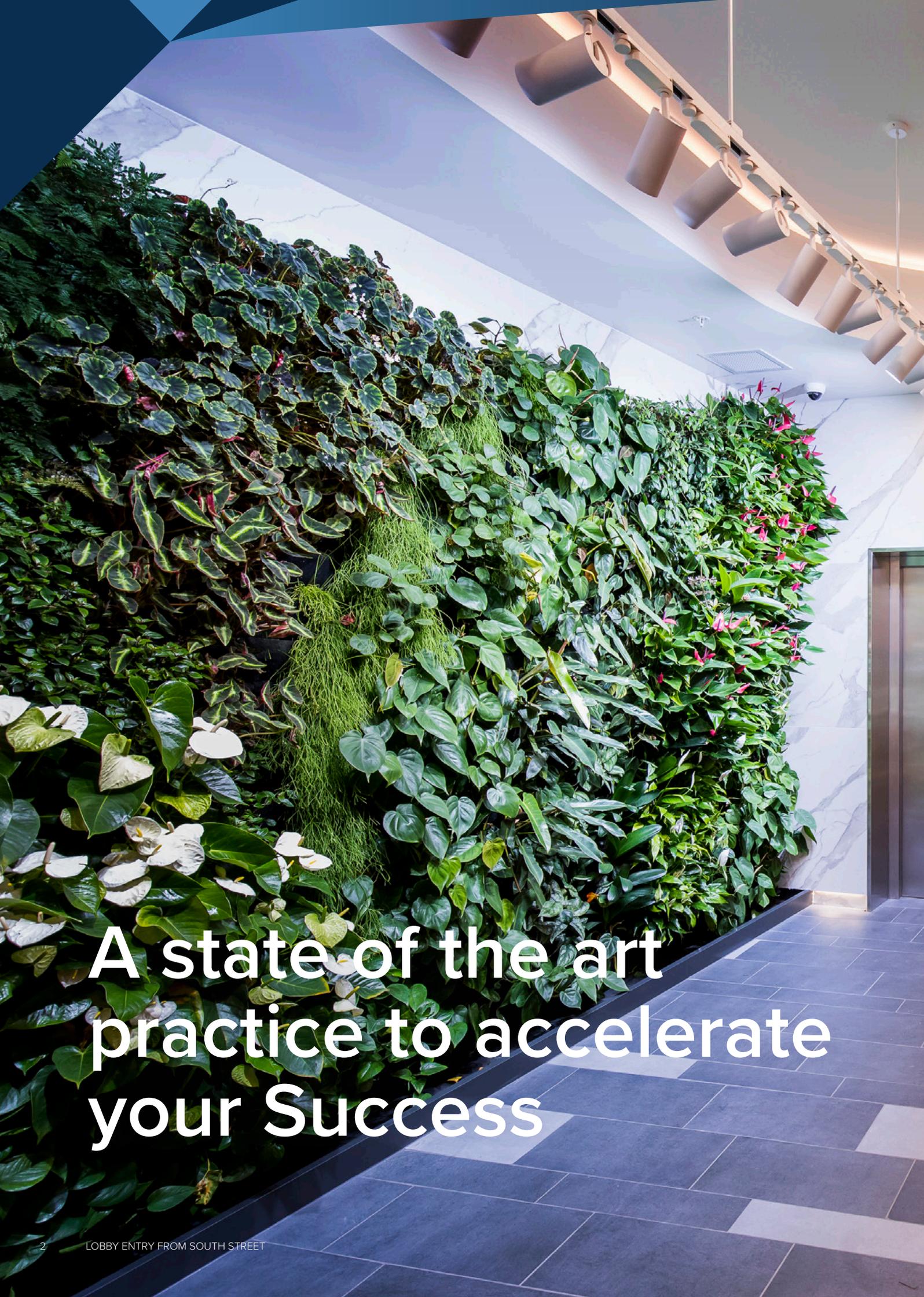


ST GEORGE PRIVATE HOSPITAL SPECIALIST CENTRE
131 PRINCES HIGHWAY, KOGARAH NSW 2217

Elevate
your
practice



Ramsay
Health Care



A state of the art
practice to accelerate
your Success







Brought to you by Ramsay Health Care, St George Private Hospital Specialist Centre is the newest consulting development designed especially for doctors, and concepted to afford an ideal experience for your patients and colleagues.

Situated to offer seamless access to St George Private Hospital, it has never been more efficient to provide a complete care solution for your patients.

St George Private Hospital Specialist Centre has been purpose-built for medical professionals and encompasses individual strata titled consulting suites over a total of 2,000sqm.

A new opportunity in an established medical precinct

Expand your network and be part of a new impressive catalyst for specialist care within this comprehensive South Sydney medical hub.

With consulting rooms appointed over five levels of brand new premium commercial space, you will be keeping like-minded company and have direct access to one of the country's most modern and innovative hospitals.

Available now, these suites are ready to customise and occupy, allowing you to enjoy the adeptness and convenience this state-of-the-art facility will provide, not only to yourself, but your patients and industry cohorts.

Premium, state of the art facility

Over 2000m² of medical suites over 5 Levels

Spaces ranging from 82 to 88 m²

Established medical hub

Exclusive multi-story parking





An unrivalled opportunity

Accelerate the future success of your practice in a brand new development designed to help you establish better industry connections.

An opportunity like this is seldom found in mature medical hubs. Leverage not only the services available at St George Private Hospital, but also the expertise and support of other doctors within the centre itself. Being part of this wider South Sydney medical hub delivers the ability to be able to easily organise referrals and provide your patients with a seamless way to be able to attend multiple health services without extensive travel.

St George Private Hospital Specialist Centre will provide exceptional consulting suite accommodation for you, your staff and your patients.

Brand new, available now, these suites are ready to customise, allowing you to truly put your mark on this prime address. Each standard suite comes with two car spaces in our multi-level car park, conveniently located on Hogben Street, and delivers open plan layouts that can be adapted to suit the way you like to conduct your consultations.

Its modern aesthetic will make a good impression on patients and colleagues, along with the added appeal of this convenient location making it easier for them to be able to access multiple appointments.

You're in excellent company

St George Private Hospital Specialist Centre is perfectly positioned in the heart of South Sydney's established medical hub.

Here, you are directly across from both St George Private and Public hospitals, and at the doorstep to the plethora of premium facilities this innovative medical hub offers.

An elevated thoroughfare from the centre will connect you straight into St George Private Hospital, making it easier than ever for yourself, colleagues and patients to access.

Kogarah Train Station is within walking distance, making it effortless for you to be reached via public transport for appointments.

There is also ample parking at the multi-level car park located on Hogben Street, and additional, nearby parking stations. Located just off the Princes Highway, the centre can be comfortably reached no matter where in Sydney your patients or colleagues are travelling from.

Whilst this is a prime medical hub, there is also a great selection of lifestyle amenities on offer nearby. These are diverse and range from great everyday services, to more enjoyable recreational options like restaurants and parks.

Parks and Reserves

- 1 Edith Blake Reserve
- 2 Tom Hanratty Reserve
- 3 Kogarah Park
- 4 Netstrata Jubilee Stadium

Services

- 1 St Georges Police Station
- 2 NSW Ambulance
- 3 Kogarah Post Office

Parking

- 1 Hogben Street Parking Lot
- 2 St George Hospital Car Park
- 3 Metro Parking Management
- 4 Kensington Street Parking Lot
- 5 Wilson Parking Kogarah TAFE
- 6 Kogarah Commuter Car Park

Transport

-  Car Parking
-  Bus Stop
-  Train Station
-  455 Kingsgrove to St George Hospital, Kogarah
-  476 Rockdale to Dolls Point (Loop Service)
-  477 Miranda to Rockdale
-  947 Kogarah to Hurstville via Dolls Point
-  958 Kogarah to Hurstville via Carss Park

2min

Walk to St George Hospital

3min

Drive to Kogarah Station

5min

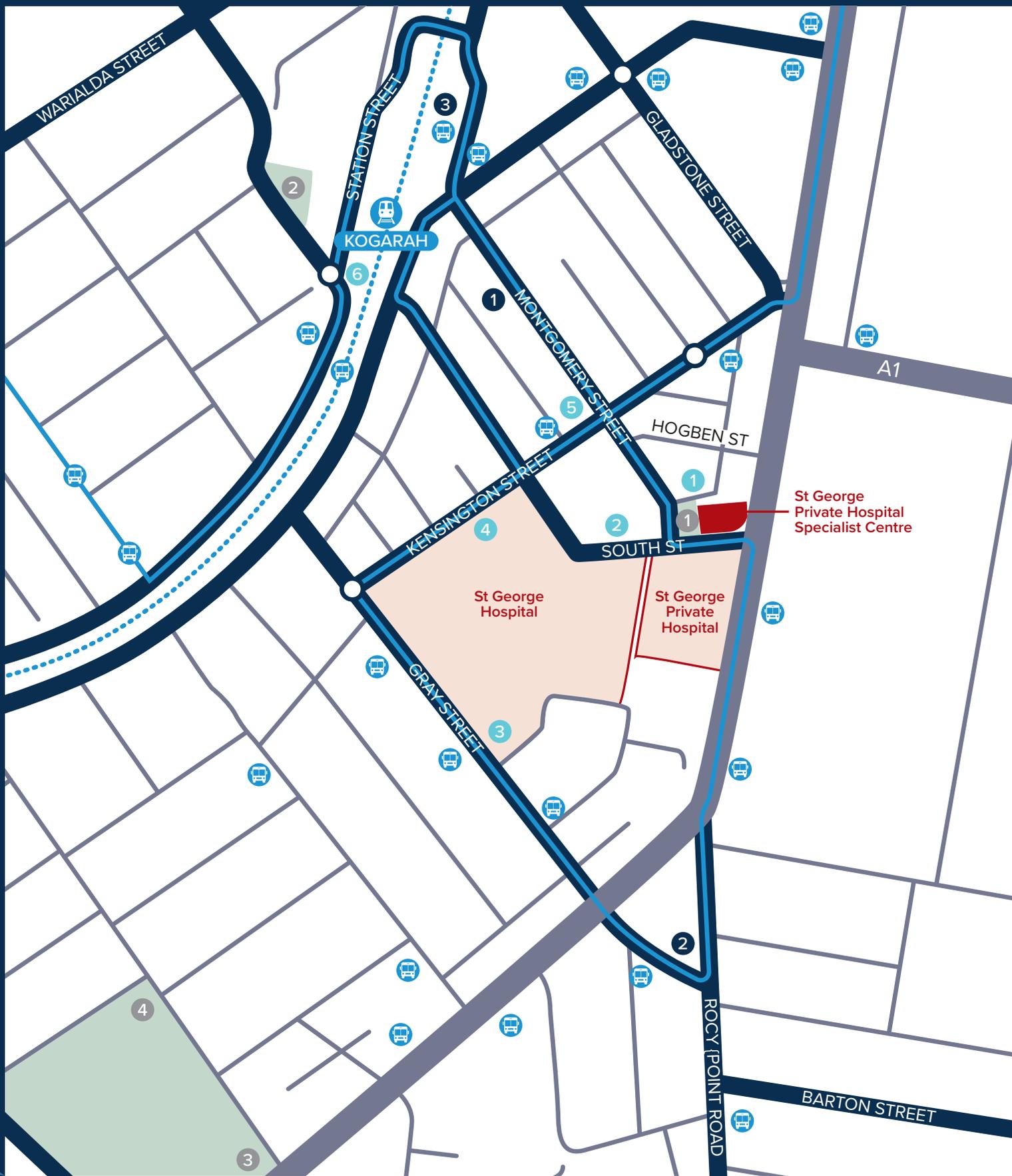
Drive to Rockdale Plaza

10min

Drive to Sydney Airport

35min

Drive to Sydney CBD



Designed for efficiency



15

State-of-the-art
Operating Theatres



6 Unit

Maternity Delivery Suites and
Level 2 Special Care Nursery



2

Cardiovascular Suites
and Coronary Care Unit



Cardiac

Complete Cardiac Care



10

Bed
Level 2 Intensive Care Unit



Ramsay
Pharmacy

Open 7 days a week
Weekdays 8.00am-11.00am | Weekends 8.00am-10.00am



Ramsay
Health Plus

Dedicated Physiotherapy
and Allied Health Services



Radiology &
Pathology

2x MRI and 2x CT Units



3

Procedure Rooms
and Large Day Surgery Unit



GP After-hours
Service

Open 7 days a week
Weekdays 7.00pm-10.00pm | Weekends 1.00pm-5.00pm

Co-located with the St George Public Hospital, the Private Hospital Specialist Centre is state-of-the-art in every respect, with the building striving to ensure a premium experience for your patients and team.



Day Oncology & Infusion Centre

Dedicated Oncology Unit



Cancer Care

Comprehensive Cancer Care Facilities



Orthopaedics

On-site Orthopaedics Unit



Obstetrics & Gynaecology

On-site Obstetrics and Gynaecology Units



Endoscopy

On-site Endoscopy Unit



Bariatric Surgery

Dedicated Bariatric Surgery Unit



General Surgery

Including Ear, Nose & Throat, Urology, Plastic & Reconstructive Surgery and Vascular Surgery



Medical Services

Comprehensive Medical Services and Advice



State-of-the-art Spinal Surgery

State-of-the-art Spinal Surgery Operating Theatres



Robotic Surgery

Da Vinci Xi and two Stryker Mako Robot's

St George Private Hospital Specialist Centre boasts an innovative design, featuring a sleek facade and modern architectural accents that perfectly complement its surrounds.

The centre offers a total of 2,000sqm of designated individual consulting suites. As no doctor works the exact same way, you will be able to fit out and personalise your space in the way it suits you and your patients best. Carefully considered, each suite has been appointed to ensure you are able to effectively conduct your business. Each floor plan has the potential to provide reception and waiting areas, a kitchenette space, storage and multiple consulting rooms if required.

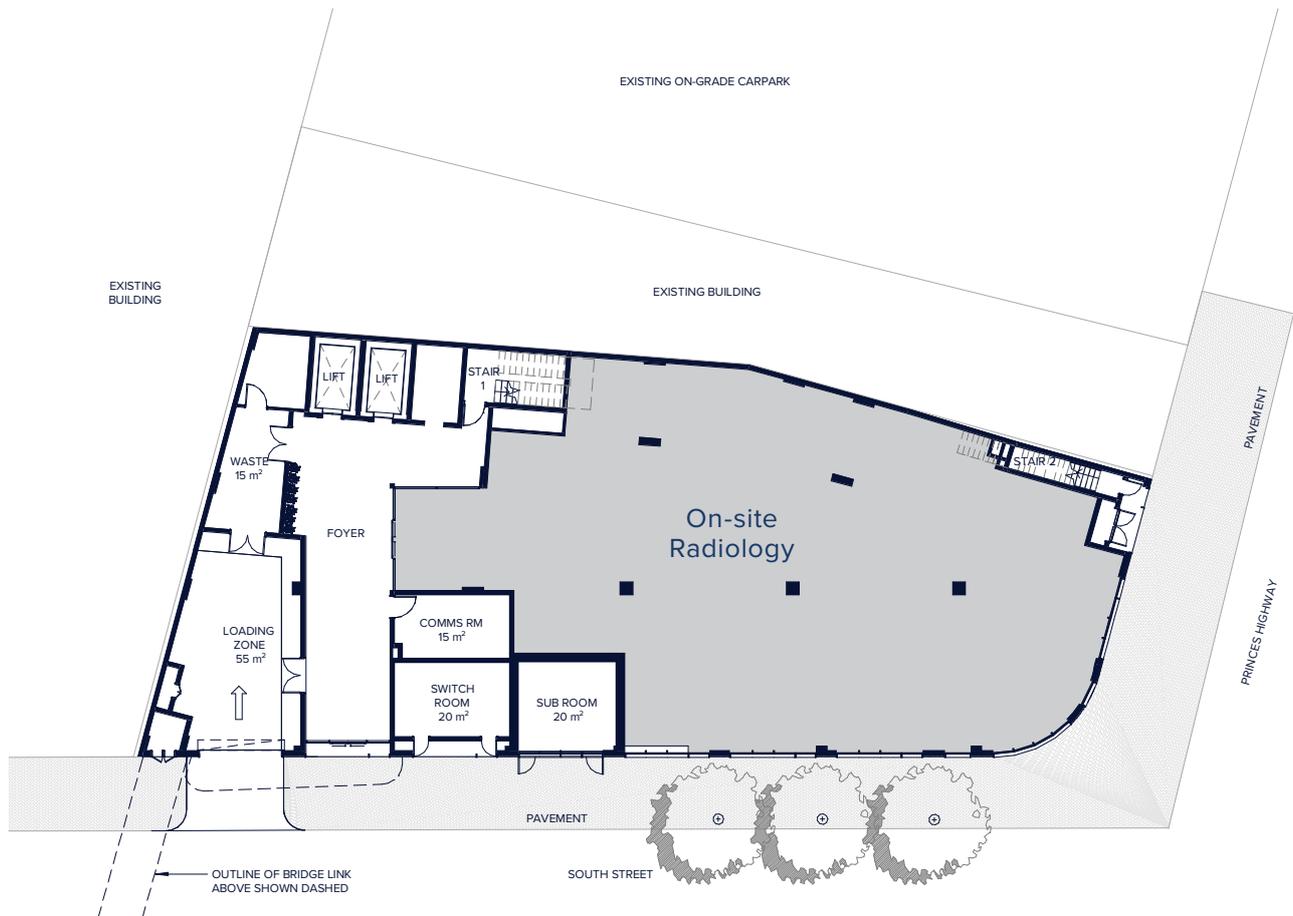
The elevated thoroughfare to St George Private Hospital can be used by all occupants and their clientele.

It is located on the first floor at St George Private Hospital and second floor at the Specialist Centre. Exclusive multi-storey car park with two spaces for each suite can be accessed from Hogben Street.





St George Private Hospital Specialist Centre Ground Floor

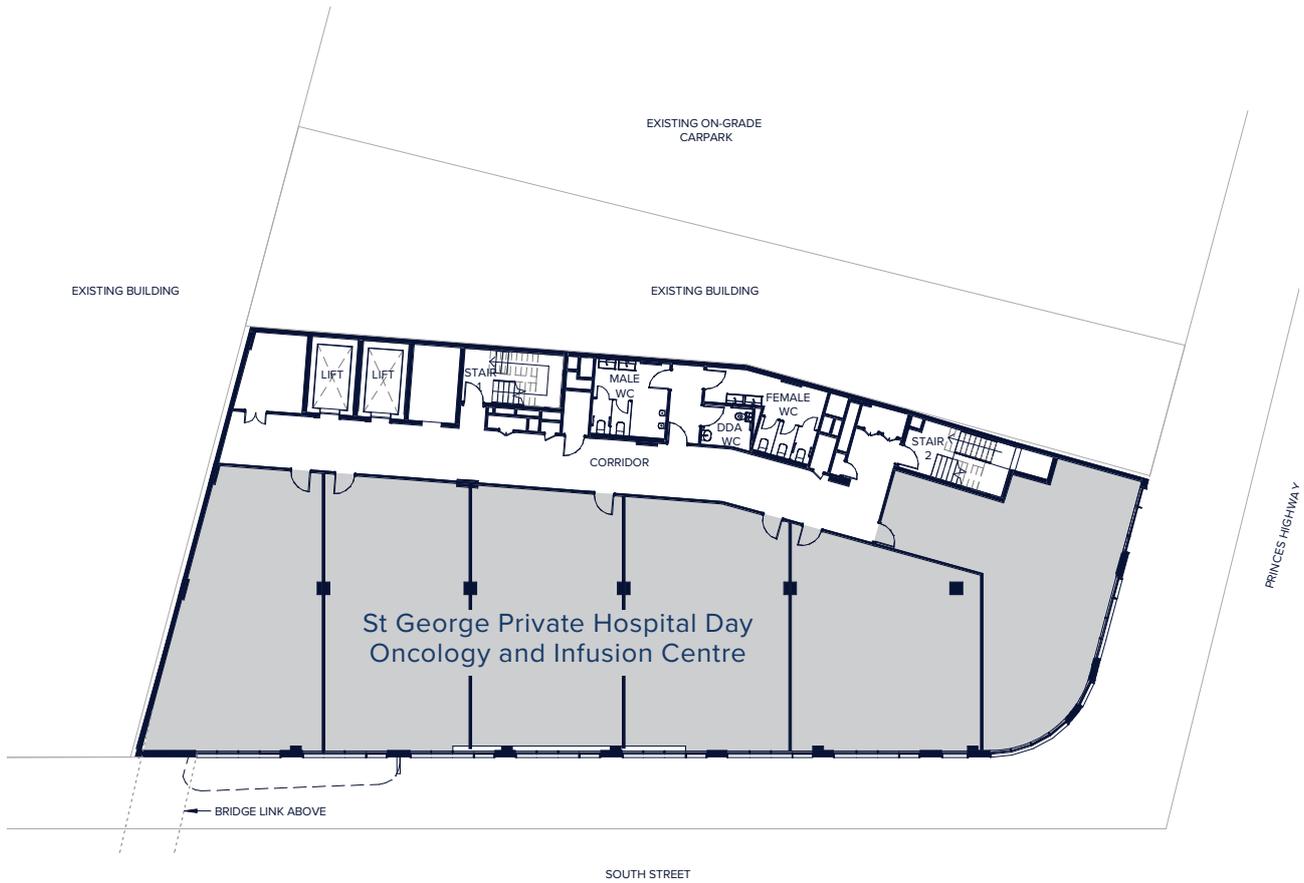


Ground Floor

Loading Zone	55m ²
Waste Room	15m ²
Comms Room	15m ²
Switch Room	20m ²
Sub Room	20m ²
Lifts	2

Note: All information, plans & artist's impressions are indicative only and are subject to final design, specifications & all relevant consents, approvals, & actual construction.

St George Private Hospital Specialist Centre First Floor



First Floor

Suite 101	88m ²	Not available
Suite 102	83m ²	Not available
Suite 103	87m ²	Not available
Suite 104	85m ²	Not available
Suite 105	86m ²	Not available
Suite 106	88m ²	Not available
Lifts	2	
Male Toilets	2	
Female Toilets	3	
Accessible Toilet	1	

Note: All information, plans & artist's impressions are indicative only and are subject to final design, specifications & all relevant consents, approvals, & actual construction.

St George Private Hospital Specialist Centre Second Floor



Second Floor

Suite 201	-m ²	Not available
Suite 202	-m ²	Not available
Suite 203	-m ²	Not available
Suite 204	-m ²	Not available
Suite 205	-m ²	Not available
Lifts	2	
Male Toilets	2	
Female Toilets	3	
Accessible Toilet	1	

Note: All information, plans & artist's impressions are indicative only and are subject to final design, specifications & all relevant consents, approvals, & actual construction.

St George Private Hospital Specialist Centre Third Floor



Third Floor

Suite 301	88m ²	Available
Suite 302	83m ²	Available
Suite 303	87m ²	Not available
Suite 304	85m ²	Not available
Suite 305	84m ²	Available
Suite 306	87m ²	Available
Lifts	2	
Male Toilets	2	
Female Toilets	3	
Accessible Toilet	1	

Note: All information, plans & artist's impressions are indicative only and are subject to final design, specifications & all relevant consents, approvals, & actual construction.

St George Private Hospital Specialist Centre Fourth Floor



Fourth Floor

Suite 401	88m ²	Not available
Suite 402	63m ²	Available
Suite 403	87m ²	Not available
Suite 404	85m ²	Available
Suite 405	84m ²	Available
Suite 406	87m ²	Available
Lifts	2	
Male Toilets	2	
Female Toilets	3	
Accessible Toilet	1	

Note: All information, plans & artist's impressions are indicative only and are subject to final design, specifications & all relevant consents, approvals, & actual construction.

St George Private Hospital Specialist Centre Fifth Floor

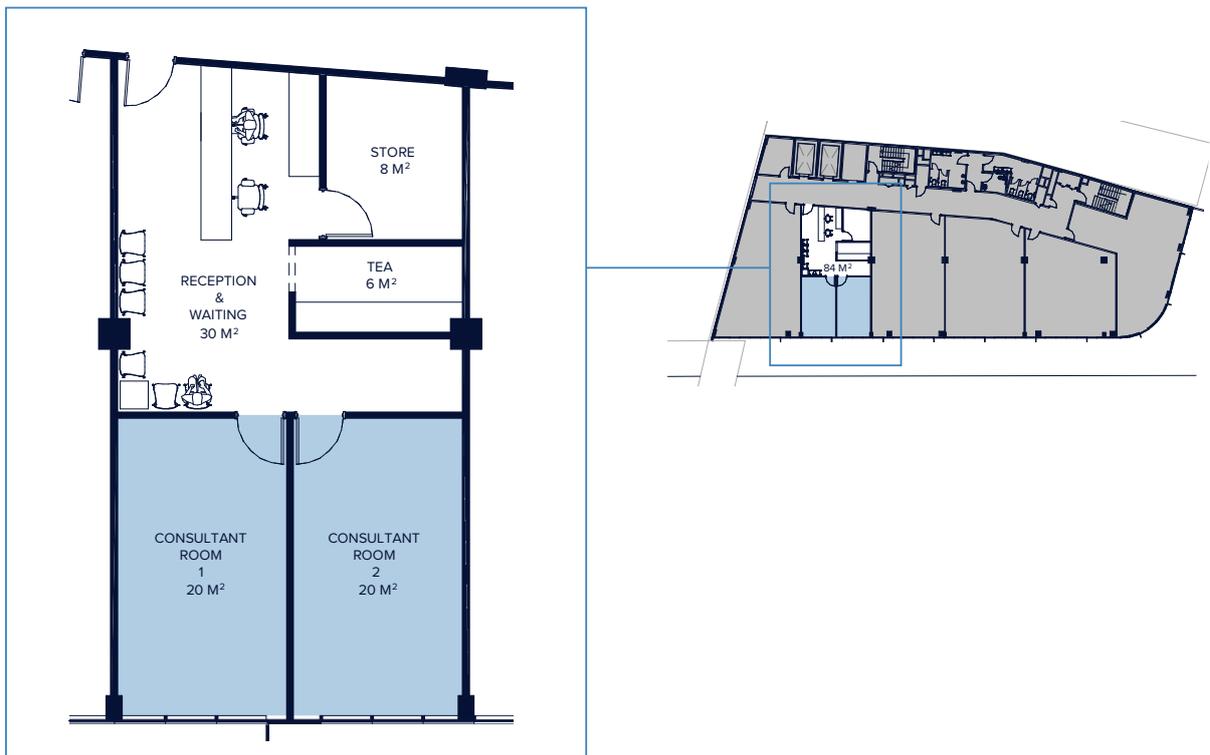


Fifth Floor

Suite 501	88m ²	Not available
Suite 502	83m ²	Not available
Suite 503	87m ²	Not available
Suite 504	85m ²	Not available
Suite 505	84m ²	Available
Suite 506	87m ²	Available
Lifts	2	
Male Toilets	2	
Female Toilets	3	
Accessible Toilet	1	

Note: All information, plans & artist's impressions are indicative only and are subject to final design, specifications & all relevant consents, approvals, & actual construction.

Indicative Suite Floor Plan Level 3

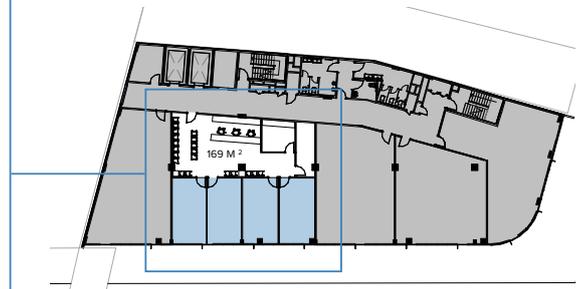
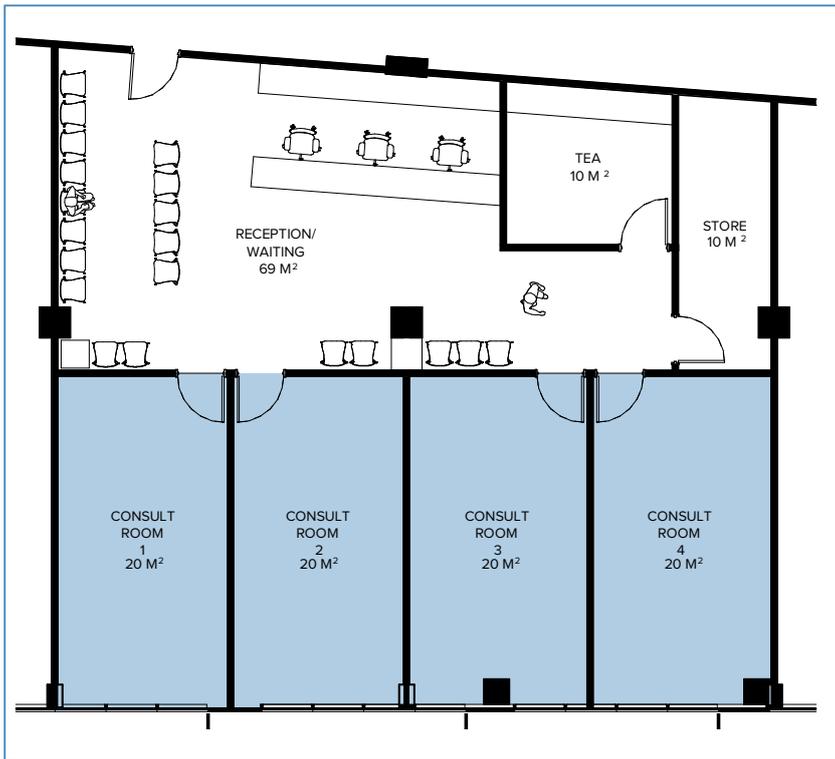


Proposed Medical Suite

Reception/Waiting	30m ²
Tea Room	6m ²
Consult Room 1-2 (20m ²)	40m ²
Store	8m ²
Total	84m²

Note: All information, plans & artist's impressions are indicative only and are subject to final design, specifications & all relevant consents, approvals, & actual construction.

Indicative Suite Floor Plan Level 3

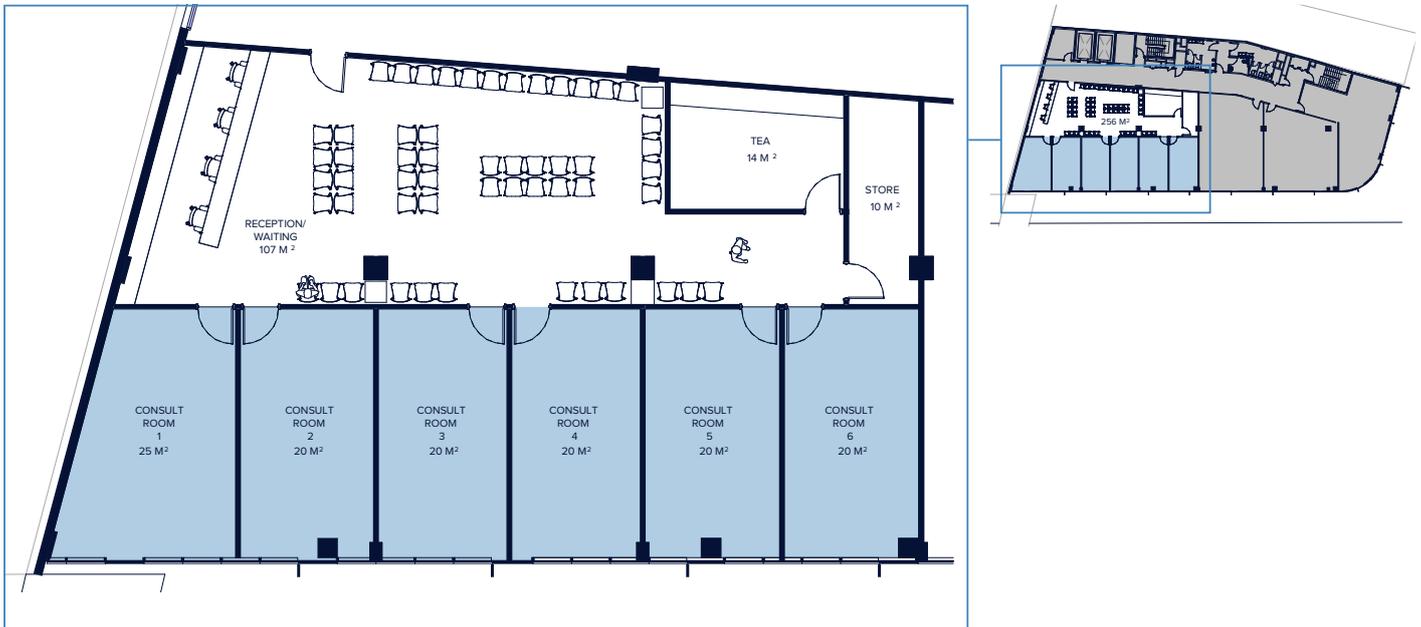


Proposed Medical Suite

Reception/Waiting	69m ²
Tea Room	10m ²
Consult Rooms 1-4 (20m ²)	80m ²
Store	10m ²
Total	169m²

Note: All information, plans & artist's impressions are indicative only and are subject to final design, specifications & all relevant consents, approvals, & actual construction.

Indicative Suite Floor Plan Level 3



Proposed Medical Suite

Reception/Waiting	107m ²
Tea Room	14m ²
Consult Room 1	25m ²
Consult Rooms 2-6 (20m ²)	100m ²
Store	10m ²
Total	256m²

Note: All information, plans & artist's impressions are indicative only and are subject to final design, specifications & all relevant consents, approvals, & actual construction.

Purchase Price

Suite Prices

- Suites are being sold at the rates provided in the table. Price includes the licence of two car park spaces (per standard suite), does not include outgoings, usual costs incurred by an "owner" of a strata property (for example rates, taxes, insurances, owners corporation levies, utilities etc.), or design and fit out costs (including costs incurred in obtaining authority, consents and approvals)
- Prices subject to change without notice

Payment schedule

- 10% on signing of contract
- 90% on completion/settlement

Car parking licences:

- If a purchaser purchases more than one suite the following applies:

Car Park Allowances	
Suites	Car Parks
2	4
3	5
4	6
5	7

Cost of additional spaces License fee p.a. will be \$3,500 plus GST.

Prices subject to change without notice.

Suite	Approximate Size of Suite (m ²)	Starting Price/sqm (plus GST)	Total Price (plus GST)
Ground Floor: Not available – Ramsay Owned			
Level 1: Not available – Ramsay Owned			
Level 2: Not available – Ramsay Owned			
Level 3			
301	88	\$14,000	\$1,232,000
302	83	\$13,500	\$1,120,500
303	Not available		
304	Not available		
305	84	\$13,500	\$1,134,000
306	87	\$13,500	\$1,174,500
Level 4			
401	Not available		
402	83	\$14,500	\$1,203,500
403	Not available		
404	85	\$14,500	\$1,232,500
405	84	\$14,500	\$1,218,000
406	87	\$14,500	\$1,261,500
Level 5			
501	Not available		
502	Not available		
503	Not available		
504	Not available		
505	84	\$14,500	\$1,218,000
506	87	\$14,500	\$1,261,500

Note: All information, plans & artist's impressions are indicative only and are subject to final design, specifications & all relevant consents, approvals, & actual construction.

Specifications

Interior and Exterior

The St George Private Hospital Specialist Centre suites is comprised of the following:

Exterior

- **Facade:** Prefinished lightweight cladding
- **Windows:** Insulating glass to suit building codes in powdercoat finish frames
- **Roof:** Concrete Roof
- **Columns:** Concrete, unfinished
- **Building Entry:** Via new lifts

Suite Access Corridor

- **Walls:** Flushset plasterboard, painted with feature lighting
- **Skirting:** Painted finger jointed pine
- **Ceilings:** Flushset plasterboard border. Exposed grid 1200 x 600mm with drop in ceiling tiles to centre (with ceiling detail at suite entry points)
- **Floor:** Carpet tiles with contrast carpet inlay at suite entry points
- **Suite Entry Doors:** Aluminium framed glass complete with door hardware and lock to building master key system
- **Typical Doors:** Timber door leaves, painted

Public Toilets

- **Floor:** Vitrified floor tile
- **Skirting:** Tiled
- **Walls:** Flushset plasterboard, painted
- **Ceiling:** Flushset plasterboard, painted

Suite Interior

- **Floor:** Concrete with steel trowel finish
- **Tenancy Perimeter Walls:** Plasterboard or fibre cement, unpainted, concrete, masonry, unfinished
- **Exterior Windows:** Insulating glass to suit building codes in powdercoat finish frames
- **Entry Door / Window:** Aluminium framed glass complete with door hardware and lock to building master key system
- **Ceiling:** Nil
- **Columns:** Concrete, unfinished

Signage

- **Suites Sign:** Lift Lobby signage base structure only
- **Columns:** Suite number sign outside suite entrance

Mechanical Services

- Air conditioning provided to common areas only
- Mechanical ventilation to public toilets
- A condenser water supply with a valved termination shall be provided at the entry to each

Lift Services

- 2x Lifts with access to all levels

Suite in one location

- Outside air connection shall be provided at the entry to each suite in one location at a rate of 1.67 l/s per m²
- Toilet exhaust provision available at the core for additional toilets at a rate of 0.2 l/s/m²
- The suite owner is responsible for supplying the air conditioning systems for the relevant suite

Electrical Services

- General and emergency lighting provided throughout common areas
- Temporary lighting installed in suites, for safety only
- Exit signs and emergency lighting is provided in common areas only
- A metered power supply for each suite will be available at the main switchboard (MSB)
- A cable riser cupboard is provided on each floor
- Emergency power (generators) is not provided
- Electrical and comms cable trays provided in common area ceiling void
- Electrical DB in each tenancy

Fire Services

- Provision of fire hose reels and hydrants to comply with statutory requirements
- Dry fire detection to comply with statutory requirements (design based on suite as shell only)
- Fire indicator panel provided at ground floor entry or otherwise in accordance with Statutory requirements
- Sprinklers to be installed if required to meet building code requirements (design based on suite as shell only)

Hydraulic Services

- Shared toilet on each floor
- A cold water supply with a valved termination shall be provided at the entry to each suite
- Hydraulics drainage stack on each central column for suite owner to connect (including associated vents, etc.)

Communications

- 1 x 100pair telephone lead-in cables from existing site infrastructure to basement communications
- 84 (21 x4) x MMOM3 fibre cores to the basement communications and terminated at one point on each floor
- Any connections to external ISPs, Wi-Fi or in-suite phone systems and connection of fibre cores to suites would be at the suite owner's cost



Brought to you by Australia's largest private hospital operator

With extensive experience in the private hospital industry that spans over 50 years, Ramsay Health Care are leaders when it comes to creating optimal spaces for medical professionals.

Founded by Paul Ramsay in 1964, Ramsay Health Care has delivered some of Australia's most advanced hospitals for medical staff and patients. With 72 hospital and day surgery units in Australia, along with a global network that has broadened to 10 countries, they are renowned for upholding their strong "People Caring For People" philosophy.

"The Ramsay Way" has made them one of the most sought after employers in the sector. With high value placed on maintaining strong relationships, finding ways to constantly improve and seeking sustainable growth, they have an unparalleled track record for delivering quality patient care worldwide.

St George Private Hospital is one of Australia's most modern hospitals, offering a comprehensive range of services including surgical, cardiac, cancer care, women's health and maternity.

With 276 beds, more than 500 accredited surgeons and over 1,000 staff, basing your practice at St George Private Hospital Specialist Centre will be positioning you alongside some of the best medical professionals in the country.



Be part of the new catalyst for premium care

A brand new development that has been especially designed for the future – this is a business opportunity not to be missed.

Be one of the first to call St George Private Hospital Specialist Centre your new address and enjoy all the advantages that come with being part of this thriving medical hub.

For further information on this new development, please contact:

Peter Ridley

Chief Executive Officer

St George Private Hospital

Phone: 0428 260 033

Email: RidleyP@ramsayhealth.com.au

Lindi Chrzanowski

Business Development Manager

Sydney Metro

Phone: 0400 773 698

Email: ChrzanowskiL@ramsayhealth.com.au

Marketing Opportunities

St George Private Hospital has strong relationships with the local GP community and can work with you to help build your private practice.

We are committed to providing support and direction in assisting you with strategies to market your business. Specialists partnering with St George Private benefit from our expertise in this area.

stgeorgeprivate.com.au



This Invitation to Purchase must be read subject to the terms of the following Disclaimer:

1. This Invitation to Purchase has been prepared without any actual or implied knowledge or consideration of the investment objectives, financial situation, taxation position or other particular needs or requirements of the recipient, or any other person.
2. Ramsay Health Care:
 - make no express or implied representation or warranty as to, and accept no liability or responsibility arising in any way (including by reason of negligence or negligent misstatement) for the completeness of or errors in or omissions in the information set forth; makes no express or implied representation or warranty that any statement as to future matters will prove correct or that the assumptions on which any of them is based are reasonable;
 - accepts no responsibility to inform the recipient or any other person of any matter arising after the date of this Invitation to Purchase, or of any inaccuracy, incompleteness, or change in any information or to provide any further information to the recipient or any other person;
 - accepts no liability for any loss, damage, liability, fee, expense or cost suffered or incurred by any person as a result of that person placing any reliance on the contents of this Invitation to Purchase; and
 - assumes no duty of disclosure or fiduciary duty to any recipients, or any other persons.
3. Recipients are to form their own opinions and make their own investment decisions based solely on the contents of the contract to purchase a specialist suite which will be presented to interested recipients for execution.
4. The information contained in this Invitation to Purchase is for general information purposes only and does not purport to contain all information that the recipient may require to consider whether to purchase a specialist suite. The Invitation to Purchase does not constitute legal, financial or tax advice.
5. Ramsay Health Care reserves the right to provide further information to any person and will be under no obligation to treat all interested parties equally or to provide the same information to all recipients.
6. This Invitation to Purchase is not to be considered as a recommendation by Ramsay Health Care that any recipient purchase a specialist suite or that the proposed purchase is a suitable investment for any recipient. The recipient should consider their own financial situation, taxation position, personal objectives and needs, and at their own expenses, conduct and rely on its own investigations and analysis and seek its own professional advice on the legal, financial, taxation and other consequences of extending into a contract to purchase a specialist suite.
7. All information, plans and artist's impressions of the proposed specialist suite and the specialist centre are indicative only and are subject to final design, specifications, all relevant consents, approvals and actual construction.
8. There will be no legally binding agreement to sell and buy prior to the terms of a contract to purchase a specialist suite being agreed and signed by Ramsay Health Care and the nominated purchaser.
9. In this Invitation to Purchase, all references to **Ramsay Health Care** includes the owner **AME Properties Pty Ltd** ACN 083 035 661 (a member of the Ramsay Health Care group).



Ramsay
Health Care