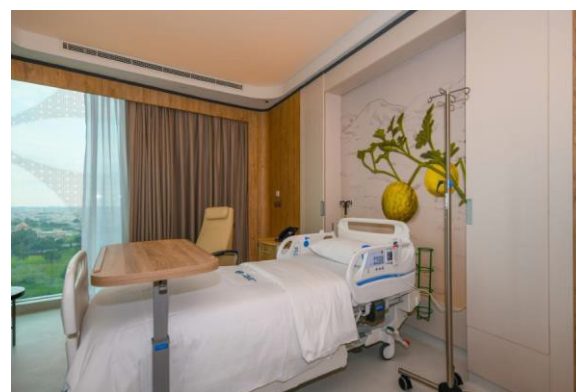
Unique Medical Services

The hospital is equipped for robotic-assisted bariatric surgery, robotic-assisted urology, and offers multifocal lens implants for cataracts. It stands out as the only facility with a dedicated Cardiac Electrophysiology Consultant and also provides Hyperbaric Oxygen Therapy for specialized patient care.

These facilities underscore the hospital's commitment to world-class healthcare, patient safety, and advanced treatment options.

MOORE





Occupancy

- Ground Floor
 - Emergency
 - Pharmacy
 - Café & Retail
 - Reception
 - Admission
- 1st Floor
 - Prayer Area
 - The Hub
- 2nd Floor
 - Outpatients Clinic
 - ✓ Physiotherapy, Pediatrics, Phlebotomy, Hyperbaric Therapy, ENT & Audiology, Dietician, Pre Anesthesia, Nephrology / Urology, Pulmonology, Plastic Surgery, Internal and Family Medicine, Mental Health, Gastroenterology, Dermatology, Rheumatology, Neurology
- 3rd Floor
 - Medical Imaging
 - Nuclear Medicine
 - Outpatient Clinics
 - ✓ Orthopedic
 - ✓ Vascular
 - ✓ Neurosurgery
 - ✓ Women's Health
- 4th Floor
 - OT & Recovery
 - Day Care
 - Endoscopy
 - ICU
- 5th Floor
 - Labour & Delivery Suites
 - NICU / Obstetrics
 - In Patients Ward
- 6th Floor
 - Healing Garden
 - Auditorium / Management
 - Ophthalmology
 - Executive Health Assessment
- 7th Floor
 - Utility
- 8th Floor
 - Cardiovascular Outpatients
 - Cath Lab / CCU
 - Inpatient Ward

- 9th Floor
 - Inpatient Pediatric Ward
 - Inpatient Ward (Standard, Deluxe & VIP Patient Rooms)
- 10th Floor to 12th Floor
 - Inpatient Ward (Standard, Deluxe & VIP Patient Rooms)
- 13th Floor to 15th Floor
 - Inpatient Ward (Standard, Deluxe & VIP Patient Rooms)
 - Inpatient Ward (Ambassador Patient Room)
 - Inpatient Ward (Royal & Presidential Suites)
- Basement 1
 - Parking
 - Pharmacy,
 - Mortuary
 - Store Room
 - Housekeeping and Soap Service Dept.
- Basement 2
 - Parking
 - Biomedical and Facility Workshop
- Basement 3
 - Parking
 - RO Plant
 - Facility Equipment

Services & Condition

All the main services are available to the property and property is maintained in very good condition. We have not tested any of the services and for the purpose of this valuation we have assumed that they are all operating satisfactory.

Contamination

We have not carried out any investigation in to past uses, either of the properties or any adjacent land to establish whether there is any potential for contamination from such uses or sites and have therefore assumed that none exist.

Ground Condition

We have not carried out any commissioned a site investigation or geographical or geophysical survey and we can give no assurance that the ground has sufficient load bearing strength.

Flooding

The subject property is flooding free zone area.

Economic Overview

Economic Overview Average inflation expected to drop to an average of 1.2% for 2024

Oxford Economics' 2024 GDP growth forecast for Qatar remains unchanged at 2.2%, with the pace seen rising to 2.8% in 2025. Non-energy sector momentum is strengthening as we head into H2, benefitting from higher activity and robust sentiment. They project the non- energy economy will expand by 2.5% this year. Meanwhile, industry remains under pressure, mirrored in some softening of goods exports.

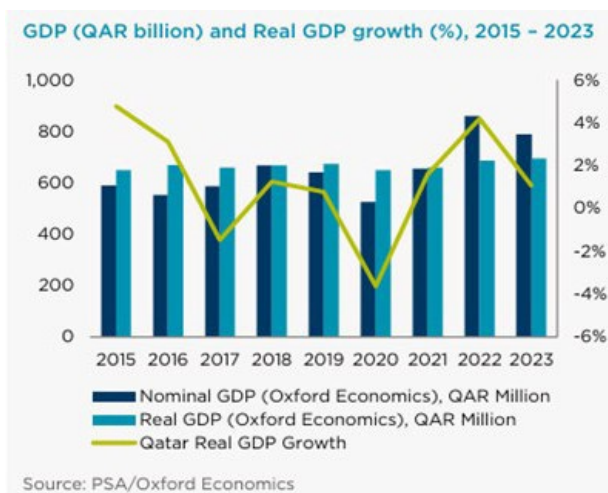
The May PMI continued the positive trend, rising to an eight-month high of 53.6, thanks to solid expansions in output and new work, which supported hiring and businesses confidence. Qatar's business environment is among the most competitive globally, demonstrated by the country moving up to 11th place in the latest IMD competitiveness index.

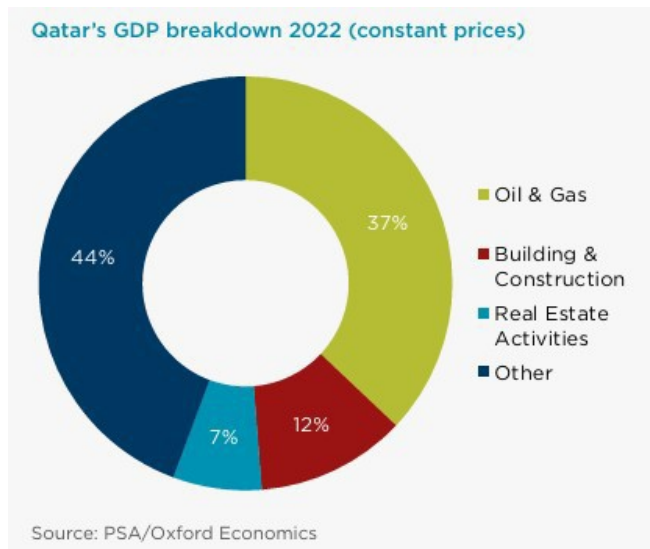
Tourism numbers will likely settle lower in the near term due to seasonal factors and a break in events. Still, activity has been strong, with over 2mn visitors in January-April, up 35% on the same period in 2023. 4.5mn visitors are projected to arrive for the full year in 2024, rising to 4.9mn in 2025.

Downward pressure on LNG prices suggests downside risk to Oxford Economics' projections for the external and fiscal balances. But the rise in the Brent oil price to above US\$85 per barrel (pb) supports their projection that the budget surplus will average above 5.5% of GDP in 2024-2026. LNG exports will remain a key driver of balance sheets as capacity expands in the medium term. Qatar recently signed a long-term supply contract with Taiwan for 4mn tonnes annually, adding to deals with other countries.

Average inflation forecast for 2024 has been cut by 0.4ppts to 1.2% but are still expected to rise to 2% next year. Annual inflation stood at 0.9% in May, among the lowest readings in the last three years. Cost pressures remain contained, with an overall monthly increase of 0.2% m/m in May. Surveys suggest risks to the inflation outlook are balanced. Oxford Economics continue to believe the US Federal Reserve will embark on a gradual easing cycle in September and think Qatar's central bank will follow suit.

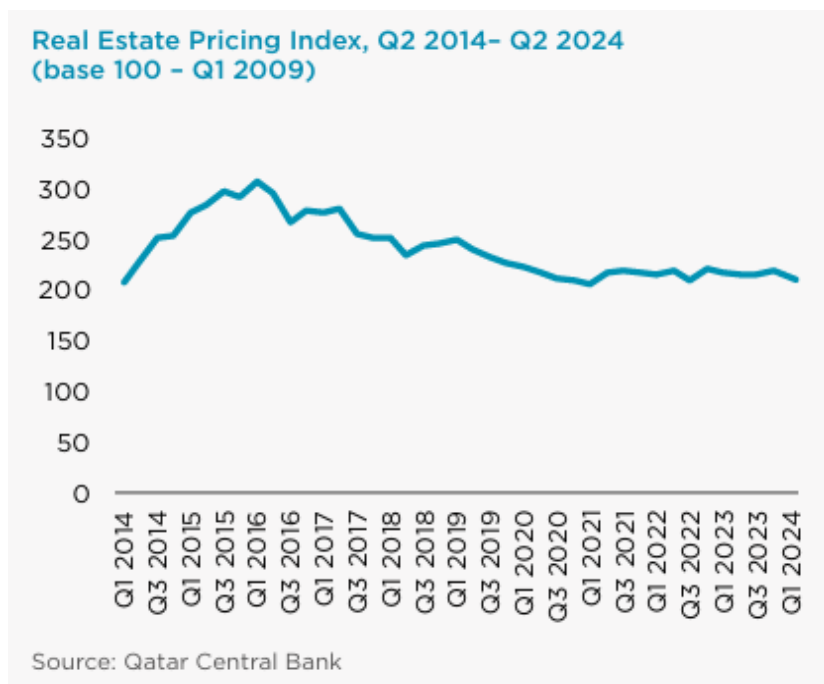
(Economics Overview insight provided by Oxford Economics Country Economic Forecast as of June 2024).





Qatars Real Estate Market

The realty price index witnessed a decline during April 2024, according to Qatar Central Bank's data. Qatar's real estate price index stood at 202.43 level in the month of June 2024, registering the lowest in three years since February 2021. Compared to Q1 2024, the index dropped from 225.12 in December 2023 to 202.43 in April 2024.



Qatar's Healthcare Industry

Qatar, a rapidly developing country in the heart of the Middle East, has invested heavily in its healthcare infrastructure in recent years. As a result, it boasts a comprehensive network of modern hospitals and healthcare facilities that cater to the diverse healthcare needs of its residents and expatriate population.

In Qatar, the revenue in the Hospitals market is forecasted to reach US\$2,135.00m in 2024.

The market is expected to exhibit an annual growth rate of 5.92% (CAGR 2024-2029), resulting in a market volume of US\$2,846.00m by 2029.

When compared globally, United States is projected to generate the highest revenue in the Hospitals market, amounting to US\$1,501.00bn in 2024.

In terms of per person revenues, in Qatar is expected to generate US\$780.10 per individual in 2024.

Qatar's hospitals are embracing advanced technology and innovative healthcare solutions to provide world-class medical services.

Government Hospitals In Qatar

Hamad Medical Corporation (HMC), which operates under the Ministry of Public Health, is the largest healthcare provider in Qatar, operating several hospitals across the country. Public hospitals under the Hamad Medical Corporation (HMC) offer excellent healthcare at reasonable rates.

- Hamad General Hospital
- Al Wakra Hospital
- Rumailah Hospital
- Al Khor Hospital
- Women's Wellness and Research Center
- The Cuban Hospital
- Hazm Mebaireek General Hospital
- Aisha Bint Hamad Al Attiyah Hospital

In addition to the above hospitals, HMC also has the following speciality clinics:

- National Center For Cancer Care & Research
- Heart Hospital
- Communicable Disease Center
- Enaya Specialized Care Center
- Qatar Rehabilitation Institute
- Qatar Metabolic Institute (QMI)
- Ambulatory Care Center

Private Hospitals in Qatar

In addition to these government hospitals, there are a number of private hospitals in Qatar. Some of the best ranked hospitals in Qatar are as below:

- Al-Ahli Hospital
- Al Emadi Hospital
- Aman Hospital
- Aster Hospital
- Doha Clinic Hospital
- Turkish Hospital
- The View Hospital
- Aspetar (Specialty Hospital)
- Sidra Medicine (Specialty Hospital)

Source of Information

The client has passed us the information necessary to carry out the valuation. The information received has been - list of assets and area details of the property.

Scope of Work And Methodology

The scope of work for assessment of fair market value of building and Machinery at location as stated in the report includes

- To ascertain the reinstatement values of each asset.
- To ascertain balance remaining life of each asset.
- To ascertain fair market value of each asset

This report is identified as a Summary Valuation Report. It presents only summary discussions of the data, reasoning and analyses that are used in the process to develop the Valuer's opinion of value. Supporting documentation that is not provided in this report, concerning data, reasoning, analyses is retained in the Valuer's work file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated in the report.

The summary valuation report is the most commonly used report form. Summary valuation reports are accepted on a daily basis by the courts, taxing authorities, lenders, business owners, accountants, and other users of valuation services.

This is a report estimating value based on reported condition. If it is the clients desire to verify the physical condition and / or needed repairs of the structure, to which the subject of this report is, the client should consult a qualified structure engineer. To determine actual building condition is outside of this valuation expertise and scope of the assignment.

There are three broad approaches to valuation, which are considered during the valuation process;

- I. Income Approach,
- II. Market Approach,
- III. Cost Approach.

The Income Approach to value is used only when solid data involving income and expenses for a particular item can be established. It is considered hypothetical in most situations involving machinery and equipment, and though while considered, has not been applied in this assignment.

Either the Cost Approach or the Market Data Approach (or both) have been utilized for developing an indication of value for each item or category.

The valuation of the subject property has been undertaken on the basis of the Cost Approach Method

Valuer has used price index and reinstatement cost of the asset was calculated by applying price Index to the historical cost of the machines and equipment. The reinstatement cost of the building has ascertained by Plinth Area Rate method. The balance remaining life of the asset was ascertain based on the inspection of the plant. The suitable depreciation is deducted considering the age and the balance economic life of the structure & Machinery to arrive at the Depreciated Reinstatement Cost / market value of the building and machinery.

This written report was then formulated to set forth the findings and conclusions of the valuer. An effort was made to comply with the Uniform Standards of Professional Valuation Practice in providing the final opinion of value and this written report.

This is a report estimating value based on information of assets provided. If it is the client's desire to verify the physical condition and/or needed repairs of the structure or machinery/equipment, which is the subject of this report, the client should consult a qualified structural engineer/ repairs contractor or mechanic/technician. To determine actual condition is outside of this valuer's expertise and the scope of this assignment.

Degree to Which the Property is Inspected or Identified

Inspection of the property and assets have been carried out. A visual inspection was made to verify that the assets existed. The assets were observed and are assumed to be in good working order, unless stated otherwise, though a detailed inspection was not made.

Confidentiality and Privacy

We will maintain the conformity and privacy of client information obtained in the course of this assignment. We do not sell information about our client to others. We protect the security and confidential information about the client. We share information outside of our company only when necessary to administer products or services we provide when we have your written permission, or when required or permitted, by law.

Environmental Matters

We have not been provided with any environmental report. We have not carried out any investigation in to the past and present uses of the property and adjacent lands in order to establish whether there is any potential contamination and have therefore assumed that none exists.

Repairs & Condition

We have not carried out building surveys, testes services and site investigation. We are unable, therefore to give any assurance that the property is free from defect.

Basis of Valuation

In this particular instance i.e. for the valuation of Hospital for the acquisition / ad-hoc assessment purpose, following approaches are considered appropriate

Land	-	Market Approach
Building/ Structures	-	Cost Approach
Machinery & Equipment	-	Cost Approach

The Cost Approach has been utilized for developing an indication of value for property.

Market Approach

The Market Approach is a method of valuation that uses prices and other relevant information generated by market transactions involving identical or comparable (similar) assets, liabilities, or a group of assets and liabilities, such as a business.

Cost Approach

The Cost Approach is defined as methods in which a value of an asset is derived by estimating cost new and deducting estimated depreciation. In an effort to provide a cost less depreciation analysis, this valuer has used, when possible, the actual manufacturer (or dealers) of the subject equipment. At times, new replacement models are offered when the subject model is no longer being made. When this condition exists, the Valuer endeavors to correlate and adjust for various factors involved.

Definition

Fair / Open Market Value

“an opinion of the best price at which the sale of an interest in property would have been completed unconditionally for cash consideration on the date of the valuation, assuming:

- a willing seller;
- that, prior to the date of valuation, there had been a reasonable period (having regard to the nature of the property and the state of the market) for the proper marketing of the interest, for the agreement of price and terms for completion of the sales;
- that, the state of the market, level of value and other circumstances were, on any earlier assumed date of exchange of contracts, the same as on the date of valuation;
- that no account is taken of any additional bid by a purchaser with special interest; and
- that both parties to the transaction had acted knowledgeably, prudently and without compulsion.

Reinstatement Cost

The cost necessary to replace, repair or rebuild the property to a condition substantially the same as, but not better or more extensive than, its condition when new.

Reinstatement cost are calculated to rebuild the property, with cost of demolition, professional fees, any statutory authority fees and the relevance of the current statute

Valuation Methodology

Land - MARKET APPROACH

The micro market of the Legtaifiya and West Bay Lagoon Area and nearby has been witnessing an increase in demand for commercial as well as residential villas due to its proximity to Lusail Highway.

The commercial land of parcel size more 12000 Sq. Meter is becoming rare and expensive. It was established during the market research that commercial land range around QAR 12,000 to QAR 17,500 per Sq. Meter in a vicinity of subject property.

Further the subject land parcel are developed land with compound wall, drainage and electricity connection as well as paved open spaces.

Some of the key influencing factors considered for arriving at the fair market value of the said property in the present state are as follow

Location by way of commercial roads adjacent to the property & topography

Land Use and Zoning

Level of infrastructure

Connectivity and accessibility

Development potential & market ability

Value working

Thus, considering the above-mentioned factors influencing the demand as well as the inputs / finding from primary research on land rates for commercial purpose developed nature of the land parcel a land rate of QAR 16,500 per Sq. Meter is considered reasonable for the subject property.

Land Area (Sq. Meter)	Land Rate (QAR / Sq. Meter)	Fair Market Value (QAR)
12486	16500	206,019,000.00

Building / Structures - COST APPROACH

Under the cost approach, the reinstatement cost of the buildings is worked out based on the type of construction and specifications of building material used, to which a suitable depreciation is deducted considering the age and balance economical life of the structure to arrive the depreciated reinstatement cost of the buildings. Please refer Annexure attached with this report for detailed working.

Machinery & Equipment- COST APPROACH

The cost approach is based on the concept of replacement or reproduction cost as an indicator of value. The management furnished the list of specific items of Machinery & Equipment giving Description, Location, Original Cost, Year of Installation etc. in respect of each item. The list provided by the clients covers all the items of fixed asset.

The physical verification was carried out by us with the authorized representative of the company to inspect each & every item of the assets as listed and compare with the actual items of the assets as found on verification.

During physical inspection detailed information was collected by our experts regarding make, model type of maintenance, major renovations, working shifts, present condition of each machine.

An assessment was also made in respect of residual life of each machine. Sincere effort made to assess the general condition, age, efficiency, technological obsolescence etc and affecting production, over and above the basis data as detailed above

The Gross Current Replacement Cost (GCRC) Method is considered under Cost approach for the purpose of Valuation.

The Gross Current Replacement Cost (GCRC) Method is considered under Cost approach for the purpose of Valuation. The Gross Current Replacement Cost (GCRC) have been calculated by applying Machinery and Equipment Cost Index MEPI published by the planning and statistic authority, Qatar to the historical cost of the machines.

Estimated residual life in years have been determined for each machine during physical verification, the current residual value of each machine is then determined by subtracting the depreciation already taken place on proportionate basis.

All of these machines were in working condition as on date and maintenance schedule was satisfactory. All of these machines were in working condition as on date and maintenance schedule was satisfactory.

Please refer Annexure attached with this report for detailed working.

Valuation

The Fair Market Value of the The View Hospital of Apex Health is tabulated below.

Sr. No.	Asset Category	Market Value (QAR)
1	Land	206,019,000.00
2	Building	1,704,464,625.00
3	Machinery and Equipment	220,399,135.66
3a	Generator Load E.O	7,411,472.95
3b	Kitchen Equipment	1,516,456.26
3c	Lifts	12,515,734.40
3d	Medical Equipment	198,955,472.05
4	Furniture, Fixtures	25,098,037.08
4a	Furniture, Fixtures	25,098,037.08
4b	Lockers	
	Grand Total	2,155,980,797.75

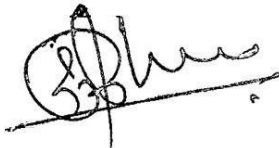
Assumptions, Limiting Conditions

- a. Assumptions are made to the best of our knowledge and belief. Reliability is based on the documents and information furnished to us pertaining to the assets valued.
- b. We have assumed that the information provided to us, on which the valuation is based, is correct.
- c. The assets are valued on the assumption that they are free and clear of all mortgages encumbrances and other outstanding premiums and charges.
- d. Legal verification of the title of the property is not in our scope however beyond our professional capacity, however we have checked the property card and Land documents and concluded that the client is sole owner of the subject property.
- e. Where it is stated that the client has supplied information to the valuer, this information is believed to be reliable, but the valuer can accept no responsibility if this should prove not to be so. Where information is given without being attributed directly to another party, this information has been obtained from our market research.
- f. Wherever, details such as year of construction, specification of building, quantity, original construction cost have not furnished to us, we have relied upon the verbal information furnished by the client, which have been pointed out in the report as well as the assumptions made by us.
- g. In no event shall the valuer be held responsible or liable for special, direct, indirect or consequential damages as the assignment has been completed on best efforts, available knowledge and in good intentions of persons concerned and belief.
- h. The report is for the sole use to client, to which it has been addressed; neither the whole nor any part of this valuation report and any reference there to may be utilized by any other entity except for and client. without the prior written approval
- i. The valuer's responsibility in connection with this valuation report is limited to the client to whom it is addressed and to that client only. The valuer disclaims all responsibility and will accept no liability to any other party other than client.
- j. Validity of this report is as on date of valuation report only.

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report, or to the parties involved with this assignment.

- My engagement in this assignment was not contingent upon developing or reporting pre-determined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this Valuation.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Valuation Practice.
- I have made a personal inspection of the property that is the subject of this report, unless otherwise noted.
- No one provided significant personal property valuation assistance to the person signing this certification.
- Non-Discrimination
In arriving at the estimated reasonable value, the valuer has not been improperly influenced in any manner by the race, religion, or national origin of any person.



SUMEDH S. AHER (MCILA, MRICS, FIFAA, FIIISLA)

**Certified Loss Adjuster
Chartered Valuation Surveyor**