



SUSTAINABLE ASSETS

REAL ESTATE & HOSPITALITY

Sustainable Healthcare & Medical Center





SUSTAINABLE ASSETS

REAL ESTATE & HOSPITALITY

Proposed Development



SUSTAINABLE ASSETS
REAL ESTATE & HOSPITALITY

An Illustration of Sustainable Medical Center *(Reference only, designed by Architect Rushikesh)*



Project Vision & Component

To develop a flagship medical wellness center integrating **advanced medical care, regenerative medicine, fertility, women's health, preventive diagnostics, rehabilitation, and holistic wellness**—positioned as a regional hub for medical tourism and sustainable healthcare innovation.

Component	Description
Facility Type	Integrated Medical & Wellness Center (Hospital + Specialist Clinics + Wellness Suites)
Location	City / Town Center
Size	Up to 300 beds , with diagnostic, rehabilitation, and wellness facilities
Key Services	Fertility & Women's Health, Regenerative Medicine, Preventive Screening, Rejuvenation & Detox, Physiotherapy, Nutrition & Lifestyle Programs
Support Facilities	Specialist Clinics, Wellness Spa, Recovery Suites, Medical Suites for leasing, Health Café, and Retreat Villas

Proposed 300-Bed Medical Center

Component	Description
Inpatient Wards (300 beds)	8-12 floors; mix of single/shared rooms, incl. ICU, NICU & HDU (40 critical care beds)
Diagnostics & Treatment	Imaging, 10 OTs (1 hybrid), Endoscopy, Lab, CSSD
Outpatient Clinics	50 consult rooms, specialist suites
Admin & Support Services	Pharmacy, Kitchen, Laundry, MEP, Utilities
Retail & Public Areas	Lobby, F&B, Wellness Center
<small>* For discussion only.</small>	



Key Facilities & Services



- 24-hour Emergency Department (16 bays, 2 resus, 2 isolation)
- 10 Major Operating Theatres (1 hybrid) + 2 Minor Theatres
- Imaging Suite: 2 CT, 2 MRI, Angio, Ultrasound, X-Ray
- Specialty Centers: Cardiology, Oncology (Chemo 20 chairs), Women & Children, Orthopaedics, Dialysis (20 stations)
- Rehab & Wellness: Physio, Hydrotherapy, Lifestyle Medicine
- International Patient Center & Executive Suites



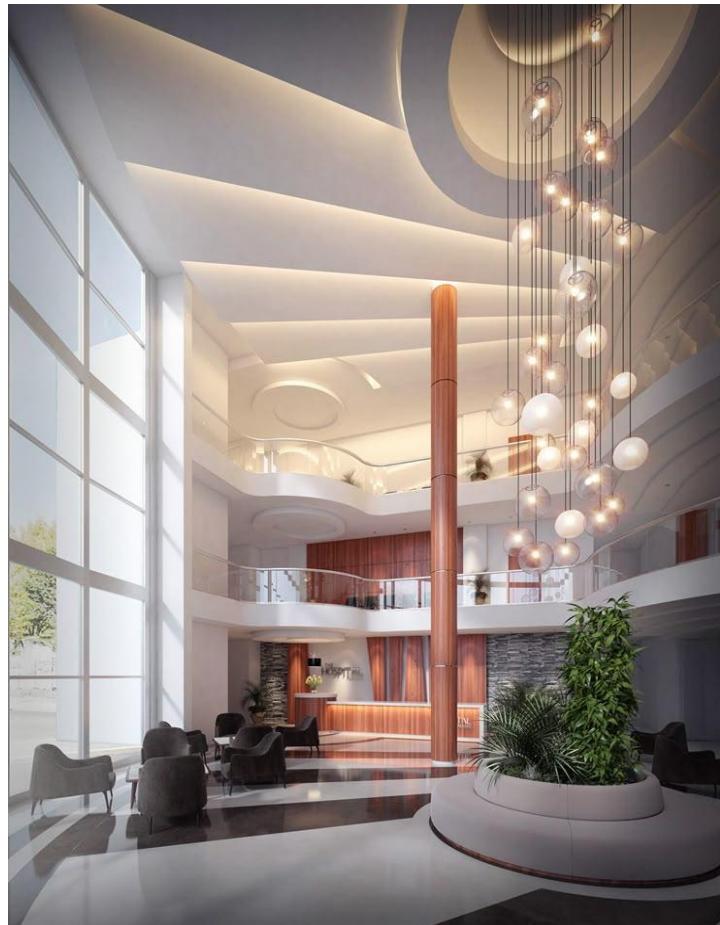
SUSTAINABLE ASSETS

REAL ESTATE & HOSPITALITY

Collaboration Structure



Joint Venture (JV) Partnership: Landowner + Sustainable Assets



A Shared Vision for Community Impact

The JV becomes a model of sustainable & socially responsible development, combining the Landowner's land with Sustainable Assets' development expertise to uplift the whole community.

Sustainable Assets Sdn Bhd (SASB), an ESG-driven real estate and hospitality developer, proposes a strategic collaboration with **Landowner**, to jointly establish a State-of-the-Art Medical Wellness Center at strategic location around Malaysia.

Sustainable healthcare adopts AI technology to maximise efficiency and resources by streamlining workflows, improving accuracy, and reducing waste, creating a smarter and more resilient healthcare system, to create a world-class, patient-centric destination for health and wellness.

Proposed Collaboration Structure

Partner	Role & Contribution
Sustainable Assets Sdn Bhd (SASB)	<p>Masterplan development, project financing, design & construction management, ESG compliance, investor relations, branding, and hospitality management.</p> <p>Medical operations, branding & accreditation, clinical governance, specialist recruitment, and integration of medical technologies & standards.</p>
Landowner	Provide land and support SASB in obtaining all approval necessary for the development.
Joint Venture Vehicle (SPV)	<p>80:20 – SASB : Landowner</p> <p>20% of Equity of the SPV, or to receive in kind of properties.</p>
Estimated Gross Development Cost	RM 500 million

JV Partnership: Benefits to the Landowner

1. Long-Term Asset Enhancement

Landowner converts its land into a high-value, income-generating asset without selling it. The JV structure ensures the land appreciates further with a landmark medical center.

2. Stable, Recurring Income

Landowner gains a long-term revenue stream from profit-sharing, rental income, or dividends generated by the medical center operations.

3. Mission-Aligned Community Impact

The project directly supports the Landowner's mission of caring for the community, providing affordable healthcare, wellness services, and preventive programs.

JV Partnership: Benefits to the Landowner

4. Zero Upfront Capital

As Sustainable Assets takes the lead in development, financing, planning, and building, the Landowner does not bear construction costs.

5. Professional Development & Governance

Sustainable Assets brings expertise in sustainable infrastructure, medical planning, ESG design, and governance, ensuring high-quality, compliant development.

6. Institutional Credibility

Partnering with Sustainable Assets elevates the Landowner's reputation as a community builder, social-impact partner, and forward-thinking land steward.

JV Partnership: Benefits to the Community Members

1. Access to High-Quality Healthcare

Members enjoy priority access, discounted packages, and holistic health services, from primary care to specialist care and wellness programs.

2. Affordable and Preventive Care

The medical center focuses on sustainable, prevention-based healthcare, reducing long-term medical costs for families and seniors.

3. Employment & Professional Opportunities

Members with medical, administrative, or support skills may secure roles within the facility or its extended ecosystem.

JV Partnership: Benefits to the Community Members

4. Community Wellness Programs

Health education, free screenings, mental wellness sessions, and lifestyle improvement programs are made accessible for the congregation.

5. A Legacy for Future Generations

The project creates long-term social and economic value for the entire Landowner's community, benefitting youths, families, and seniors for decades.

Next Steps for the JV Partnership

- **Meet with Landowner leadership team** to align vision and confirm interest.
- **Discuss JV structure** – land-for-equity, profit sharing, or long-term lease.
- **Legal review** and draft MOU/LOI.
- **Review the land** (zoning, plot ratio, feasibility).
- **Prepare concept proposal** – sustainable medical center design, facilities, and financial model.
- **Prepare detailed business plan** - bed count, CAPEX, ROI, and operator model.
- **Obtain approvals** from both parties and sign JV agreement.
- **Kickstart project** with architects, consultants, and regulatory submissions.



William Du | +6017 3188 978 | sustainableassets.co