



Valuation of : Hospital Facility (The View Hospital)

Prepared for :
Apex Healthcare W.L.L (APEX)

Valuation Date : 31 May 2025

Prepared by KPMG LLC

June 2025

Final Valuation Report





1	Instructions & Terms of Valuation	03
2	Executive Summary	05
3	Subject Asset Overview	08
4	Valuation Approach & Methodology	13
5	Valuation Working – DRC method (Primary Approach)	15
6	<u>Appendix</u> :	
	▪ Appendix 01 : Qatar Macroeconomic overview	18
	▪ Appendix 02 : Qatar Real Estate and Healthcare Market overview	20
	▪ Appendix 03 : Valuation assumptions & definitions, Terms and conditions	24
	▪ Appendix 04 : Valuation Working (Secondary method – cross check)	27
	▪ Appendix 05 : Property Documents	31
	▪ Appendix 06 : Factual Accuracy Confirmation	34

01

Instructions & Terms of Valuation

Instructions & Terms of Valuation

16 June 2025

25 C Ring Road,
P. O. Box 4473, Doha
State of Qatar
Tel: +974 4457 6444
Fax: +974 4436 7411

Dear Sir,

Further to our appointment to undertake the valuation of the above-mentioned property, the valuation is undertaken in accordance with the RICS valuation professional standards 2025. The detailed assumptions and terms & conditions for the valuation are provided in the report.

Purpose & Date of Valuation

We understand that our report and valuation (the "Valuation Report" containing opinion on asset value of the subject property) is required by the Company to conclude a transaction for acquisition of the hospital facility. While the decision to make the acquisition and the price that may be paid is solely the decision of the Company, this report is intended to serve as an input to such transaction and shall be **submitted at the shareholders (AGM) meeting of the company and to the QFMA** in accordance with our engagement letter dated 28th May 2025 and addendum letter dated 11 June 2025" as per RICS Red Book, January 2025. The valuation is as of 31 May 2025.

RICS Valuation 2025: Professional Standards Compliance

We confirm that the valuation (the "Valuation Report" containing opinion on asset value of the subject property) has been prepared in accordance with the appropriate sections of the Professional Standards ("PS"), RICS Global Valuation Practice Statements ("VPS"), RICS Global Valuation Practice Guidance – Applications ("VPGAs") contained within the RICS Valuation - Professional Standards 2025, (the "Red Book"). It follows that the valuation is compliant with International Valuation Standards ("IVS").

Conflict of Interest

We confirm that there are no conflicts to perform valuations of the subject development under the conditions as instructed.

Confirmation of Independence

We confirm that we have undertaken this valuation (the "Valuation Report" containing opinion on the asset value of the subject property) acting as an independent consultant, for the purpose of submitting an opinion on asset value.

Confidentiality

The contents of this Report are intended to be confidential to the addressees and for the specific purpose stated above. Consequently, and in accordance with current practice, no responsibility is accepted to any other party in respect of the whole or any part of its contents.

General Disclaimer

To referred to Engagement letter dated 28 May 2025 and Addendum to the Engagement letter dated 11 June 2025

02

Executive Summary

Executive Summary (1/2)



Property Name	The View Hospital
Property Address & Location	Legtaifiya district of Doha, Qatar

Executive Summary (2/2)

Property Details	
Property Name	The View Hospital
Property Address & Location	Legtaifiya district of Doha, Qatar
Client	Apex Healthcare W.L.L (APEX)
Interest Appraised	Freehold
Title Deed Number	96053
Parcel Identification Number	66170690
Current Use	Hospital Facility (The View Hospital)
Land Area	12,486 sqm.
Built Up Area (BUA)	94,899 sqm.
Valuation	
Purpose of Valuation	Real Estate Valuation of hospital facility as per RICS Red Book, January 2025, currently owned by Llanrus Trading and Contracting W.L.L (Llanarus, Owner / Seller) for the purpose of purchase by The View Hospital (TVH) (Purchaser) (the “ Transaction ”). We understand that our report and valuation (the "Valuation Report" containing estimated asset value of the subject property) is required by the Company to conclude a transaction for acquisition of the hospital facility. While the decision to make the acquisition and the price that may be paid is solely the decision of the Company, this report is intended to serve as an input to such transaction and shall be submitted at the shareholders (AGM) meeting of the Company and to the QFMA in accordance with our engagement letter dated 28th May 2025 and addendum letter dated 11 June 2025. The valuation is as of 31 May 2025.
Valuation Approach	Depreciated Replacement Cost (DRC) Approach – Primary method
Date of Property Inspection	10 th June 2025
Date of Valuation	31 st May 2025
Date of Valuation Report	15 th June 2025
Concluded Market Value (QAR)	Market Value: QAR 2,065,605,871/- ; (QAR 2.07 Bn) (rounded-off) (QAR Two Billion Seventy Million Only)
Standards	Refer to section on Instructions & Terms of Valuation of the report
Independence and Objectivity	Refer to section on Instructions & Terms of Valuation of the report
Signatory	 Venkat Krishnaswamy (Partner, Head of Advisory)  Athula Wijetunga, MRICS (Senior Manager - Property Valuations)

03

Subject Asset Overview

Subject Asset Overview

Property Name	The View Hospital
Title Deed	96053
Pin No	66170690
Location	Legtafiya, Doha - Qatar
Land Area (sqm.)	12,486 sqm.
Built up Area (BUA) (sqm.)	94,899 sqm.
Property Age	~2 Years

Facilities		
240 Bed En-suite Rooms	3 Royal Suites	3 Elegant Presidential Suites
62 VIP Suites	26 Beds, Deluxe Room	103 Beds, Private En-suite Rooms
11 NICU	6 Ambassador Suites	8 Critical Care Units
10 Operating Rooms	12 Intensive Care Units	6 Labor, Delivery & Recovery Rooms



Property Description:

The subject site is located in the Legtafiya area of Doha, near Al Kharana Street in Zone 66. It is within walking distance of Legtafiya Metro Station and close to key landmarks such as Katara Cultural Village, Doha Golf Club, and Qatar University. The area offers convenient access to The Pearl Island, Lusail and West Bay Area.

Services provided:

The View Hospital offers a wide range of advanced healthcare services, including emergency care, specialized centers for cardiology, neurology, and orthopedics, maternity and intensive care, advanced imaging and robotic surgery, as well as outpatient clinics and health check-ups, all delivered in a patient-focused and modern environment.

Source: Client, Site Inspection & The View Hospital Webpage

Location & Accessibility

The subject property is located in Legtafiya, in the northern part of Doha, Qatar. This area is well known for its luxury villas and high-end residential compounds. The subject site inspection was conducted on 10th June 2025 and was limited to an external assessment only.

The subject site is bounded as follows:

- **North:** Lagoon Mall
- **South:** Katara
- **East:** Legtafiya Beach
- **West:** : Embassy Of El Salvador

Subject Site Location



Subject Site Accessibility



Source: Google Earth, Google Maps

Subject Site Detailed (1/2)

Photographs of The Subject Site (The View Hospital)



Subject Site

1

Subject Site

2

Way to Subject Site

3

Subject Site

4

Subject Site Main Entrance



Subject Site



Way to Subject Site



Subject Site View from the Highway



Subject Site Main Entrance

Source: Google Earth, Site Inspection

Site Photographs (2/2)

Photographs of Subject Site (The View Hospital)



Front View of Subject Side



Subject Site Entrance



Back View of Subject Side



Backside Entrance



Side View of Subject Site



Staff/Loading Entrance



Main Entrance Gate



Way to Subject Site

Source: Site Inspection

04

Valuation Approach & Methodology

Valuation Approach & Methodology

Market Value: For arriving at the Market Value, we can adopt of the following listed methodologies i.e., Market Approach, Depreciated Replacement Cost or Income Capitalization Method.

I. **Market Approach:** involves a comparison of the subject property to similar properties that have been sold in arm's length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis. Generally, the opinion on value is based on evidence of open market transactions in similar property with adjustments of the comparable to differentiate the differences between the subject property and the comparable.

For the existing structures on the site, we depreciate the cost of construction to arrive at the Depreciated Replacement Cost of the structures.

II. **Depreciated Replacement Cost Method:** The present value of the building and all the structures present in the subject property is derived from the Depreciated Replacement Cost Method. Under this method, buildings/structures are depreciated using Straight Line depreciation by comparing the number of years of their use with their estimated economic life.

III. **Income Approach:** Income approach is a valuation method appraisers and real estate investors use to estimate the value of income producing real estate. It is based upon the premise of anticipation i.e., the expectation of future benefits. This method of valuation relates value to two things: the "market rent" that a property can be expected to earn and, the "reversion" (resale) when a property is sold. This is further divided into the following two methods:

- **Income Capitalization Method:** Income capitalization is the used when income is not expected to vary significantly over time. This method is used to value properties that produce a consistent annual operating income.
- **Discounted Cash Flow Method (DCF):** A commonly used technique for assessing Market Value within the Income Approach is Discounted Cash-flow. This is a financial modelling technique based on explicit assumptions regarding the prospective cash-flow to a property or business and the costs associated with being able to generate the income. To this assessed cash-flow a market-derived discount rate is applied to establish a present value of the income stream. This Net Present Value ("NPV") is an indication of Market Value

Adopted Approach : We have adopted the **Depreciated Replacement Cost Method** and **Market Approach** as primary approaches to assess the land and building market value respectively. Additionally, we have also provided in the annexure the Discounted Cash Flow Method as a secondary approach working to assess the reasonableness of the market value arrived through DRC approach as a cross check. In formulating our opinion of Market Value, we have utilized the depreciated replacement cost method of valuation. Considering the recent new construction of the facility and considering the prevalent market practice for valuing similar assets the DRC is an acceptable approach.

05

Valuation Working

**Depreciated Replacement Cost (DRC)
Approach (Primary Approach)**

Valuation Working – DRC (Primary Approach)

We have valued the subject asset using the Comparable Method for the land and the Depreciated Replacement Cost Method for the building ;

- Based on our independent assessment, and analyzing macroeconomic factors and recent comparable transactions/ quoted instances in similar locations, the prevailing market land rates with premium for strategic location, sea frontage, visibility, accessibility and land use of the subject property, the comparable land rates for similar property would be QAR 2,100 / sq.ft.
- Currently all-inclusive construction rate is QAR 16,790 / sqm. The same has been assessed based on AECOM Middle East Property & Construction Handbook, Perception interaction with prominent local design & built consultants as well as Grade A contractors. Considering an economic life of 50 years of such development, we have used the Straight-Line Depreciation Method to derive the value of building.
- Medical equipment; the same is considered at cost as provided in the asset register as minimally utilized.

Below table captures the working snapshot of fair market value of the freehold interest in the property (as of 31st May 2025) basis above mentioned rationale.

Description	DRC Working
Land	
Land Area (sqm)	12,486
Land Area (sq.ft.) [A]	134,398
Land rate (QAR / sq.ft.) [B]	2,100
Land Value (QAR) [A*B] = [1]	282,235,800
Building	
BUA (sqm) [C]	94,899
Useful life (years)	50
Age (Years)	2
Depreciation	4%
Base Construction Cost (QAR / sqm)	14,924
Other cost %	12.5%
Construction Cost (QAR / sqm) [D]	16,790
Building Value (QAR / sqm) [C*D]	1,593,306,761
Depreciated Replacement cost (QAR) [2]	1,529,574,490
Equipment	
Medical machinery and equipment (QAR) [3]	253,795,581
Total estimated Property value (QAR) [1+2+3]	2,065,605,871
Total Estimated Property value (QAR Billion)	2.07

**Concluded Market
Value (QAR)**

Market Value: QAR 2,065,605,871/-
Market Value (rounded-off)
QAR: 2,066,000,000 (QAR 2.07 Bn)

(QAR Two Billion Seventy Million Only)

For Cross check, refer **Appendix 04**

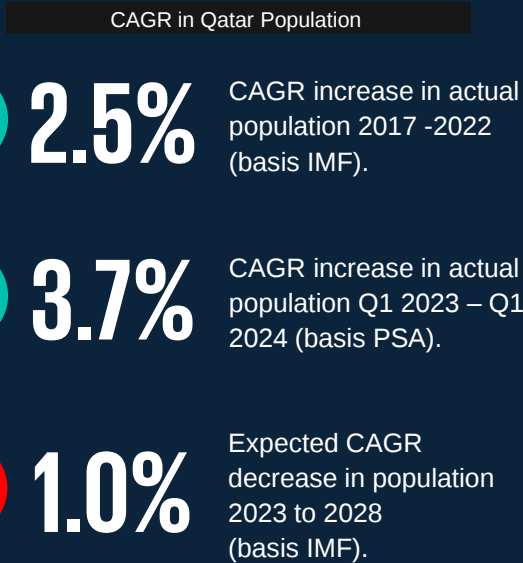
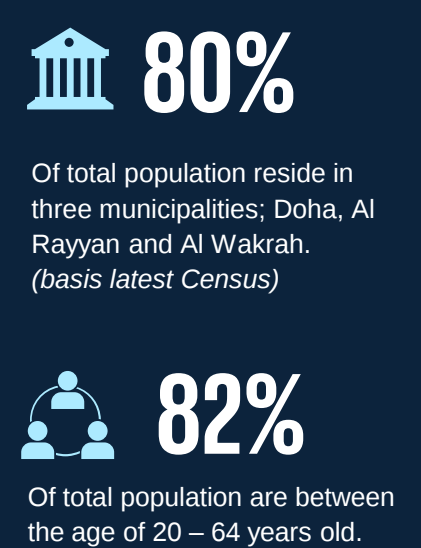
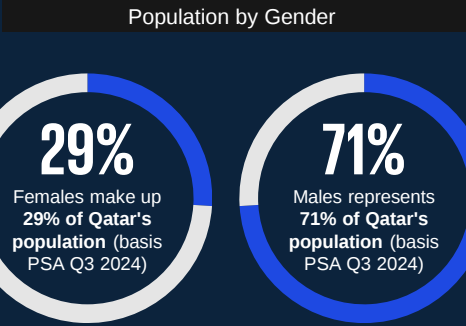
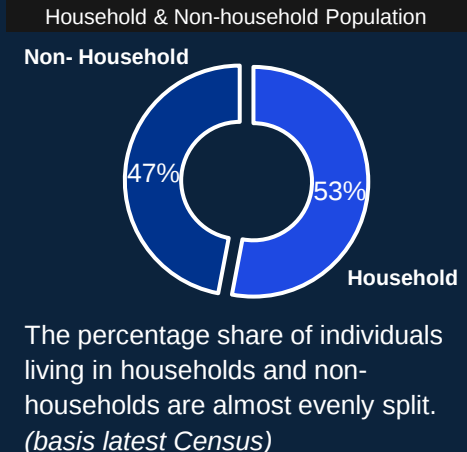
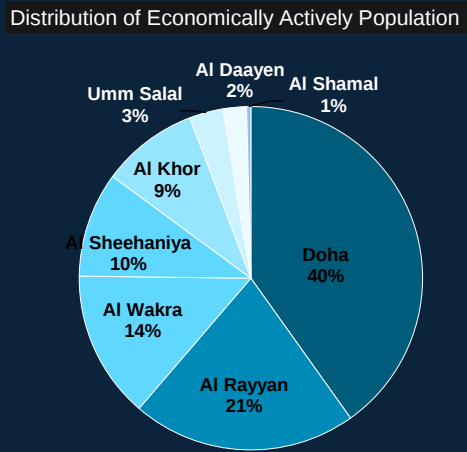
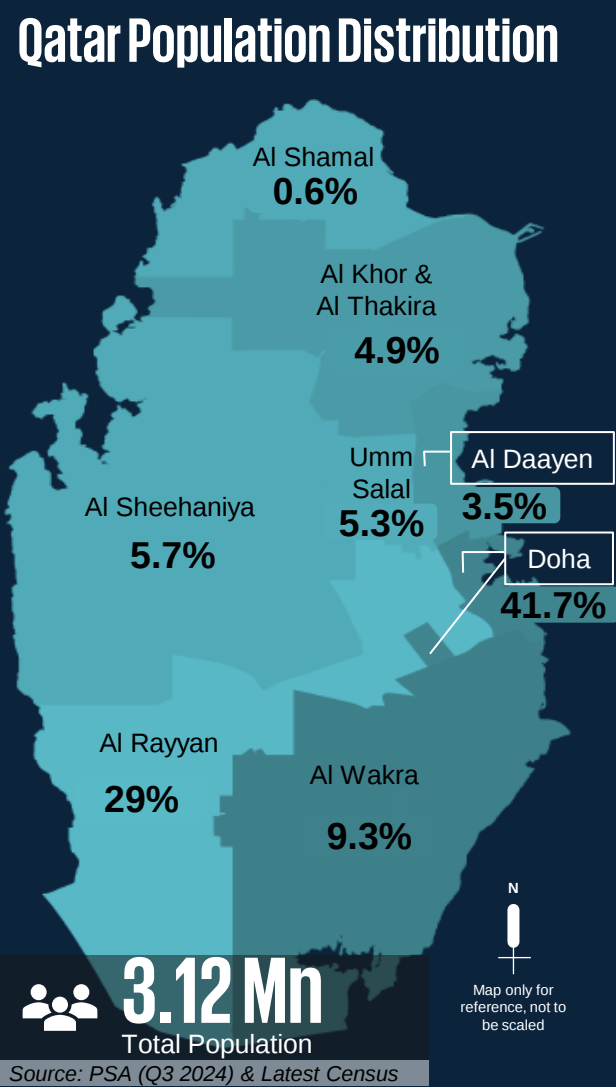
Appendix



Appendix 01

Qatar Macroeconomic Overview

Appendix 01 - Qatar Demographic Overview

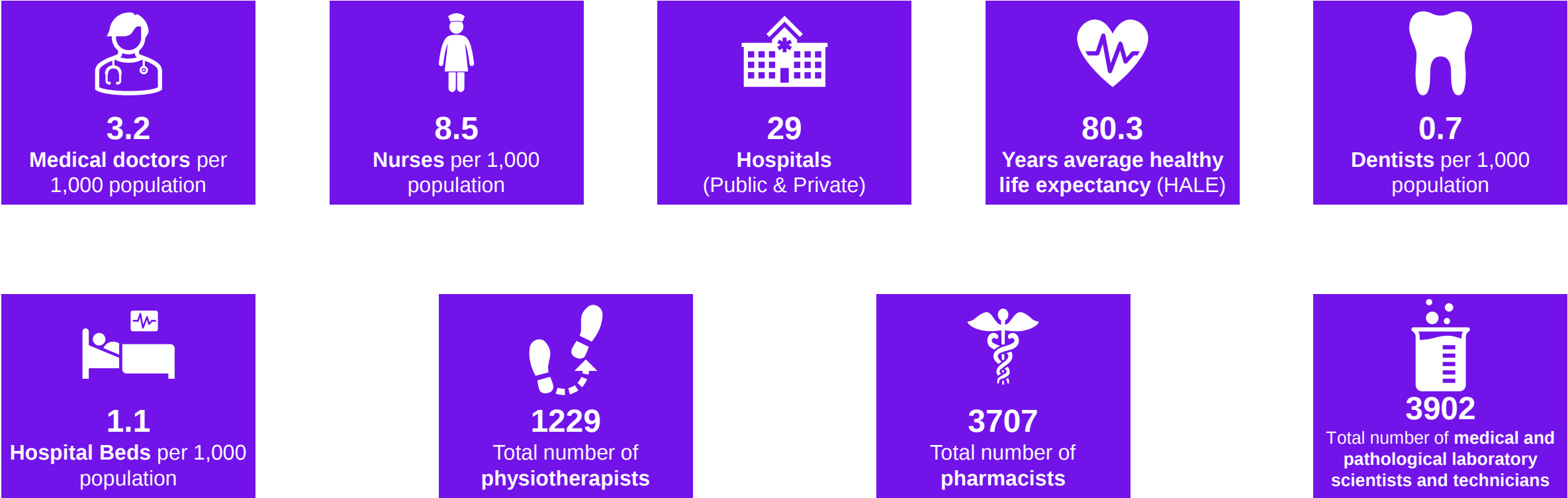


- Between 2017 and 2022, the population grew at a 2.5% CAGR, peaking in 2022 due to FIFA events and the related workforce influx. PSA data shows a **population CAGR increase to 3.7% in Q1 2024** compared to the same period the previous year. However, the **IMF projects a CAGR decline of 1% from 2023 to 2028.**
- Population in Qatar is mainly concentrated in three municipalities of **Doha, Al Rayyan, & Al Wakra.**
- Doha** remains the largest municipality in Qatar with **42% population residing**, followed by **Al Rayyan with 29%** and **Al Wakra with 9%.**

Appendix 02

Qatar Real Estate and Healthcare Market Overview

Appendix 02 - Overview of Qatar's Healthcare Sector

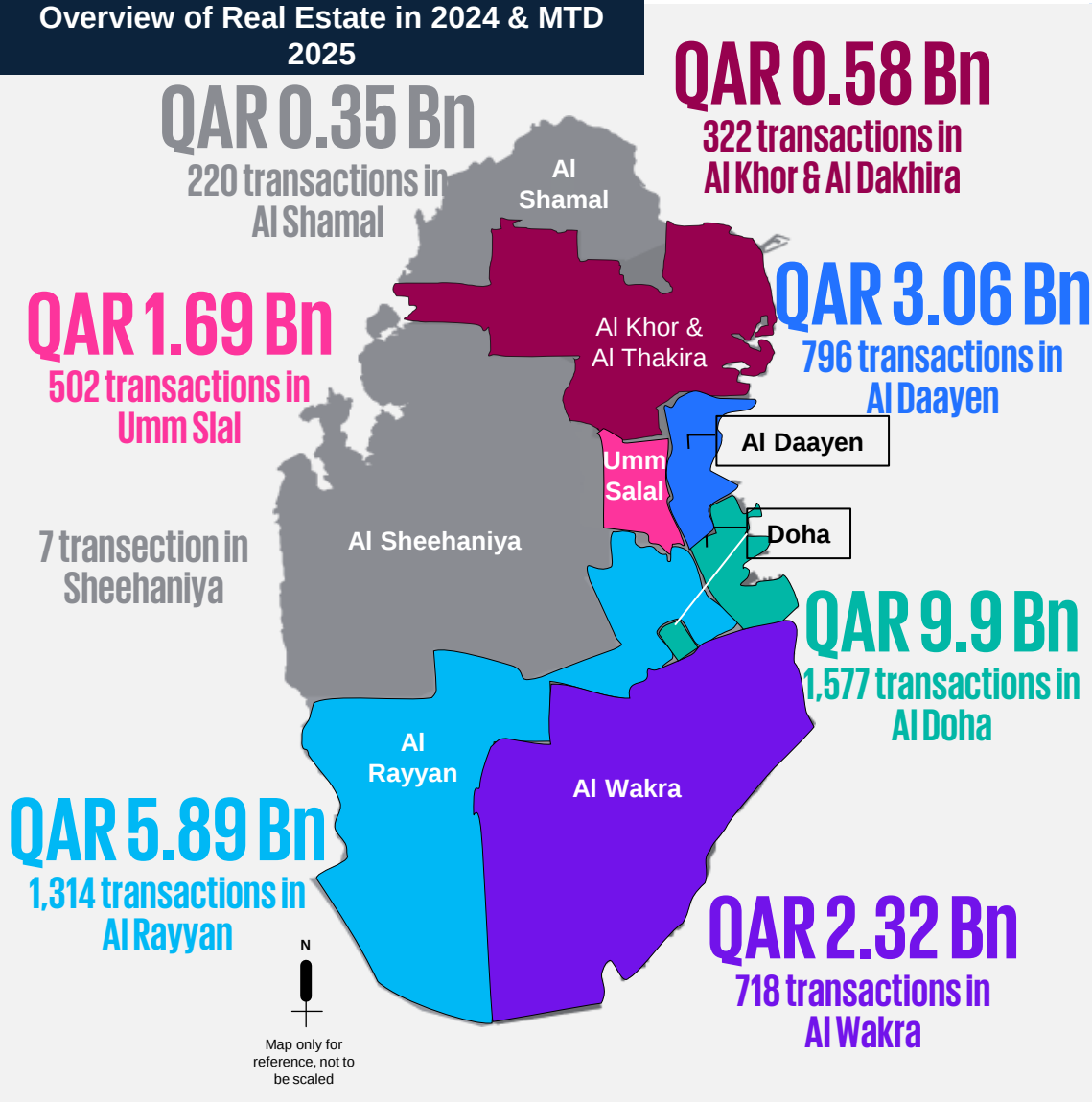


Key Highlights:

These healthcare indicators demonstrate strong system performance, particularly with a high healthy life expectancy of 80.3 years and a robust healthcare workforce across disciplines. The presence of 29 hospitals and thousands of trained professionals, including physiotherapists, pharmacists, and lab technicians, reflects a well-rounded, accessible healthcare environment catering to diverse patient needs.

Appendix 02 - Land Market Overview (1/2)

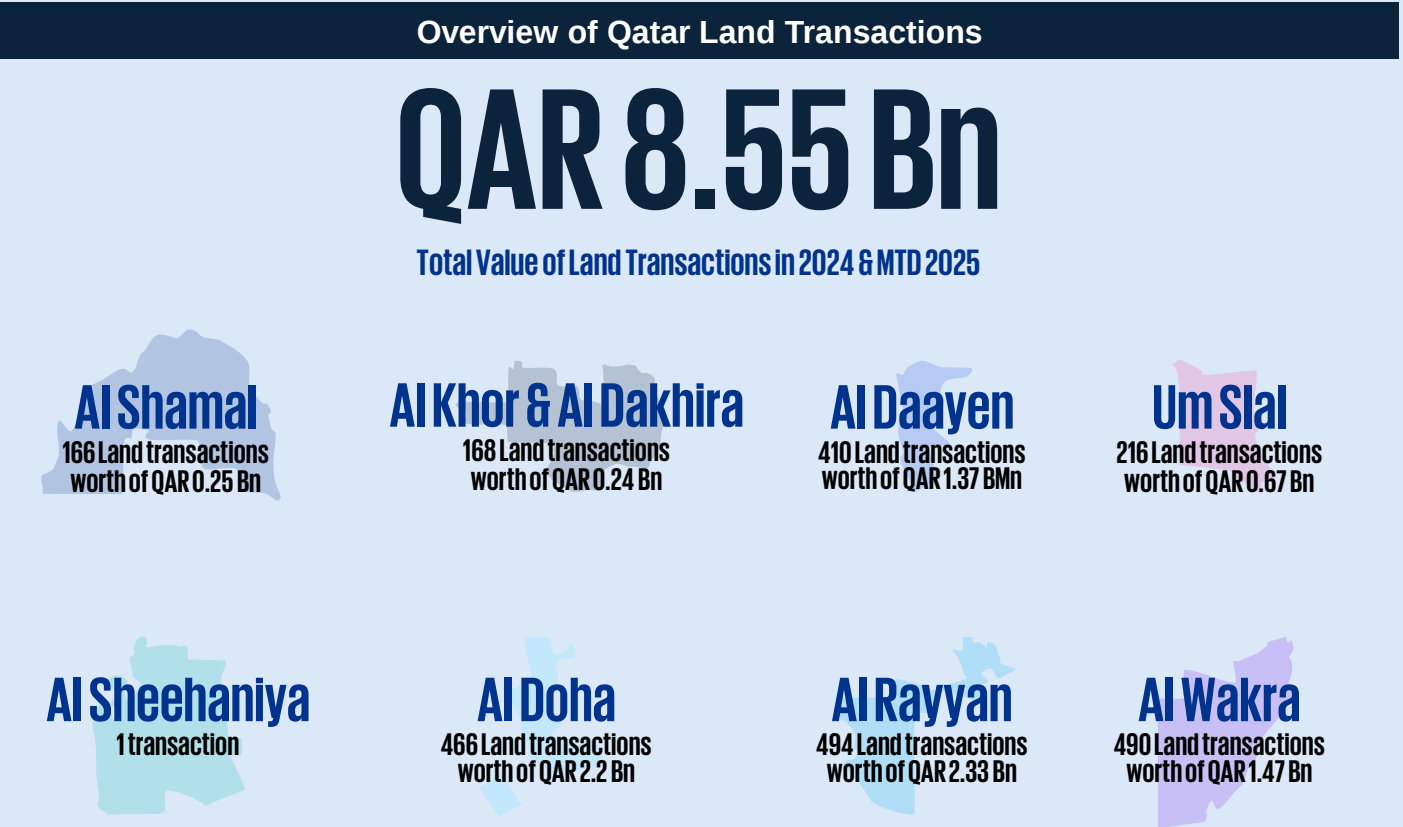
Overview of Real Estate in 2024 & MTD 2025



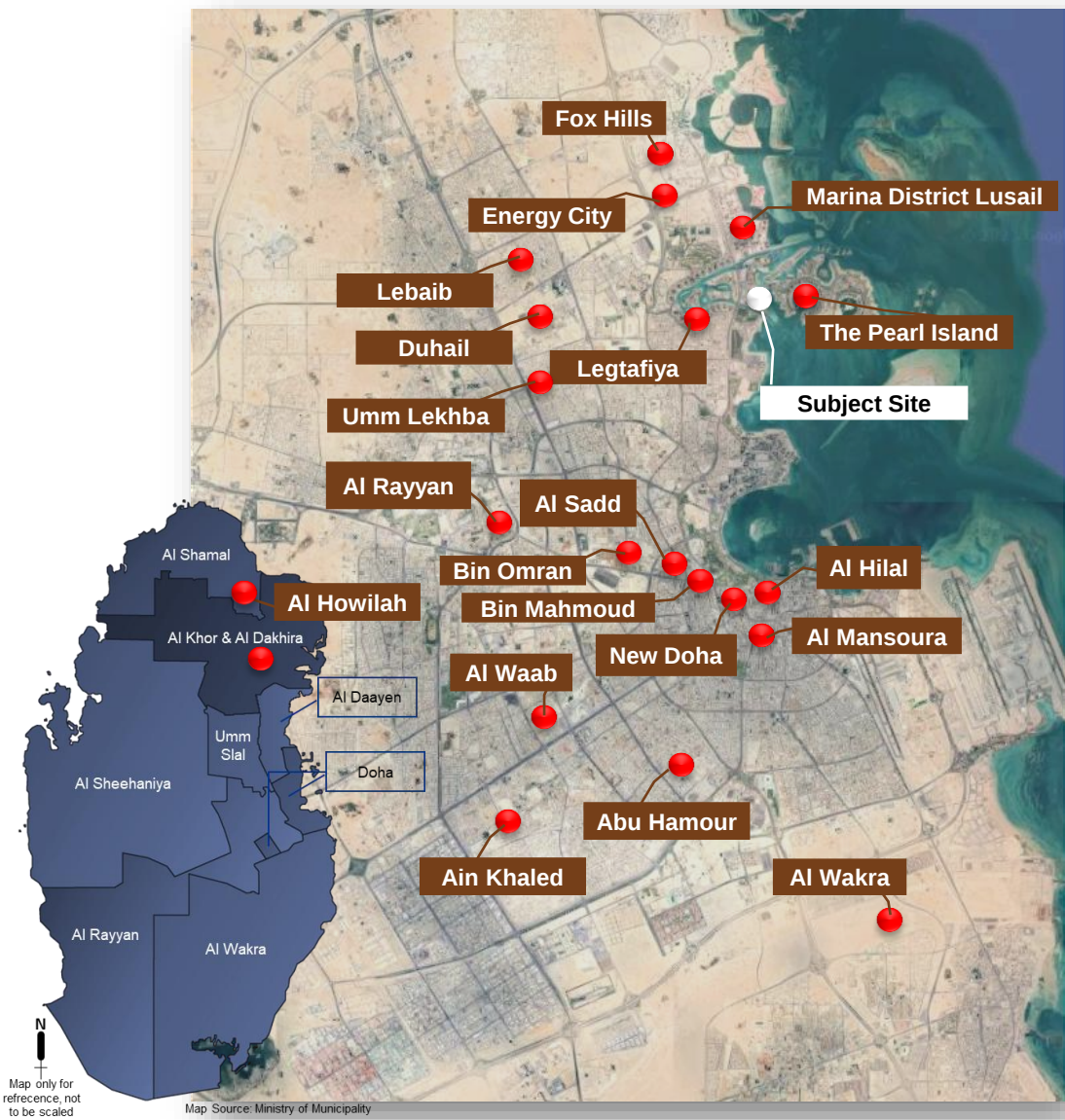
Records from the Ministry of Justice indicate that the real estate market saw ~5,456 transactions in the 2024 & MTD 2025, tallying a combined worth of QAR 23.9 billion.

Furthermore, when considering land transactions, a total transaction value of QAR 8.55 billion is recorded from 2024 to MTD 2025. Delving deeper into the statistics of Q1 2025, land transactions accounted for QAR 1.7 billion of the total real estate value, which marks an increase of 24% from the QAR 1.4 billion recorded in Q1 2024.

Overview of Qatar Land Transactions



Appendix 02 - Land Market Overview (2/2)



Average Land Rate range for Micro Markets (QAR per sq.ft.)		
S no.	Micro markets	Average Land Rate Range (QAR per sq.ft.)
1	Lusail (Marina District)	1,000 – 1,800
2	The Pearl	1,000 – 2,250
3	Duhail	400 – 750
4	Onaiza	350 – 1,800
5	Al Dafna	700 – 2,500
6	Al Sadd	800 – 1,600
7	Al Mansoura	800 – 1,200
8	Gharrafat Al Rayyan	233 - 809
9	Fereej Bin Mahmoud	800 – 1,100

Appendix 03

Valuation Assumptions & Definitions, Terms and Conditions

Appendix 03 - Valuation Assumptions & Definitions (1/2)

Valuation Condition & Assumptions

These are the conditions and assumptions upon which our valuations and reports are normally prepared and form an integral part of our appointment together with our related Engagement Letter and KPMG Terms and Conditions. Unless otherwise referred to in this Valuation Report these conditions and assumptions apply to the valuation that is the subject of this Valuation Report.

Definitions of Valuation Basis

Market Value as defined in VPS 2 of the RICS Valuation – Professional Standards 2025 ("the Red Book") and applying the conceptual framework which is set out in IVS Framework paragraphs 10.1-10.07 Under VPS 2, the term "Market Value" means "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 acted knowledgeably, prudently and without compulsion"

The conceptual framework settled by the IVSC is set out in paragraphs 10.1-10.07 of the IVS Framework and is reproduced in RICS Valuation – Global Standards 2025

Appendix 03 - Valuation Terms & Conditions (2/2)

The following sets out the terms and conditions upon which our property valuations and reports are normally prepared. They apply to the valuation(s) that are the subject of this instruction unless we have specifically mentioned otherwise in this Valuation Report, or the engagement letter dated 28th May 2025 and addendum letter dated 11 June 2025. We have made certain Assumption in relation to facts, conditions or situations affecting the subject of, our approach to, our valuations that we have not verified as part of the valuation process. In the event that any of these Assumptions prove to be incorrect then our valuation(s) should be reviewed.

Title

We have been provided with the property title deed, refer appendix 05

Statutory requirements and planning

Save as disclosed in a Certificate of Title or unless otherwise advised, we have assumed that the building has been constructed in full compliance with the valid town planning and building regulations approvals, that where necessary it has the benefit of a current Fire Certificate and that the property is not subject to any outstanding statutory notices as to its construction, use or occupation. Unless our enquiries have revealed to the contrary, we have made a further assumption that the existing use of the property is duly authorized or established and that no adverse planning conditions or restrictions apply.

Information

Our analysis is based on the following information made available to us ; a) Sale Purchase agreement (the 'Agreement') (not activated yet) b) Asset Register c) Lease Agreement d) Amendment to Sale Purchase Agreement (not activated yet) e) Property area program.

Valuation records

We have collected and recorded details of the inspection and other key project details such as detailed area program, long lease documentations, exiting performance report from rental and occupancy standpoint, details of The View Hospital/ Apex Healthcare W.L.L, etc. as appropriate.

Appendix 04

Valuation Working

Discounted Cash Flow Method (DCF) for reasonableness cross check perspective only (Secondary Approach)

Appendix 04 - Discounted Cash Flow (DCF) (Secondary method – cross check)

Revenue and Operating cost Assumptions:

FF&E Provision Assumptions

FF&E Reserve – as a Percentage of Revenue	3.0%
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Discounting Rate Assumptions

Parameter	
WACC	8.4%
Cap rate	6.8%

Net Present Value																								
QAR mn	July 25-Dec 25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	FY37	FY38	FY39	FY40	FY41	FY42	FY43	FY44	FY45	FY46	FY47	TV
Revenue	69.1	121.9	125.5	129.3	133.2	137.2	141.3	145.5	149.9	154.4	159.0	163.8	168.7	173.8	179.0	184.4	189.9	195.6	201.5	207.5	213.7	220.1	226.7	230.4
MMRA provision	(2.1)	(3.7)	(3.8)	(3.9)	(4.0)	(4.1)	(4.2)	(4.4)	(4.5)	(4.6)	(4.8)	(4.9)	(5.1)	(5.2)	(5.4)	(5.5)	(5.7)	(5.9)	(6.0)	(6.2)	(6.4)	(6.6)	(6.8)	(6.9)
Net Operating Profit	67.1	118.2	121.8	125.4	129.2	133.1	137.1	141.2	145.4	149.8	154.3	158.9	163.7	168.6	173.6	178.8	184.2	189.7	195.4	201.3	207.3	213.5	219.9	223.5
Capitalization rate																								6.8%
Terminal value																								3,276.4
Discount period	0.3	1.1	2.1	3.1	4.1	5.1	6.1	7.1	8.1	9.1	10.1	11.1	12.1	13.1	14.1	15.1	16.1	17.1	18.1	19.1	20.1	21.1	22.1	22.1
Discount Factor	1.0	0.9	0.8	0.8	0.7	0.7	0.6	0.6	0.5	0.5	0.4	0.4	0.4	0.3	0.3	0.3	0.3	0.3	0.2	0.2	0.2	0.2	0.2	0.2
PV of Cash Flows	65.5	108.3	102.9	97.8	92.9	88.2	83.8	79.6	75.6	71.9	68.3	64.9	61.6	58.5	55.6	52.8	50.2	47.7	45.3	43.0	40.9	38.8	36.9	-
PV of Terminal Value																								549.6
NPV (QAR Mn)	2,080.6																							
NPV (Rounded off)	2,080.6																							

Market Value as per
DCF (Secondary
method – cross check)

Market Value: QAR 2.08 Bn
(QAR Two Billion Eighty Million Only)

- 1) Annual lease rentals based on the Lease Agreement shared by the Client.
- 2) KPMG have not considered a OPEX for the subject property as the Concessionaire is responsible for Maintenance and Repair.

Appendix 04 - WACC Assumption

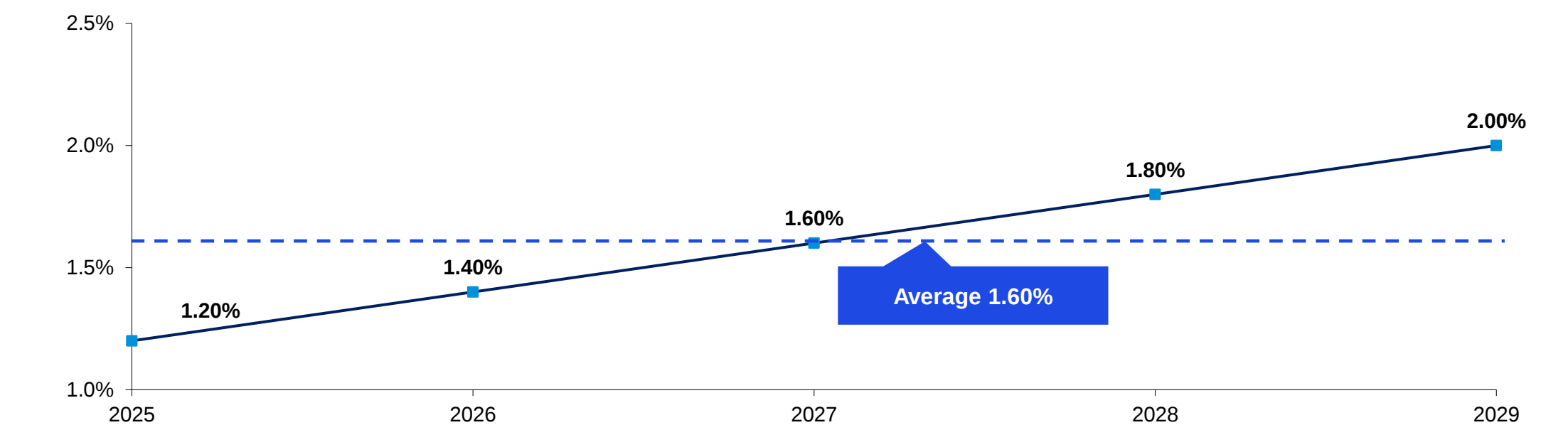
Weighted average cost of capital ("WACC")

		Notes
	31-May-25	
Cost of Equity		
Risk-Free Rate	4.93%	20-year US government bond as at 30 May 2025 (source: US Treasury)
Inflation differential	-0.45%	Median 5 years Inflation differential for USD and QAR, IMF
Unlevered Beta	0.76	Median derived from comparable companies
Levered Beta	0.80	Relevered beta calculated from above asset beta and gearing assumptions
Equity Risk Premium	4.39%	Monthly Average (YTD 2025) of US MRP published by Aswath Damodaran
Specific Risk Premium	0.00%	Alpha factor is considered NIL due to the long-term secured contract of healthcare asset for a 25 years
Cost of Equity	8.57%	
Cost of Debt		
Cost of Debt	6.00%	Cost of Debt is considered as median LTM COD of the comparable companies
Tax	0.00%	
After tax cost of debt	6.00%	
WACC		
Proportion of Debt	5.62%	Derived from comparable company analysis
Proportion of Equity	94.38%	Same as above
WACC	8.42%	

Based on the market assessment and considering the subject asset, we have considered Gordon's growth method to compute terminal yield where Terminal Growth Rate (TGR) is considered as 1.6%. For TGR% working, please refer to the next slide.

Appendix 04 - Terminal Growth Rate (TGR)

We have considered average of coming 5 years inflation (i.e. 1.6%) as most suitable consideration for Terminal Growth Rate (TGR %) to be considered for the purpose of valuation basis Gordon Growth Model.



Source: International Monetary Fund, World Economic Outlook Database, April 2025

Appendix 05

Property Documents

Appendix 05 – Property Title Deed

١١

سجل بولي: 786640

معاملة رقم: 1059747

٩٦٥٣

٩ ٦ ٥ ٣

٩ ٦ ٥ ٣

البلدية: النواحي

الرقم المساحي: 66170690

وصف المفسر: أرض فضاء

المنطقة العقارية: القصار

رقم المخطط (ع): 2002 / 63876

مساحة المفسر (م^٢): 12486

تاريخها: 2002/08/28

رقمها: 230361

نوع معاملة إنشاء المفسر: تسجيل جدي خلية لتسجيل المعادي

الرقم الشخصي	اسم المالك	جملته	رقم العقد	تاريخه	عدد الحصص رقماً وكتابة
14690700	أبوسايف التوراة والتولات	فطر	545504	2014/07/10	2400.0000
					فدان وربعه حصة من أصل الفدان وربعه حصة

وزير العدل

حرر بتاريخ: 2022-03-31

العقار يخضع للمخطط الخاص بمشروع لتطبيق

Appendix 05 – Property Area Program

AREA CALCULATION - GENERAL HOSPITAL				
FLOORS	GFA m2	BUA m2	Covered Area m2	FUNCTION
3rd Basement	0.00	7,239.00		Technical Rooms, Generator Room & Parking
2nd Basement	0.00	10,005.00		Technical Rooms & Parking
1st Basement	0.00	9,994.00		Electrical Transformer, LV Room, Waste Management, Morgue, House Keeping, Laundry, Technical & Parking
Ground Floor	4,830.00	5,162.00	41%	Main Entrance, Emergency Insurance & Outpatient Pharmacy
Technical - Attic	0.00	1,303.00	-	Technical
1ST Floor	3,117.00	5,302.00	42%	Staff Facilities, Kitchen, Staff Parking & loading Bay
2ND Floor	5,469.00	5,462.00	43%	General Medicine Clinics, Dermatology, I.K. Treatment
3RD Floor	5,460.00	5,462.00	44%	ENT/ Dental/ Ophthalmology & General surgery
4th Floor	5,467.00	5,462.00	44%	Endoscopy, Diabetic Clinics, Womens Health Clinic, Diagnostic Imaging & Laboratory
5th Floor	4,283.00	5,462.00	44%	Operating Theatres, Histo-pathology labs, Day surgery, On-call doctors, S.I.C.U
6th Floor	3,723.00	3,740.00	30%	Patient Wards, N.I.C.U., Labor & Delivery Mechanical Area
7th Floor	449.00	3,295.00	26%	Admin Offices, Café's & Therapeutic Garden & Ophthalmology Department, Executive clinics
8th Floor	3,300.00	3,295.00	26%	Technical Floor
9th Floor	3,300.00	3,295.00	26%	Cardiology clinics, C.C.U, Cath lab & Patient Wards
10th Floor	3,300.00	3,295.00	26%	Patient Wards
11th Floor	3,300.00	3,295.00	26%	Patient Wards
12th Floor	3,300.00	3,295.00	26%	Patient Wards
13th Floor	3,300.00	3,295.00	26%	Patient Wards
14th Floor	3,300.00	3,295.00	26%	VIP Wards & Patient Wards
15th Floor	3,300.00	3,295.00	26%	VIP Wards & Patient Wards
Technical floor	Cancelled	Cancelled	-	Cancelled
Roof Floor	166.00	651.00	-	Roof Deck
Upper Roof	0.00	0.00	-	Upper Roof - Helipad Platform
TOTAL	59,429.00	94,899.00		

SCHEDULE OF MODIFIED AREAS. m2

GROUND FLOOR	197
2ND FLOOR	2
6TH FLOOR	2368
TOTAL	2567

231139052.000E
401702627.000N

231138510.000E
401699509.000N



Appendix 06

Factual Accuracy Confirmation

Appendix 06 - Factual Accuracy Confirmation

Provided by the Client



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