

Hospital property review

South Africa

Netcare owns a substantial portfolio of hospital properties across South Africa, valued at R4 998 million. Except for three leased properties, all properties are owned.

Netcare continued to make significant investments in existing facilities and equipment. During the year we purchased the Umhlanga property for R234 million. During 2007, we will commission two greenfield hospitals in South Africa, the Alberito Hospital in KwaZulu-Natal and the Blaauwberg Hospital in the Western Cape. These facilities will add 204 beds and seven operating theatres to our portfolio.

Netcare's South Africa property division manages the refurbishments, upgrades, additions and interior design to the property portfolio. Stringent financial measures are in place to ensure adequate return on investment, maintaining non-income producing spend to a minimum and ensuring that the cost per bed and area per bed ratios remain at optimum levels.



Hospital	Registered Beds
Gauteng North East	
Akasia Clinic	116
Bagleyston Clinic	24
Bronkhorstspuit Hospital	43
Femina Women's Hospital	134
Ferncrest Hospital	163
Jakaranda	130
Linksfeld Park Clinic	283
Linmed	172
Moot Algemene Hospital	92
Optiklin Eye Hospital	29
Optimed Eye Care Centre	12
Pretoria East Hospital	358
Sunninghill Hospital	252
Sunward Park Hospital	174
Unitas Hospital	470
Wierda Park	17
	2 469

Hospital	Registered Beds
Gauteng South East	
Bell Street Hospital	50
Clinton Hospital	165
Constantia Clinic	24
Garden City Clinic	395
Kroon Hospital	62
Krugersdorp Hospital	310
Milpark Hospital	343
Mulbarton Hospital	95
Netcare Rehabilitation Hospital	110
Olivedale Clinic	265
Parklane Clinic	204
Protea Day Clinic	10
Rand Clinic	151
Randburg Day Clinic ¹	
Rosebank Clinic	135
Rosewood Clinic	12
Union Hospital	222
Vaalpark Hospital	68
	2 621
Coastal regions	
Christiaan Barnard Memorial Hospital	247
Cuyler Hospital	120
Greenacres Hospital	276
Kingsway Hospital	135
Margate Hospital	58
N1 City Hospital	225
Parklands Hospital	188
Southern Cross ¹	
St Anne's Hospital	150
St Augustine's Hospital	418
The Bay Hospital	160
Umhlanga Hospital	202
	2 179
Total	7 269

¹ Not operational.

United Kingdom

GHG owns a substantial portfolio of freehold and long leasehold hospital properties, valued at £2,055 million. The estate is mainly freehold (known in Scotland as feuhold). There are three long leaseholds, including the jointly leased Three Shires Hospital; seven long-leasehold hospitals and one short leasehold hospital each on the grounds of a host NHS Acute Care Trust Hospital; and two managed hospitals. In the last 12 months BMI has opened the new 48 bed Meriden Hospital in Coventry. The main non-hospital properties comprise GHG's Headquarters (London), the procurement/logistics/IT base (Heston) and two off-site sterile services units.

The UK property division consists of a corporate team based at head office dealing specifically with valuations, rent reviews, rates work, and orchestrates land assembly and planning consents. Additionally the internal project managers undertake, with external design professionals, any new build and most major or complex capital schemes. Responsibility for maintenance and minor refurbishments is devolved to the individual hospitals. The property equity partners, namely London and Regional Properties and Brockton Capital, add a strategic dimension to the portfolio bringing with them extensive experience from the United Kingdom and Europe in all aspects of property investments and related business interests. In 2007 GHG will evaluate the future use and ownership of the property portfolio.



Hospital	Registered Beds
Greater London	
Bishops Wood Hospital	45
The Blackheath Hospital	69
Chelsfield Park Hospital	50
The Clementine Churchill Hospital	141
The Garden Hospital	30
The Kings Oak Hospital	52
The London Independent Hospital	80
Shirley Oaks Hospital	50
The Sloane Hospital	60
	577
South East	
The Chaucer Hospital	60
The Chiltern Hospital	75
The Esperance Hospital	50
The Fawkham Manor	39
Goring Hall Hospital	52
The Paddocks Clinic	34
The Princess Margaret Hospital	80
The Runnymede Hospital	52
The Shelburne Hospital	31
McIndoe Surgical Centre	21
The Somerfield Hospital	48
Mount Alvernia Hospital	90
	632

Hospital	Registered Beds
North	
The Alexandra Hospital	170
Manchester Lifestyle Hospital	17
The Beardwood Hospital	31
The Beaumont Hospital	34
Chatsworth Suite	16
The Highfield Hospital	57
The South Cheshire Private Hospital	32
Thornbury Hospital	77
	434
The Midlands	
The Droitwich Spa Hospital	46
The Foscoate Hospital	16
The Manor Hospital	23
The Meriden Hospital	52
The Nuneaton Private Hospital	28
The Park Hospital	93
The Priory Hospital	120
The Sandringham Hospital	35
The Saxon Clinic	40
Three Shires Hospital	54
	507
South and West	
Bath Clinic	75
The Hampshire Clinic	69
The Harbour Hospital	40
The Ridgeway Hospital	50
Sarum Road Hospital	44
The Winterbourne Hospital	38
	316
Wales	
Werndale Hospital	28
	28
Scotland	
Albyn Hospital	44
Fernbrae Hospital	19
Ross Hall	101
	164
Total	2 658