

MEDICINE

4 PROJECTS FROM REGIONAL BUSINESSES

Construction of the Medical rehabilitation center “GARVIS-2”

01

(Group of Medical Companies “Garvis”, the city of Dnipro)

Creation of a modern medical and health complex

02

(LLC “Sanatorium “Holiday Resort Orlivshchyna”, Pishchanska TC, Samarivskyi district)

Construction of the multifunctional medical center “Health Market”

03

(PE “POLIMED”, the city of Dnipro)

Scaling RadFarm Group in the Medical Equipment and Healthcare Solutions Sector

04

(Rad Pharm LLC, the city of Dnipro)

CONSTRUCTION OF THE MEDICAL REHABILITATION CENTER “GARVIS-2”

The construction of the GARVIS-2 clinic involves the creation of modern medical center that will work according to the international standards of Joint Commission International (JCI) and implement advanced medical and digital technologies. The clinic will combine treatment, diagnosis and rehabilitation functions, forming a new level of quality medical services in the city and region.



INITIATOR:



Group of Medical Companies “Garvis”

<https://garvis.com.ua/>

DURATION:



2 years

TOTAL PROJECT COST:



\$14.9 mln



PROJECT GOALS:

- ▶ build the “GARVIS Territory of Health” eco-system in Dnipro, which will improve the quality of life for city residents within 10 years;
- ▶ provide citizens of Dnipropetrovsk and neighboring regions, internally displaced persons and military personnel, with high-quality medical, preventive and rehabilitation services in accordance with international standards (JCI);
- ▶ improve the level of medical safety in the region through the introduction of high-tech diagnostics, surgery and post-operative rehabilitation;
- ▶ create 250 workplaces.



PROJECT ECONOMIC INDICATORS

Company's resources for project implementation: \$3.7 mln

Net present value (NPV)

\$9.8 mln

EBITDA (5th year)

\$6.6 mln

Internal rate of return (IRR)

14.3%

Revenue (5th year)

\$19.6 mln

Payback period (PP)

3.6 years

PROJECT TECHNICAL PARAMETERS



To implement the GARVIS-2 clinic project, it is planned to construct functional premises in the Tsentralnyi district of the city of Dnipro with a total area of 8.500–9.000 m² by reconstructing the existing own building with an area of 5.800 m².

As part of the project, a fully functional medical and diagnostic complex with a powerful surgical base will be created. The surgical department will have 4 modern operating rooms and a 40-50 bed inpatient ward, which will allow for a full range of surgical procedures, from routine to highly specialized. The potential capacity of the department will be 6.000-8.000 operations per year.

Project location:

the city of Dnipro.

Mechanisms for cooperation:

- investment in the construction and equipping of the Centre, with further joint management of the project;
- financial partnership;
- other opportunities of cooperation.



ADDITIONAL INFORMATION

Group of Medical Companies “Garvis” -LLC SPE “MEDICAL SYSTEMS AND TECHNOLOGIES”, LLC “ENDOTECHNOMED”, LLC MC “GARVIS”.

Medical Centre “Garvis” has been operating successfully in the city of Dnipro for over 25 years and is one of the leading private medical institutions in eastern Ukraine. The clinic specializes in surgery, traumatology, gynecology, urology, diagnostics and rehabilitation, serving thousands of patients every year. The facility has a highly qualified team of doctors, modern material and technical resources, operating rooms with a high level of sterility and equipment from leading global manufacturers (Philips, Karl Storz, Siemens).

“GARVIS-2” project is the next stage in scaling up the existing business model, aimed at expanding capacity and creating a multidisciplinary center that will comply with Joint Commission (JCI) international standards. The new facility will form the basis for the development of a medical ecosystem in the Dnipro agglomeration, combining prevention, treatment and rehabilitation on a unified technological platform.

Alignment with the sustainable development goals:



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CREATION OF A MODERN MEDICAL AND HEALTH COMPLEX

Expansion of the range of innovative, medical-recreational services of "Sanatorium "HOLIDAY RESORT ORLIVSHCHYNA" LLC by reconstruction of clinical and residential buildings, as well as the construction of a Spa-center with a swimming pool.



INITIATOR:



LLC Sanatorium "Holiday Resort Orlivshchyna"

<https://spa-kurort.com.ua/>

DURATION:



11 months

TOTAL PROJECT COST:



\$1.7 mln



PROJECT GOALS:

- ▶ satisfying the demand for innovative, health-improving services in the cold season (October-April) and increasing the amount of private clients receiving spa treatment at their own expense;
- ▶ purchase of new equipment;
- ▶ construction of a Spa-center and swimming pool;
- ▶ reconstruction of the clinical building and reconstruction of dormitory №1 to increase in-patient bed;
- ▶ creation of 20new jobs.



PROJECT ECONOMIC INDICATORS

Company's resources for project implementation: \$306 thsd.

Net present value (NPV)

\$1.4 mln

EBITDA

\$0.9 mln

Internal rate of return (IRR)

32.7%

Revenue (3d year)

\$2.0 mln

Payback period (PP)

3.3 years

PROJECT TECHNICAL PARAMETERS



Land plot characteristics:

area:

8 ha

recreation land plots, cadastral number is available.

Project location:

Pishchanska TC, Samarivskiyi district, Dnipropetrovsk region.

Engineering infrastructure:

water, gas and electricity are available and does not require any additional investments.

Initiator resources:

- projects for the reconstruction of clinical and residential buildings;
- project for the construction of a SPA center with a swimming pool;
- co-financing of the project is 18%;
- land plot and real estate.

Logistics infrastructure:

- 12 km – the city center of Samar;
- 45 km - the city of Dnipro;
- buses depart from Dnipro, Samar and the village Orlivshchyna;
- transfer of the sanatorium from Dnipro, Samar.

Mechanisms for cooperation:

- equity;
- credit line.



ADDITIONAL INFORMATION

The sanatorium is licensed for more than 76 medical activities and has a certificate of the highest accreditation category (ISO quality certificate).

The maximum capacity of the bed fund is 309 in-patient beds, including 293 in-patient beds of year-round operation and 16 beds of seasonal operation. 9 dormitories of the Sanatorium are provided with autonomy heating and all in-room amenities, round-the-clock hot and cold water supply. There are 11 treatment departments.

There are mineral water sources for internal and external use on the territory of the Sanatorium.

Alignment with the sustainable development goals:



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CONSTRUCTION OF THE MULTIFUNCTIONAL MEDICAL CENTER “HEALTH MARKET”

Construction of the multifunctional medical center «Health Market» to provide a full range of medical services, as well as a health and therapeutic complex for the prevention, diagnosis, treatment and rehabilitation of diseases and injuries.



INITIATOR:



Private Enterprise
“POLIMED”

DURATION:



1.5 years

REQUIRED INVESTMENT
CAPITAL:



\$8.3 mln



PROJECT GOALS:

- ▶ provision of high quality medical services using modern innovative technologies at affordable prices;
- ▶ the provision of emergency ambulance 24/7, with modern equipment and experienced medical staff;
- ▶ diagnostics, treatment, prophylactic support of patients for the following pathologies: pancreatic diabetes, oncology, cardiology, neurological morbidity, etc;
- ▶ rehabilitation and recovery after a blood-strokes, heart attacks, spinal column injuries, craniocerebral injuries, infantile cerebral palsy, etc;
- ▶ creation of 30 new jobs,



PROJECT ECONOMIC INDICATORS

Чистий приведений дохід (NPV)

\$10.8 млн

Індекс прибутковості (PI)

1.3

Внутрішня норма рентабельності (IRR)

57%

Payback period (PP)

2 years

EBITDA

\$5.9 млн

Revenue (3th year)

\$18 млн

TECHNICAL PARAMETERS OF THE PROJECT



Land plot characteristics:

area:

1ha

building area: 5.2 thsd m²,
land plots of recreational purposes,
cadastral number is available.

Project location:

the city of Dnipro.

Engineer infrastructure:

gas, water, sewage, electricity in accordance
with the project.

Transport infrastructure:

- 2 km – the highway E-50;
- 6 km – railway station «Dnipro-Golovnyi».

Mechanisms for cooperation:

- share participation;
- creation of a joint venture;
- credit line;
- building lease.



ADDITIONAL INFORMATION

Construction of the multifunctional medical center is critically important for the region in wartime, as Dnipropetrovsk region effectively functions as a medical hub for frontline territories and receives a significant number of internally displaced persons, which increases the burden on hospitals and clinics. The center will expand the capacity of the healthcare system by providing 24/7 emergency care, modern diagnostics and treatment, as well as services that are most needed during wartime, such as rehabilitation and recovery from injuries and severe conditions.

This will provide faster access to medical care for local residents, displaced persons and patients evacuated from high-risk areas, including the wounded who need not only surgery but also a long recovery process. As a result, the project will reduce the overload of existing medical facilities, increase the resilience of the region to periods of peak medical demand and create long-term infrastructure that will be useful during and after the war.

Alignment with the sustainable development goals:



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SCALING RADFARM GROUP IN THE FIELD OF MEDICAL EQUIPMENT AND MEDICAL SOLUTIONS

The project includes raising funds to scale up RadFarm Group's existing business in the field of medical equipment, medical furniture and consumables. The investment will be used to increase working capital, expand sales markets, introduce innovations in production, and strengthen operational activities.



INITIATOR:

RadFarm Group

<https://radfarm.com.ua/>



DURATION:

3 years



TOTAL PROJECT COST:

\$2.3 mln



PROJECT GOALS:

- ▶ increasing the company's revenue to \$0.57–0.79 million per month over the next 3 years and creating one of the largest regional medical equipment centers in Ukraine;
- ▶ expanding the production of medical furniture and localizing certain product categories;
- ▶ creating its own storage hub for medical equipment and supplies;
- ▶ creation of a service and engineering center for installation and technical support;
- ▶ involvement of international partners and investment in the medical technology sector;
- ▶ creation of 25–40 new jobs: managers, engineers, manufacturing personnel, logistics specialists and service and procurement specialists.



PROJECT ECONOMIC INDICATORS

Average monthly turnover

\$0.14 mln/month

Gross Profit

\$1.59 mln/year

Net Profit

\$0.05 mln/year

Unlevered Free Cash Flow

\$0.02 - 0.03 mln/month

Levered Free Cash Flow

\$0.07 - 0.09 mln/month

PROJECT TECHNICAL PARAMETERS



Existing production and storage facilities:

- production facility with an area of 200 m² - manufacturing of medical furniture, storage of materials, components and finished products.
- warehouse with an area of 120 m² – storage of medical equipment and materials.
- medical hub with an area of 500 m² – office, showroom for medical equipment and furniture, dental clinic, meeting space.

Products and production volumes:

the company manufactures medical furniture and infrastructure solutions for healthcare facilities: beds, bedside tables, wardrobes, manipulation and procedure tables, wheelchairs, laboratory furniture, furniture for hospital wards and rehabilitation centers and individual custom solutions.

Current production volume: 150–300 units per month, depending on the complexity of the products.

Planned expansion as part of the project:

increasing working capital, scaling up production, forming service and engineering departments, purchasing innovative equipment, launching new product categories, implementing CRM/ERP systems and developing marketing and international representation.

Project location:

the city of Dnipro.

Mechanisms for cooperation:

- credit;
- equity participation;
- combined financing.



ADDITIONAL INFORMATION

RadFarm Group is a Ukrainian group of companies that has been operating in the medical equipment and healthcare solutions market since 2017. Specialization: manufacturing innovative medical furniture and equipment. The company works with over 50 international partners, has a gross margin of 30–40%, predictable cash flow and an integrated business model that ensures income diversification and further growth potential.

Alignment with the sustainable development goals:



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