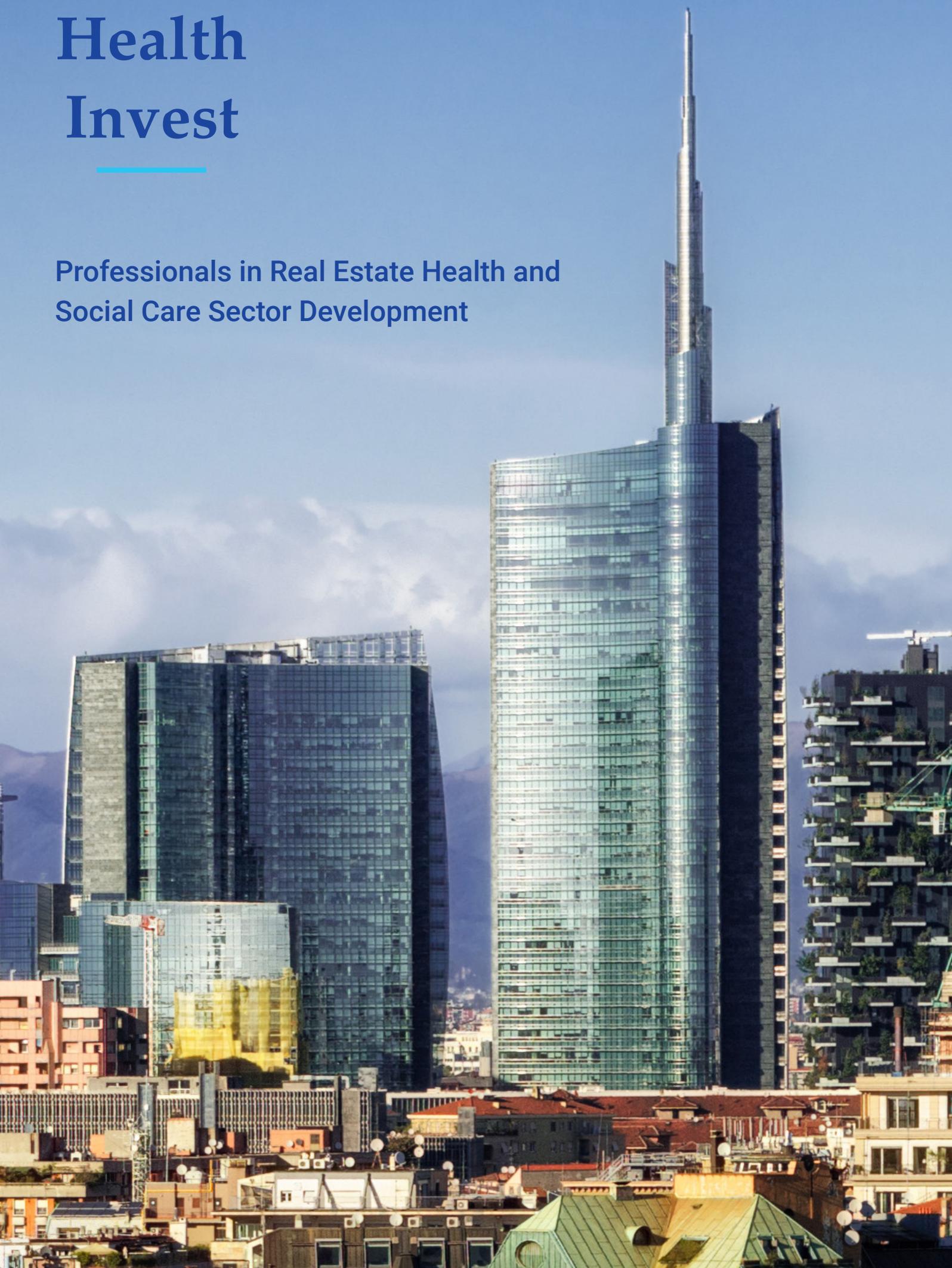

Health Invest

Professionals in Real Estate Health and
Social Care Sector Development



Professionals in Health and Social Care Sector Development

Health Invest is a Company specializing in **consultancy, research, development, design and construction** of **health and social care facilities**, including all related specialized professional and technical assistance and consultancy activities.

In addition to building new facilities, Health Invest is also involved in renovating, reorganizing and revamping existing buildings, provided they are suitable to be appropriately transformed and renovated.

Furthermore, Health Invest provides specialized **technical and professional consultancy** services to clients who need to obtain all necessary licenses, permits and authorizations to provide health and social care services in dedicated Facilities.



Development Phases

- **Technical inspection** of the area or building to check whether all requirements are met to build a health and social care facility.
- Preliminary **feasibility study** to analyze structural, architectural, regulatory, financial, commercial, operational and zoning aspects.
- **Business Plan** to verify project sustainability.
- **Construction Site Worksheet** and schedule, to have perfect control on how operations are managed.

Once the expression of interest has been accepted by the counterparty, Health Invest helps and supports its clients throughout the preliminary Due Diligence process, negotiations, contract definition, and design with all parties involved, up to the acquisition of the target area or building, also providing consultancy services and helping clients find possible forms of financing to acquire and build the Facility.

Design

Health Invest supports and follows its clients also in the architectural design phase, in handling procedural requirements with relevant Administrations to obtain Building Permits, drawing up executive plans, carrying out tendering procedures, construction site management and control, testing activities up to the delivery of the completed and finished building, whose compliance with mandatory safety standards is certified.

In addition to all zoning, architectural, structural and equipment-related aspects of design and construction, Health Invest and its professionals focus specifically on the study and thorough analysis of the layout and location of all services inside the Facility, to optimize them and maximize their efficiency, based on the indications provided by the Client and final Managing entity.



Construction

All the projects that are studied, designed and implemented by Health Invest for its clients comply with national and regional building codes and Client-specific standards; at the same time, thanks to its professionals, Health Invest keeps searching for **innovative and pioneering technical, architectural, equipment and material solutions**, to ensure maximum comfort and a welcoming environment to future guests, in addition to making Facilities increasingly modern, efficient and versatile.

Health Invest offers two options to its clients:

1. Developing, building and delivering the finished building at the end of construction, only fitted with basic fixed equipment (kitchens, laundry rooms, lavatories), letting Clients take care of the ensuing customization of the Facility, including all furnishings, equipment and accessories that the managing entity will use.

2. Developing, building and delivering a “turnkey” building at the end of construction, that is fitted with all furnishings, equipment and accessories that the managing entity will use, that are studied, designed, assembled and implemented by professional interior design experts in the health and social care domain, and by partners.



Specialized Consultancy

Thanks to its solid knowledge of its specific reference sector, Health Invest provides a broad range of specialized consultancy and support services to its clients, through several qualified and highly-specialized professionals, with a long-standing experience in the health and social care industry including: **Real estate experts, Architects, Engineers, Equipment technicians, Interior designers and decorators, Management, corporate and financial experts, Lawyers and Notaries.**



Funding Search

Health Invest is closely in touch with leading leasing Companies, banks and real estate funds with which it has established long-standing relationships, in order to find the most suitable and cost-effective investment solutions for its clients' acquisitions. Once funding has been secured, our Company can also help its clients in managing and coordinating payouts in connection to project development and progress, following every aspect and ensuring communication between all players involved (designers, site managers, contractors) and lenders, including all necessary documentation for the success of the financial operation.



M&A

Also, Health Invest provides **specific consultancy services on M&As**, helping its clients identify, select and manage the best assets to acquire and/or sell. Thanks to its specialists and professional consultants, Health Invest supports its clients throughout the entire operation, offering its strategic, legal and negotiation expertise, both from the technical, structural, operational, financial and management standpoint, also with respect to economic, asset and due diligence evaluations, thus providing an all-around assistance in this specific domain related to Residential Healthcare and/or Rehabilitation Facilities.

Cutting-Edge Facilities

Facilities developed and built by Health Invest usually **accommodate 100-120 beds**, subdivided in different consistent units: each unit might include single rooms or both single and double rooms. Each room has its own private bathroom and is designed to include all amenities with high-end and comfortable furnishings.

Every facility includes **roomy and elegant spaces and dining halls** to accommodate guests and promote socialization. All facilities have multipurpose halls that can be used for religious services and a suitable number of **gyms**, depending on the size and kind of facility.



Attention to Well-Being

Facilities are usually equipped with **large windows** and, in both public (living rooms, dining halls, gyms) and private areas (bedrooms), windows with outside views are key to improving guests' physical and mental well-being and provide adequate natural ventilation.

Terraces, gardens and recreational green areas are also included, where guests can enjoy the nice weather. Each facility has a large outside parking area, that is completely enclosed by a fence with different entry points for the general public, emergency and commercial vehicles.



Senior Living

Health Invest supports its clients in all construction phases of Senior Living facilities: modern apartment complexes with small units that are specifically designed for autonomous and semi-autonomous people over 65. Senior Living facilities are built in pleasant residential urban areas, close to all necessary services (stores, post office, church, parks, public transit system).

The one- or two-bedroom units are equipped with a living room with kitchenette, bedroom and bathroom. Inside the apartment complex, roomy common spaces promote socialization: common living rooms and multipurpose room, dining hall, gym and laundry room. All units are tastefully furnished and include all amenities and leading-edge domotics.

Usually, Senior living facilities offer:

- High-level residential and hotel services
- Nursing services
- Care services
- Physical therapy
- High security and privacy



Walk-in Clinics

Health Invest designs walk-in clinics with state-of the-art medical and health care technologies, that are compliant with existing regulations. Walk-in clinics are a reference point for local citizens and provide complete diagnostic, analysis and care services. Different specialists work together in walk-in clinics, using leading edge equipment for specialist and diagnostic visits, to provide complete and quality services. Hence, fast access to care is ensured, to provide patients with timely diagnoses and care. In main Italian cities, Health Invest builds Walk-in Clinics that include Diagnostic, X-Ray and Analytical lab Departments, Physical therapy, Cardiology, Ultrasound and Dentistry clinics, just to name a few.



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