

Date: November 30th, 2024

Ref: 6622-2024

Attention: M/S: APEX Health

**Subject: Appraisal of The View Hospital Deed no. 96053 – Al
Qassar 66 – Doha**

Dear Sir/Madam,

As per our assignment, Roots Real Estate conducted a site visit on 28/11/2024, to the real estate property subject of valuation as per the documents sent to us from the property owner.

Roots Real Estate hereby states the estimated value of the RE property subject of valuation in the attached Valuation Appraisal.

Sincerely yours,



roots
REAL ESTATE

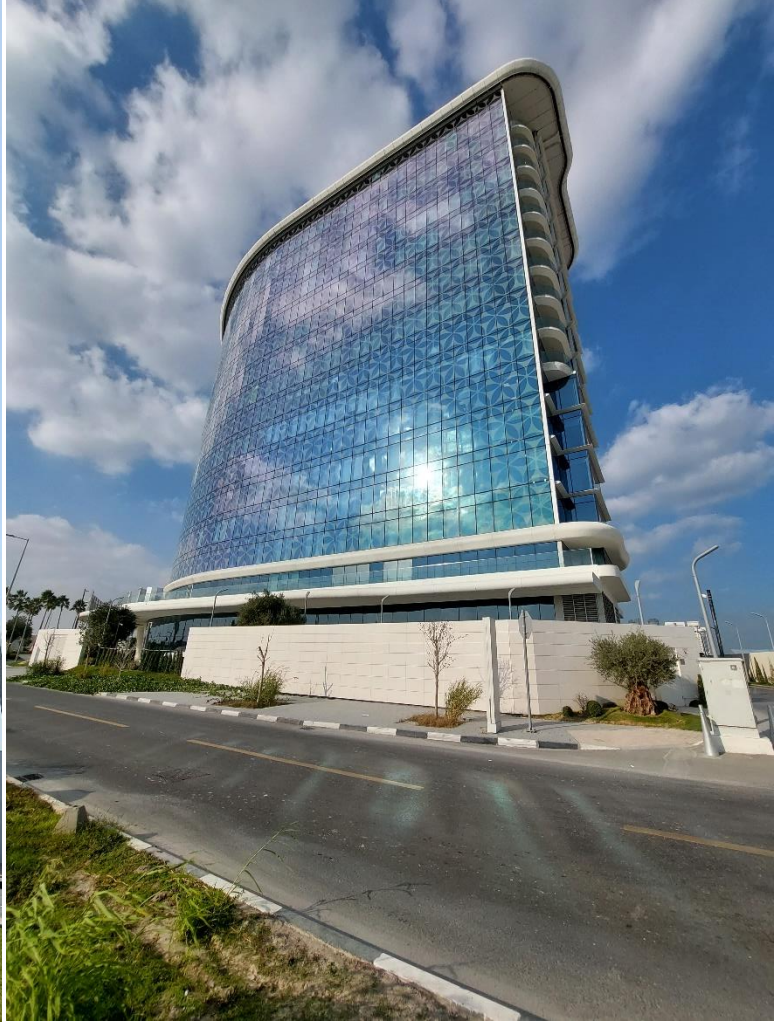
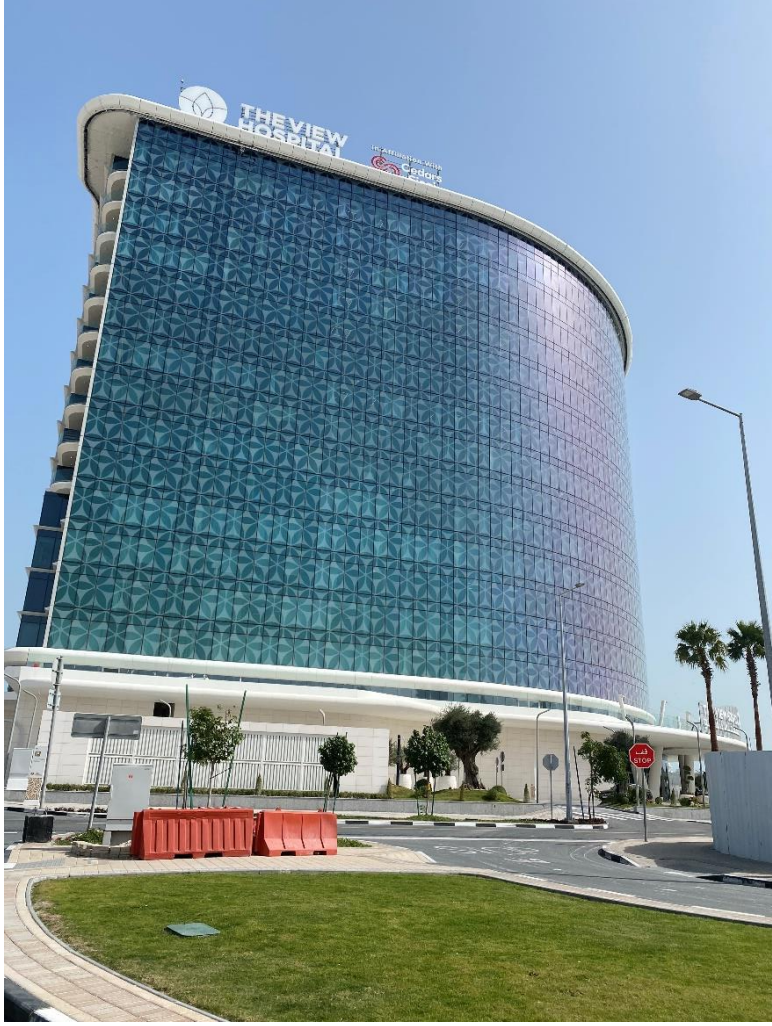
روتس
العقارية

Ahmed Al Arouqi
General Manager

Attachments:

- Valuation Appraisal;
- Property title deed & layout; and
- Geographical & satellite maps show the property location.

Real Estate Property Valuation Appraisal



The View Hospital Deed no. 96053 Al Qassar No. 66 – Doha – Qatar

Property Valuation Appraisal

Number : 6622-2024

Date : 30/11/2024

Owner Name : M/S: Lanoras Trading & Contracting Co.

Address :

P.O. Box : Phone: +974

Fax : +974

1- Property Details

Property Type : The View Hospital height 3B + G + 16 Flr + services Flr + Rooftop

Deed & PIN NO. : 96053 - 66170690

Real Estate District : Al Qassar - 66

Built up area (BUA) : 94,482.00 sqm

Land plot area : 12,486 sqm = 134,399.30 sqf

2- Property Description

Property is uniquely overlooks 3 streets in the heart of West Bay District and located 50 m away from Lusail Road with view of Laqtifia lake & the Sea in Al Qassar District 66 – Doha .

Property boundaries:	Street no. 51	West
	Neighbor, Roundabout & Street	East
	Street no. 51	South
	Neighbor	North



Built date	:	2022
Landmarks nearby	:	Katara – Lagoona Plaza – Pearl
Other Benefits	:	The project is uniquely situated at Modern Doha & West Bay nearby Al Corniche, Lusail Roads

3- How to invest in the property

The View Hospital is an upcoming state-of-the-art facility in the prestigious Al Qutaifiya area, in the vicinity of Lusail, Katara and The Pearl Qatar, Now opened.

This hospital will define the future of healthcare delivery in Qatar and the region by combining clinical excellence and patient-centered care.

It will also provide comprehensive inpatient and outpatient programs, with specialized clinical centers equipped with the latest technology.

This 244 - bed luxurious hospital is set to offer comprehensive world-class healthcare services and facilities – both surgical and medical - supported by exceptional teams of medical experts and professionals.

Property investment alternatives: Same proposal stated above

4- Property Photos













5- Property Description

The property is hospital development with height (3B + G + 16 flrs + electromechanical & services flr + Rooftop) as follows:

- 452 car parking slots + services & storage areas (transformers, generator, HV, MV, electrical, pumps, firefighting etc.).
- 244 En-suite Rooms;
- 3 Presidential Suites;
- 6 Ambassador Suites;
- 3 Royal Suites;
- 62 VIP Suites;
- 105 private en-suites rooms;
- 26 Deluxe rooms;
- 6 labor, delivery & recovery rooms;
- 11 Neonatal Intensive Care Unit;
- 8 Critical Care Unit;
- 12 Intensive Care Units; and
- 10 Operating Rooms.
- **Property is served by 9 elevators and 3 stairs.**

Building age	:	New Building
Building materials	:	Reinforced concrete, bricks, marble, and glass
Building benefits	:	High quality exterior and interior designs & fitting out.

6- Estimated Property Value:

Estimated value per square foot in the area:	3,000	QR
Estimated market value of the land :	403,197,912	QR
Total built up area :	94,482	Sq m
Estimated total value of buildings :	650,223,718	QR
Electromechanical work :	170,000,000	QR
External works, facades & landscaping :	150,000,000	QR
Design, consultancy & supervision fees :	25,000,000	QR
Estimated cost of Medical equipment, Furniture & Fixture :	716,277,972	QR
Estimated total value of the property :	2,114,699,602	QR
Only:	Two Billion One Hundred Fourteen Million Six Hundred Ninety Nine Thousand Six Hundred Two	
		QR

7- Final Remarks

- The market value of the land has been estimated in light of the scarcity of lands in the West Bay area and that the property will be unique in the area and has a private beach overlooking Katara, the sea, the pearl and Lusail.
- The location of the property is distinguished by its presence directly on the sea in the diplomatic area, West Bay, and near many of the famous landmarks in Doha.
- The market value of the buildings and associated works was estimated based on revaluation for the owner's construction of the property according to the latest unique construction and development standards for a luxurious hospital with the top ranking, as well as the most luxurious imported hospital equipment, furniture and furnishings, in addition to the building operating and management systems BMS.
- CAPEX including buildings, electromechanical works, external works and engineering design & consultancy were estimated considering changes occurs due to usage change of the property from 5-star hotel & hotel apartment to luxurious hospital.
- Estimated value of medical equipment, furniture & fixture was verified from site inspection.



Ahmed Al Arouqi
General Manager



وزارة الزراعة والصيد
مستند مكتبة

96053

111
730132 : سجل
992751 : رقم
عجالة رقم



البلد : الدوحة	الرقم المساحي : 66170690	وصف العنصر : أرض فضاء
المنطقة العقارية : القصار	رقم المخطط (تج) : 2002 / 63876	مساحة المخطط (م ²) : 12485
تاريخها : 2002/08/28	رقم : 230361	نوع معاملة إنشاء العنصر : تسجيل حصة تملك العقار
عدد الحصص وحقا وكذا	رقم العقد	اسم المالك
العقد : 24817000	رقم العقد : 545904	الرقم الشخصي : 9628779
المدة : 2014/07/16	رقم العقد : 545904	الرقم الشخصي : 9628779

وزير العدل

ع.ع.

حضر بتاريخ : 2019-10-24

العدل بجميع الشروط والواجبات الخاصة : مسودات لخصائية

0113590

BUILT UP AREA CALCULATION		
1	3RD BASEMENT	7237
2	2ND BASEMENT	10171
3	1ST BASEMENT	10171
4	GROUND FLOOR	4696
5	ATTIC SLAB TECHNICAL	670
6	1ST FLOOR	5188
7	2ND FLOOR	3884
8	3-14 FLOOR	40236
9	15TH FLOOR	3364
10	16TH FLOOR	2973
11	TECHNICAL FLOOR	3384
12	ROOF FLOOR	2151
13	MACHINE ROOM	357
TOTAL BUA		94482

Map



February 15, 2023

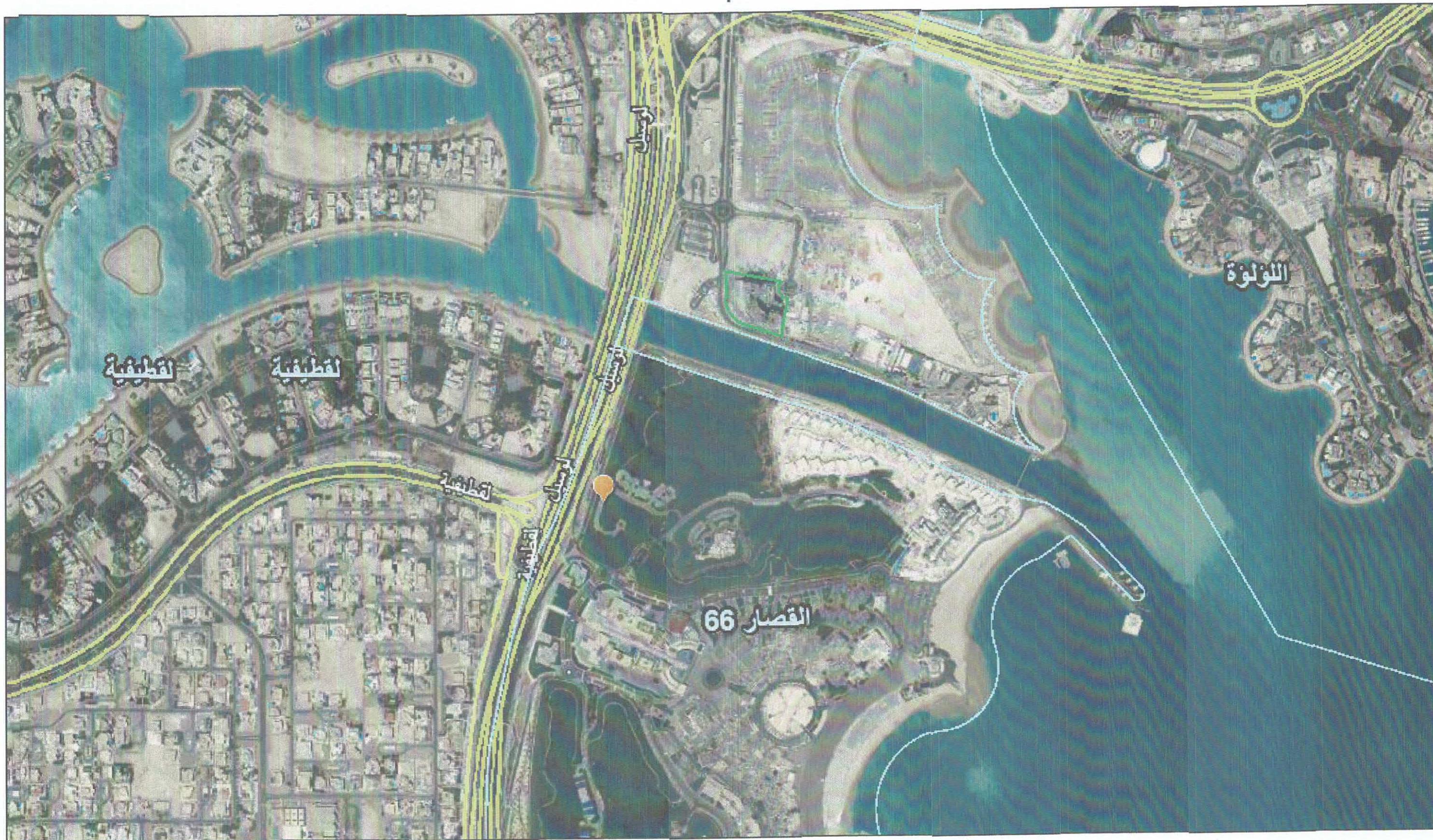
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Map



February 15, 2023

Scale 1:10,800



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