Thukela is a **Medical Tourism** development set on the banks of the Tugela River in KwaZulu-Natal, the east coast of South Africa. The development is a holistic wellness facility offering a private hospital, complete health, wellness and tourism experience. This project has identified the target markets to be:

- International and Local Medical Tourism
- International Leisure Market
- Domestic Corporate and Leisure

**Market size of Medical Tourism is $20-35 billion,** based on approximately seven million patients worldwide spending an average of $3,000-5,000 per surgery (including all medically-related costs; not including patient travel, accompanying companions or accommodations). We estimate some 750,000 Americans will travel outside the US for medical care this year (2013). Growth of the market is based on the world population aging and becoming more affluent at rates that surpass the availability of quality healthcare resources. These key drivers are forcing patients to pursue cross-border healthcare options. We estimate the worldwide medical tourism market is growing at a rate of 25-35%.

(Ref: Patients Beyond Borders- http://www.patientsbeyondborders.com/)

The Thukela Project will address the needs of individuals looking for an "escape" to recharge their batteries and improve their well-being from the array of medical benefits and tourism experiences endemic to the area. Thukela has four well defined phases. All four phases have specific estimates and the necessary permits have been acquired with a “Record of Decision” and official private hospital license in hand.

Entire project estimation is ZAR3b on land measuring 328 hectares. Initial development consists of Phase I and a private hospital (Phase III) on the track of land. The estimates relating to the investment entails:

- Phase I = ZAR 405’000’000
- Private Hospital = ZAR 295’000’000
- TOTAL = ZAR 700’000’000

**LOCATION**

Thukela site has been carefully selected to meet the needs of international & domestic clients:

- Proximity to the King Shaka International Airport – 30km distance (15-20 minutes)
- Direct access to the N2 national highway
- Spectacular sea and river views
- Link between Durban and Richards Bay
### INFORMATION OF THE SITE

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td><strong>Land size</strong></td>
<td>328 hectares</td>
</tr>
<tr>
<td><strong>River frontage</strong></td>
<td>2km</td>
</tr>
<tr>
<td><strong>Distance to the sea</strong></td>
<td>3km</td>
</tr>
<tr>
<td><strong>Current Land Usage</strong></td>
<td>Farming - Sugar Cane</td>
</tr>
<tr>
<td><strong>Rocks</strong></td>
<td></td>
</tr>
<tr>
<td>a) National Freeway – N2</td>
<td></td>
</tr>
<tr>
<td>b) Link roads between freeway and entrance – gravel</td>
<td></td>
</tr>
<tr>
<td>c) Internal roads – gravel</td>
<td></td>
</tr>
<tr>
<td>d) Project development includes tarring of all roads from highway to entrance and internal connecting roads</td>
<td></td>
</tr>
<tr>
<td><strong>Services</strong></td>
<td></td>
</tr>
<tr>
<td>a) Electricity – Sufficient for phase I &amp; hospital development</td>
<td></td>
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<tr>
<td>b) Water – a 300mm bulk water feed provided by ilembe Municipality is approved and fully provided</td>
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<tr>
<td>c) Sewerage – Developed internally &amp; included in development estimates</td>
<td></td>
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<tr>
<td><strong>Record of Decision (ROD)</strong></td>
<td>All approvals in terms of the Development Facilitation Act (DFA) and associated compliance for re-zoning (development).</td>
</tr>
<tr>
<td><strong>Employment – All phases</strong></td>
<td>Total job creation – 17,652 jobs</td>
</tr>
</tbody>
</table>

### DEVELOPMENT DETAIL

**Phase I = ZAR 405’000’000**

Development of Phase I is the construction of seven (7) top structures being separate buildings together with the infrastructure (roads & services {water/power/sewerage}). The seven specific structures have been allocated into three trade components being Health/Medical, Hospitality/Tourism and Property.

- **Health/Medical**
  - Wellness Centre
  - Rehabilitation Centre
  - Wellness Recovery Facility

- **Hospitality/Tourism**
  - Wellness Spa
  - Hotel (134 keys)
  - Welcome & Reception Centre

- **Property**
  - Villas
  - * Residential sites

*Note: Land has freehold sites planned to be sold to residential market*

**Private Hospital = ZAR 295’000’000**

- **Total beds = 200 including:**
  - ICU
  - High Care
  - Medical
  - Medical Short Stay
  - Surgical 1 & 2

- **Medical Rehabilitation centre**
- **Theatres**
- **Support services**
- **Equipment, fixtures and fittings**
- **Pharmacy**
- **Retail**