



The background image is a high-quality architectural rendering of a modern healthcare lobby. The space is characterized by its curved, multi-level design. A large, circular wooden ceiling features a central circular light fixture with numerous thin, vertical light tubes. The walls are primarily composed of large glass panels, allowing natural light to flood the space. A wide staircase with a glass railing leads to an upper level. Several people are depicted in the lobby, including a person sitting in a modern armchair near a large window on the left, and a group of people walking towards the right. A sign for an 'ELEVATOR' is visible on the right wall. The overall atmosphere is clean, bright, and professional.

Sustainable Healthcare & Medical Center



SUSTAINABLE ASSETS
REAL ESTATE & HOSPITALITY

Proposed Development

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
<i>* For discussion only.</i>	

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



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.



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