

經濟部投資業務處 函

機關地址：10047 臺北市館前路71號8樓

承辦人：黃文杏

電話：23892111分機：313

傳真：23820497

電子信箱：whhuang@moea.gov.tw

104

台北市開封街2段40號2樓

受文者：台灣區綜合營造工程工業同業公會

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密等及解密條件或保密期限：

附件：如文

主旨：檢附奈及利亞投資促進委員會提供之「奈及利亞阿布加醫療城」投資計畫案簡介資料附件，請惠予協助上網公告並轉知貴會有興趣會員廠商，至紉公誼。

說明：

- 一、依據駐奈及利亞代表處經濟組104年11月16日奈經組字第10411100030號函辦理。
- 二、旨揭函表示奈及利亞Universal Medical Innovations 公司計畫於奈及利亞首都Abuja興建一座醫療城(Abuja Medical City)，涵括300床世界級醫院及住宅、醫療大學、旅館、購物中心等設施綜合特區。該集團已取得首都內35.9公頃土地作為興建標的，擬尋求國外合作投資夥伴。
- 三、檢附上述阿布加醫療城簡報資料及Universal Medical Innovations 公司所提投資計畫摘要如附件，併請卓參，或逕參考該集團網站：www.universalmedicalinnovations.com。本案倘有興趣業者盼瞭解更詳盡資訊，可逕與駐奈及利亞代表處經濟組連繫。

正本：中華民國全國工業總會、中華民國土木包工商業同業公會全國聯合會、台灣區綜合營造工程工業同業公會、中華民國旅館商業同業公會全國聯合會

副本：駐奈及利亞代表處經濟組、衛生福利部〔含附件〕

經濟部投資業務處





**UNIVERSAL
MEDICAL
INNOVATIONS LTD.**

39, Suez Crescent,
Wuse Zone 4, Abuja.
Tel: 08062803556, 08033114371
Website: www.universalmedicalinnovations.com

INFORMATION FOR POTENTIAL INVESTORS BY UNIVERSAL MEDICAL INNOVATIONS LTD, ABUJA.

Introduction

Universal Medical Innovations Ltd (UNIMEDIN) is a Special Project Vehicle (SPV) registered with Corporate Affairs Commission (CAC), Abuja with a share capital of N50,000,000 ordinary share (RC: 1155100).

Vision Statement

2. Our Vision statement is to "establish a WORLD CLASS HOSPITAL/MEDICAL FACILITY that will serve as a reference point for medical excellence and reduce outbound medical tourism".

Proposal

3. Our proposal is to establish a 300 bed World Class Hospital in Collaboration with our Foreign Financial and Technical Management Partners. A Special Executive Ward (PLATINUM WARD) with 40 beds will cater for very high class patients from Nigeria and other African Countries.

UNIMEDIN Contributions

4. The contribution of UNIMEDIN to this laudable Project cannot be quantified in monetary terms. Nevertheless, we have contributed the following to lay the foundation for this laudable, legacy and humanitarian Project.
 - a) Intellectual Property
It has taken us over six years of study, research, travels and Documentation to come up with "extraordinary project" (Dr Ford, United States Investor 2013).

- b) Land Inventory
We have acquired 35.9 hectares of land (with option of additional 17 hectares in same location at GIRI VILLAGE, Gwagwalada Area Council, FCT. Our land is located about 12 minutes drive on an expressway from the Nnamdi Azikiwe International Airport, Abuja.
- c) Government Approvals
All approvals from Local Government, Federal Capital Development Authority and Federal Government of Nigeria.
- d) Marketing Strategy
Publicity of the Project in ECOWAS countries by our Strategic Communications Consultants. These efforts revealed that countries in the ECOWAS region and International Airlines have agreed to patronize our Medical City as long as we provide all the facilities we have listed in our plan. "After all, we come to Abuja almost every week for conferences, seminars, workshops etc. Therefore it will be convenient and cheaper for us to partner your Medical City instead of going to European hospitals" they opined.
- e) Other Assets
The company has a vehicle, office equipments and office in a popular district of the Federal Capital City of Abuja.
- f) Extensive knowledge of business and medical environment in Nigeria and Africa is an unquantifiable asset to an International Project like this Medical City.
- g) Preparation of a bankable Business Plan

- h) Hosting of our website: www.unimedin.com

Special Requirement of the Company

5. Special requirement of the company is to secure genuine technologically and financially strong foreign company to invest in the laudable Project as our Joint Venture Partner. We expect the foreign partners to invest 95% of the total project cost currently put at Euro200-250m.

Investment will be spread over a period of twenty months as will be explained. The Foreign Investor will jointly manage the Medical City with UNIMEDIN Consortium. Details will be worked out and captured in a detailed Memorandum of Understanding (MOU) to be executed between the Partners.

Partnership model

6. Partnership model is JOINT VENTURE PARTNERSHIP (JVP). Obligations of each Partner will be spelt out in our Joint Venture Agreement (JVA).

Ownership structure and other partnership considerations will form major component of the Joint Venture Agreement.

The Partner providing the funds will be involved in the formulation of policies on recruitment, training and management with UNIMEDIN and her Technical Partners (Acumen Global Consult and Tristate Cardiovascular Associates) in the overall interest of the JVP.

Professional modules already worked out by UNIMEDIN will be fully discussed with the Joint Venture Financial Partner. Amendments and option from the JVP will be agreed upon in the overall interest of the Project.

The Joint Venture Partners will agree to operate the Medical City using best international practices in the medical world and commerce.

Design Concept

7. The design concept of UNIMEDIN will be made available to the JVP for review, modification to ensure that the infrastructure rates among the best in the world to ensure good value for money and guarantee expected Return On Investment (ROI).

Highlights of Business Plan

8. The business plan was prepared by a highly rated and recommended consulting company in the USA. The Business Plan (BP) was completed in August 2014. The company concluded as follows: "Abuja Medical City" return on investment is calculated by divided the net profit each year by the investment in the project which is estimated to be USD400m. The Return On Investment (ROI) over six years of the planning period is 69%. The figure is calculated by adding the net profit to each of the six years and then dividing that number into USD400m".

It is pertinent to note that this conclusion though very good, was arrived at without;

- i) Considering information which we obtained in the last one year. The very high returns on investment which we now expect will give the Investors an unprecedented profit. This is traceable to the revenue projections from other revenue sources not considered in 2014. The unique innovations of this First Medical City in Africa coupled with the fact that there is no real competitor in the medical market makes this project an "Investors' Haven".

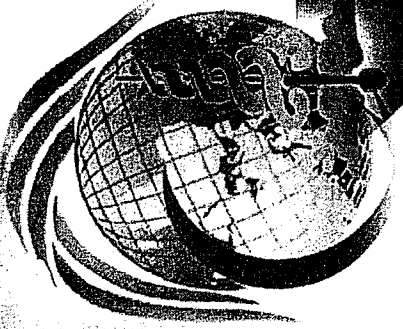
- ii) Another unique product of the Medical city is the capacity building through the Medical School. This Medical school will guarantee continuous flow of highest top-class Medical Personnel to serve in the Hospital. Other Medical Cities in the World – especially in the Middle East suffer greatly due to their inability to retain their highly trained medical personnel who usually disengage after a year or two. (Source: Conference of Medical Cities of the World, Dubai September 2014). UNIMEDIN Medical City has made provision for training doctors up to specialist level. Other Professionals Allied to Medicine (PAM) will also enjoy similar training in the Schools of the Medical Schools for example, Schools of Pharmacy, Nursing, Laboratory Sciences, Biomedical studies, Imaging School to mention a few.
- iii) With our Virgin land of 35.9 hectares and additional 17 hectares adjacent to our site, we have enough land to build estates that will be sold to add value to our revenue base.
- iv) Production and sale of over 300,0000 x 50cl bottled water daily will yield huge revenue to the Joint Venture Partners.
- v) Manufacture and sales of pharmaceutical products under license from world renowned manufacturers will increase our revenue and profitability on Medical City.

It is our hope that the above information coupled with our brochure (to be reviewed in March 2016) will give our Potential Investors appetite to join hands with us on this Project which can best be described as a GOLD MINE for enterprising Investors.

Welcome to the World of Medical Innovation pioneered in Africa by UNIVERSAL MEDICAL INNOVATIONS LTD and Partners.

Thank you.

MANAGEMENT, UNIMEDIN
November 2015



**UNIVERSAL
MEDICAL
INNOVATIONS LTD.**

“Abuja Medical City”

**“THE CENTRE OF MEDICAL EXCELLENCE -
A CROWN JEWEL OF HEALTHCARE DELIVERY”
IN AFRICA**

Contents

- 1. Introduction**
- 2. Board of Directors**
- 3. Hospital Site**
- 4. Hospital Design and some departments**
- 5. Major Imaging Equipment**
- 6. Supporting facilities**
- 7. Financial benefits to potential investors**
- 8. Proposal to potential investors**



Introduction

- Universal Medical Innovations limited is a special Purpose Vehicle Incorporated with the Corporate Affairs Commission , Abuja on the 22nd day of November 2013 (RC1155100) with a share capital of 50 million naira.
- Universal Medical Innovations (UNIMEDIN) has in the past six years has been planning the establishment of a 300 bed world class hospital in the context of "Abuja Medical City".
- UNIMEDIN is dedicated to the establishment of this Medical City i.e. Special Project Vehicle. Estimated project cost is now put between 225million Euros.

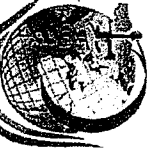
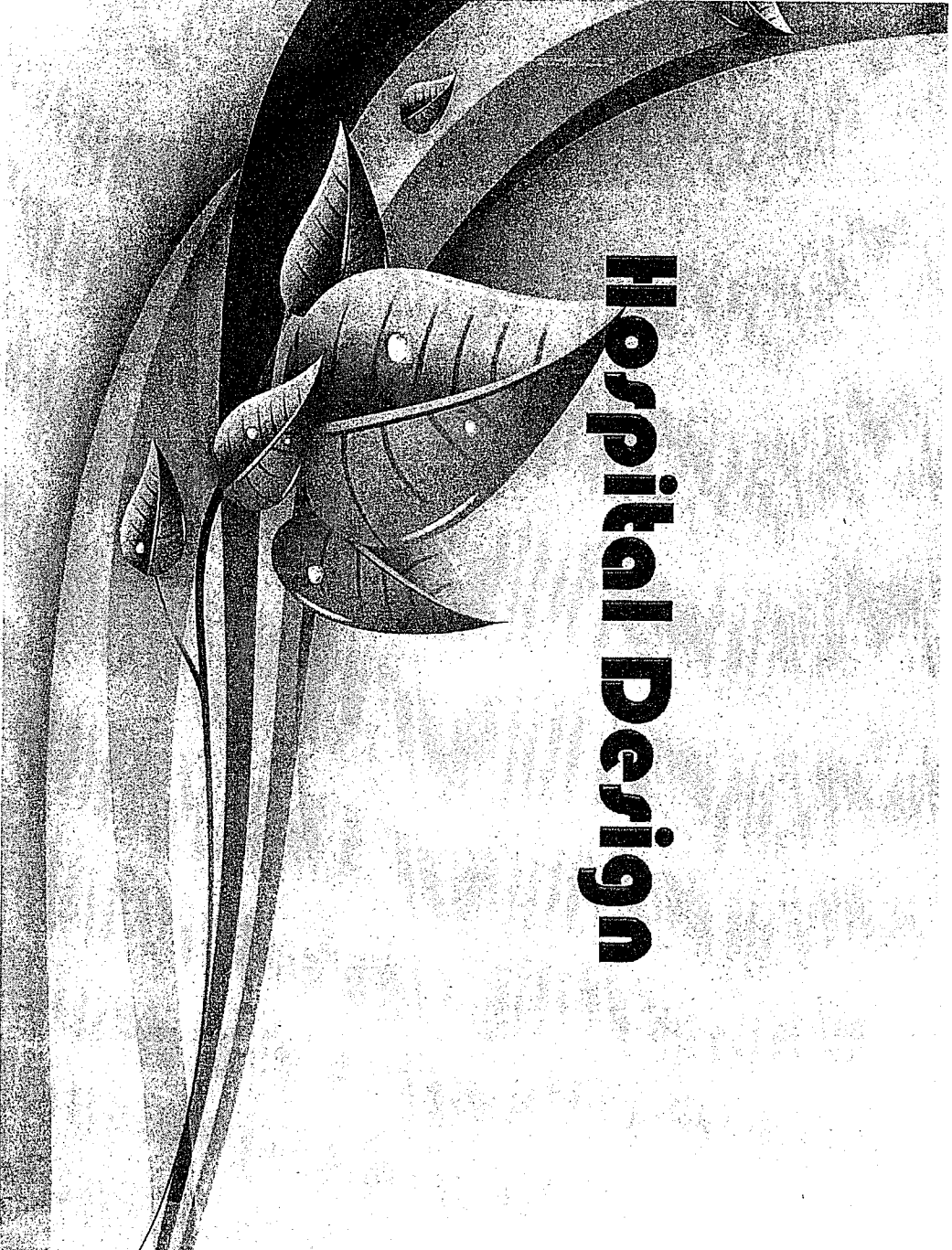
The Board Members

▶ PRESENT DIRECTORS/ SHARE HOLDERS

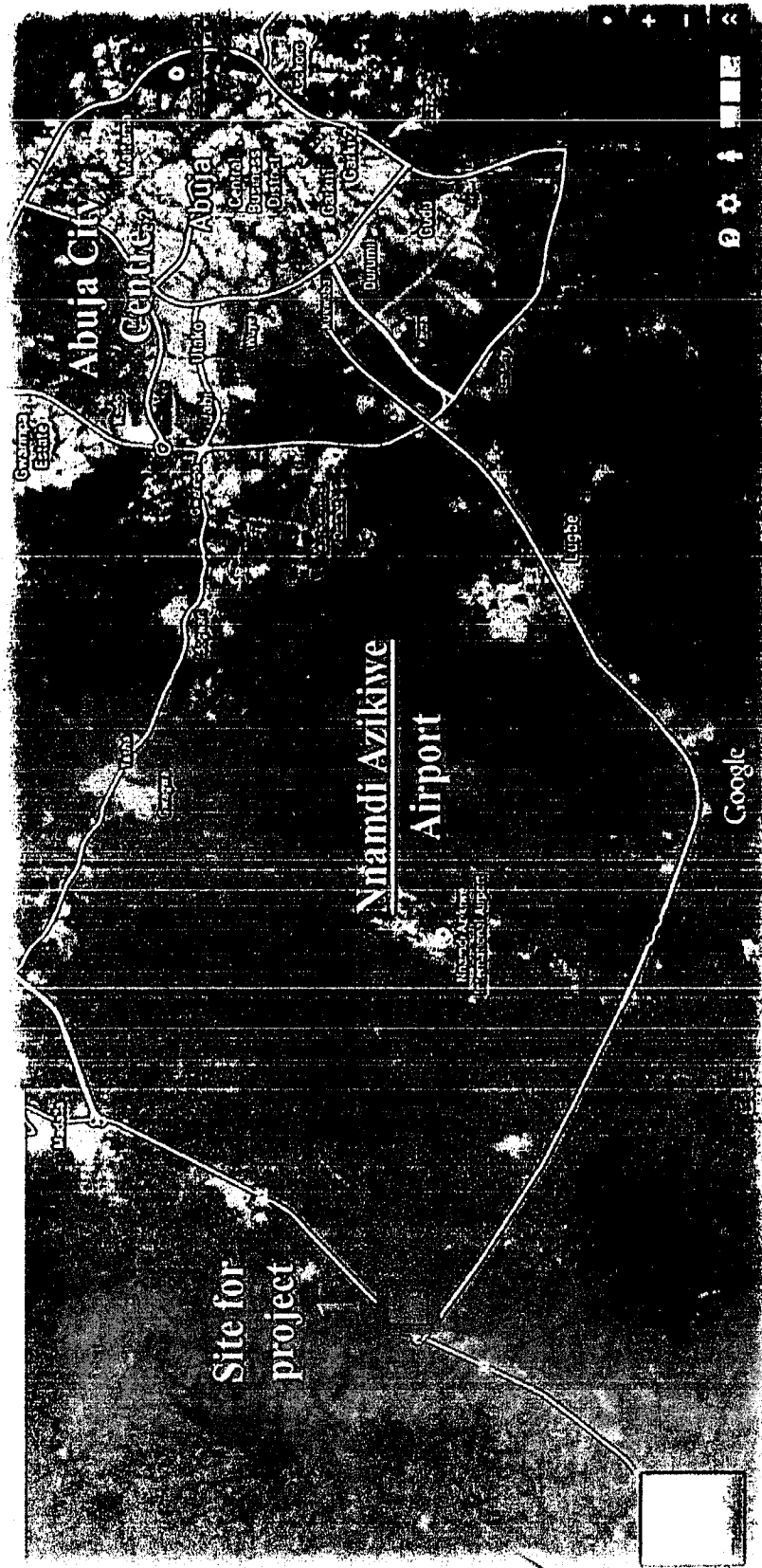
- ▶ *AVM (Rtd) SA ATAWODI (OFR) - Chairman
Fighter Pilot*
- ▶ *AVM (Rtd) FEMI JOHN FEMI DFS,(GCON)
Helicopter Pilot, Former Chief of the Air Staff, Nigerian Air Force*
- ▶ *Gp.Capt. (Rtd) O. AKINYOSOYE- MD. mni
Chief Consultant Ophthalmologist/ Flight Surgeon
Former Director, Nigerian Air Force Medical Services*
- ▶ *Dr.(Mrs) RE MORGAN, BM, Bch, FMCSoph,FWACS,FICS
Chief Consultant Ophthalmologist, Medical Examiner West
African College of Surgeons*
- *AVM (RTD) AL SHEHU fwc Helicopter Pilot*
- *AIR CDRE (RTD) K MUSA FARI –Helicopter Pilot*



Hospital Design



The location map

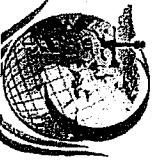


The site is a 35.9 hectare virgin land in Giri Village – Gwagwalada area council of Abuja. An option of 17 hectares adjacent to the site would be acquired soon after the ground breaking ceremony. The site is less than 10minutes drive from the Nnamdi Azikiwe International airport.



Design considerations

- Quiet environment
- Good accessibility-Away from noise & polluted area
- Dedicated Emergency entrance-Separate service road
- Zoning –hospital / institutional / residential / service –
- Separate parking for visitors / staff-Separate entry for staff / patients / visitors / material
- Separation of –Out Patients’ Department & In-Patients’ Department, with negative space in between with courtyard / atrium



The master plan

Site Master Plan

Bird's eye view of the site

Platinum wing

Hotel

Hospital

Multi-level car park

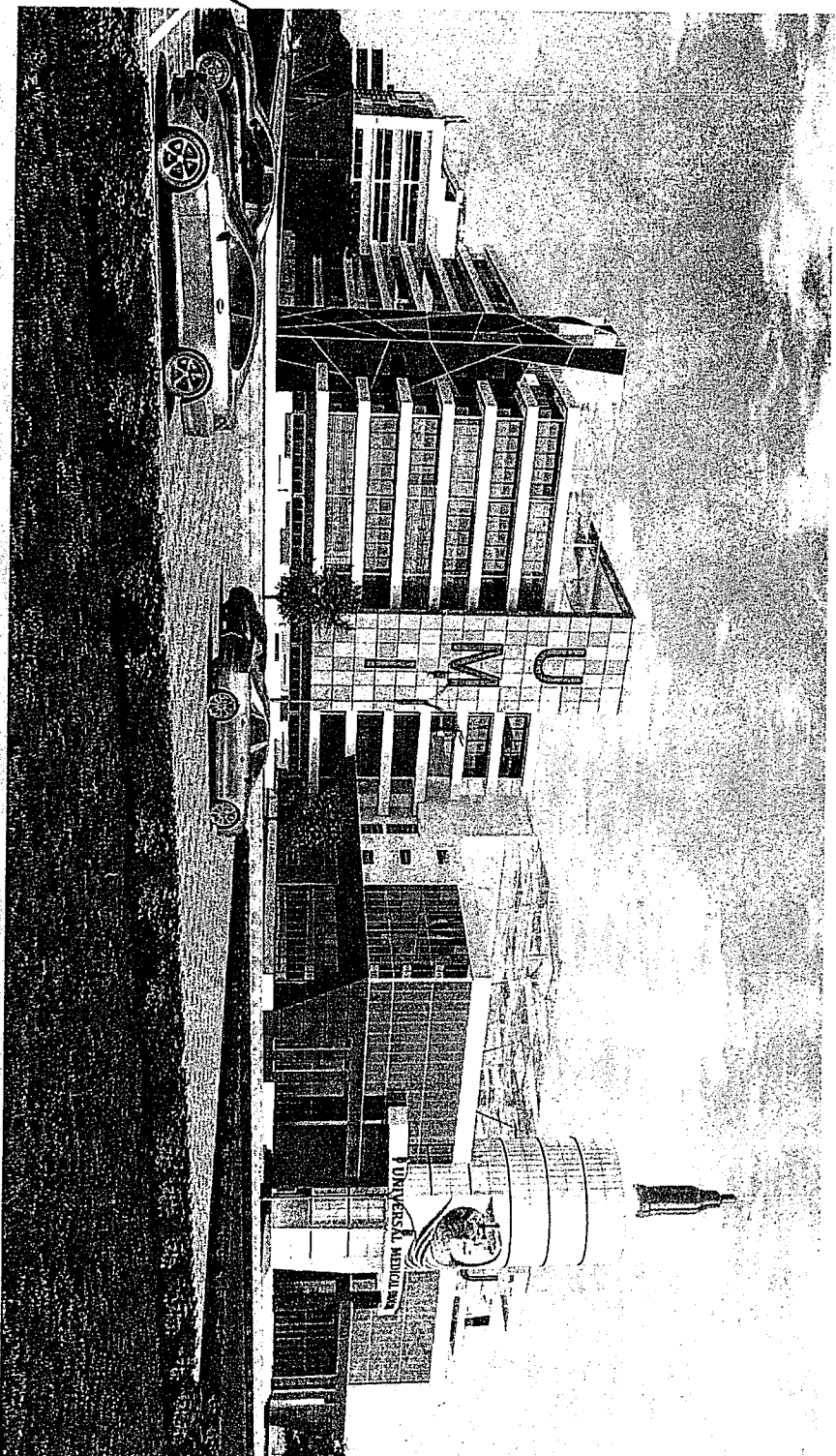
Aerial view from Residential

Medical school

Residential staff enclave of 10 floors buildings

8

The hospital building

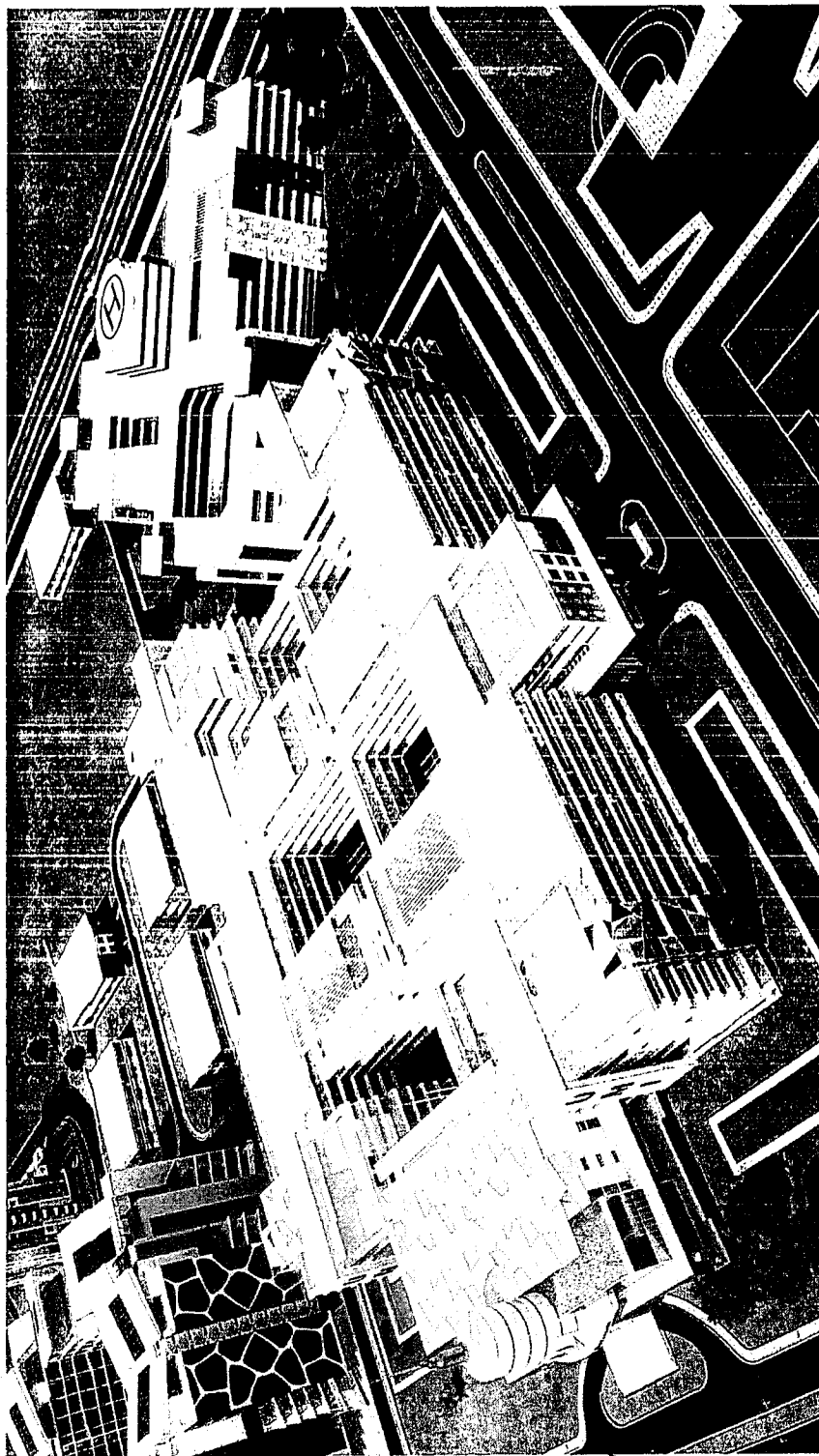


**A one-stop health
facility on 8 floors**

**One of its kind
in Africa**



The hospital aerial view

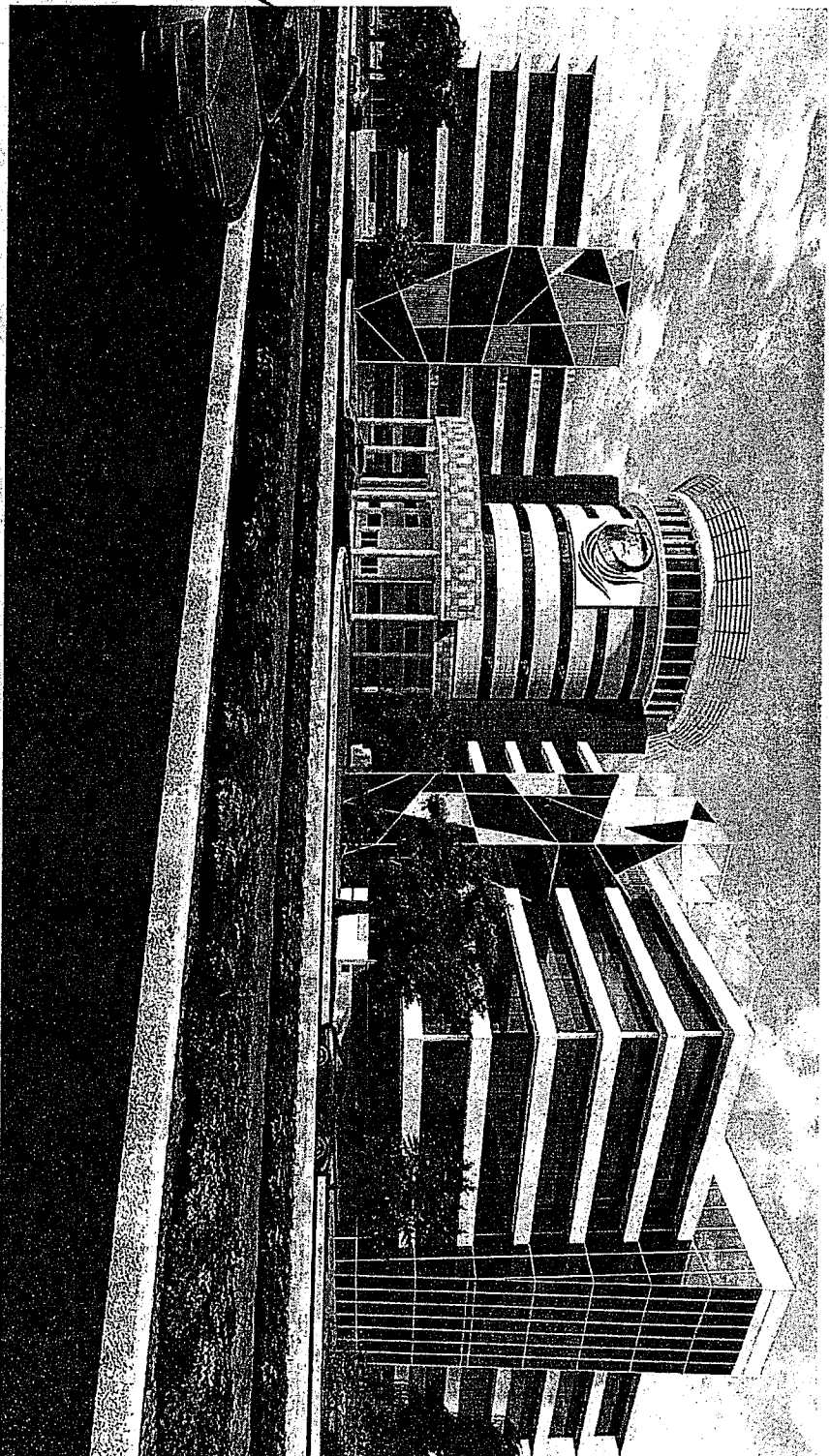


Medical school
At the background

The luxury wards are
Located at the rear



The hospital ward



The luxury wards have a separate entrance
located at the rear

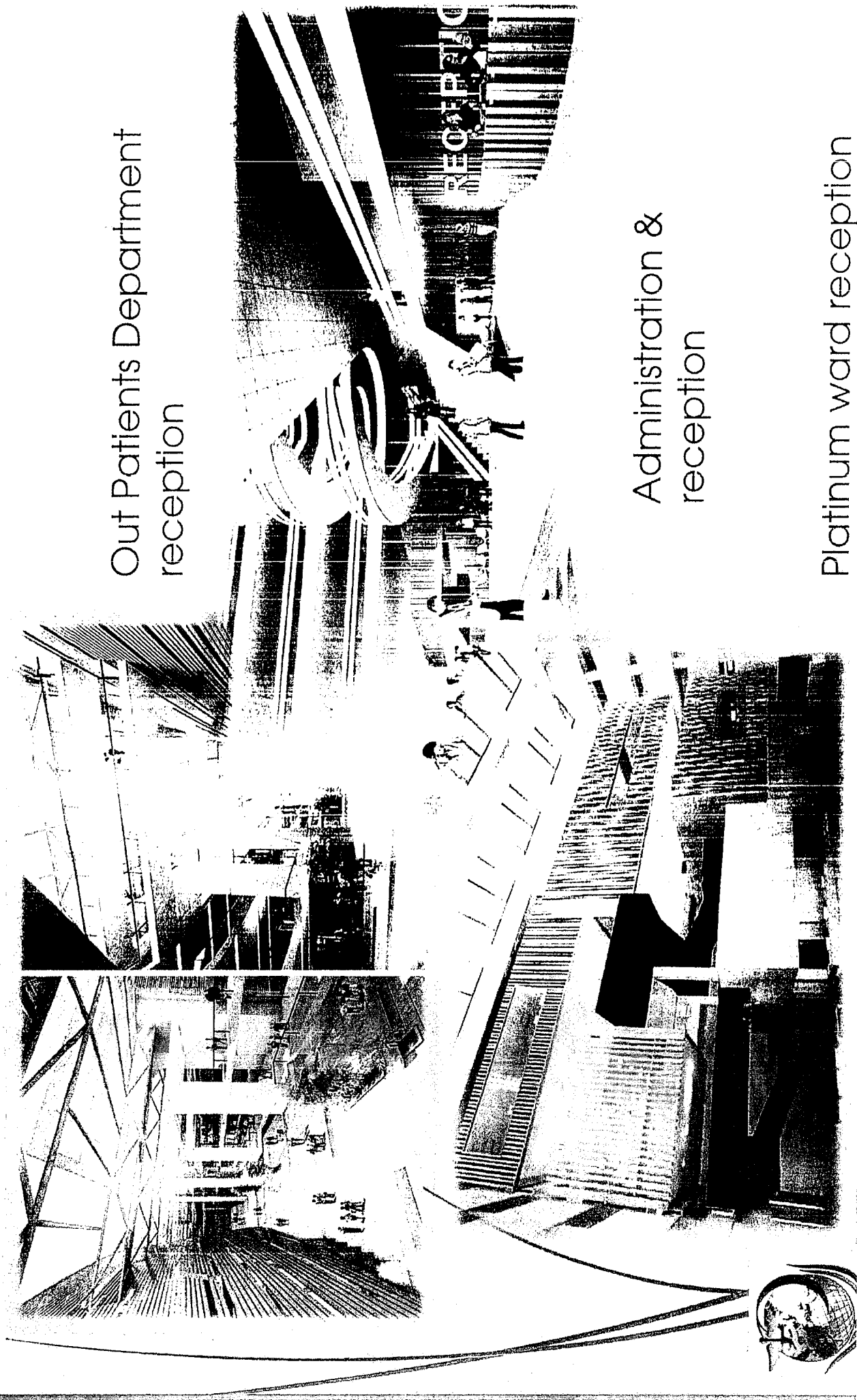


main reception areas

Out Patients Department
reception

Administration &
reception

Platinum ward reception

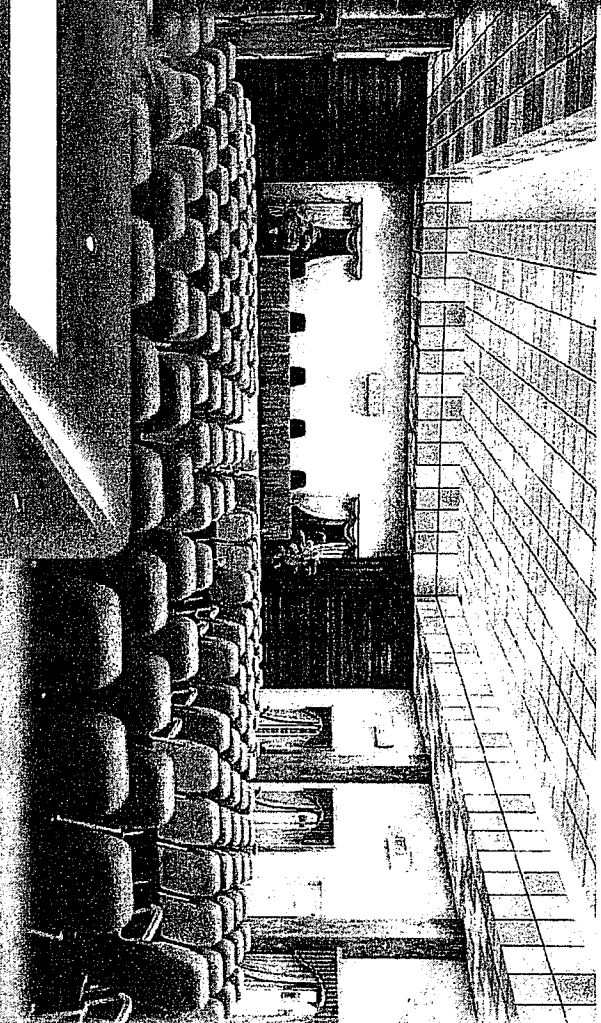


Meetings and conference halls

Telemedicine hall



Conference hall

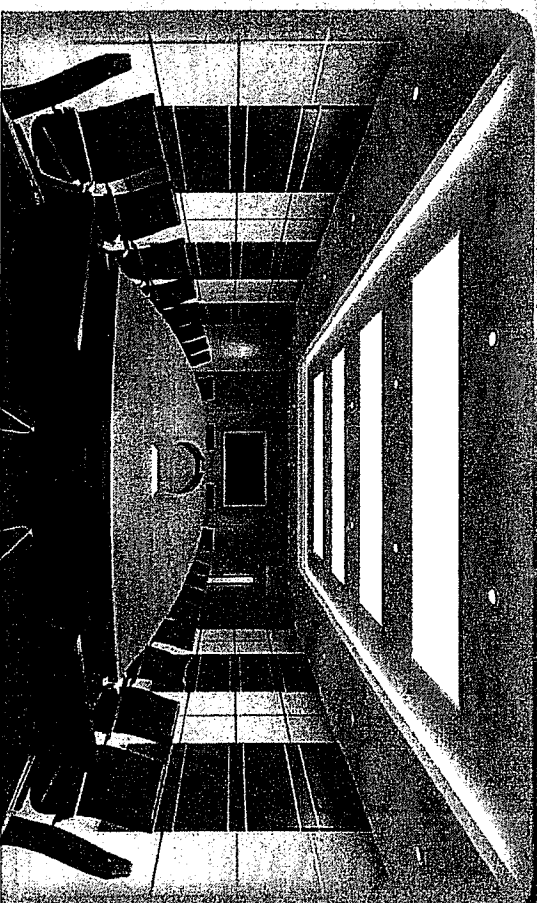


Medical information
by teletransfer

Doctors'
conference
room



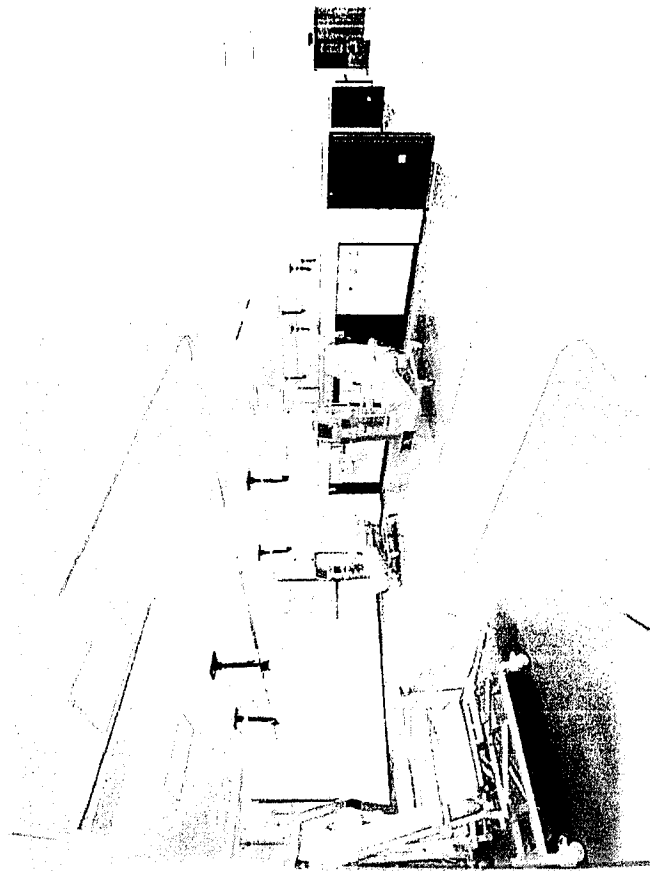
UNIMEDIN 2015



Over 500 seating
capacity

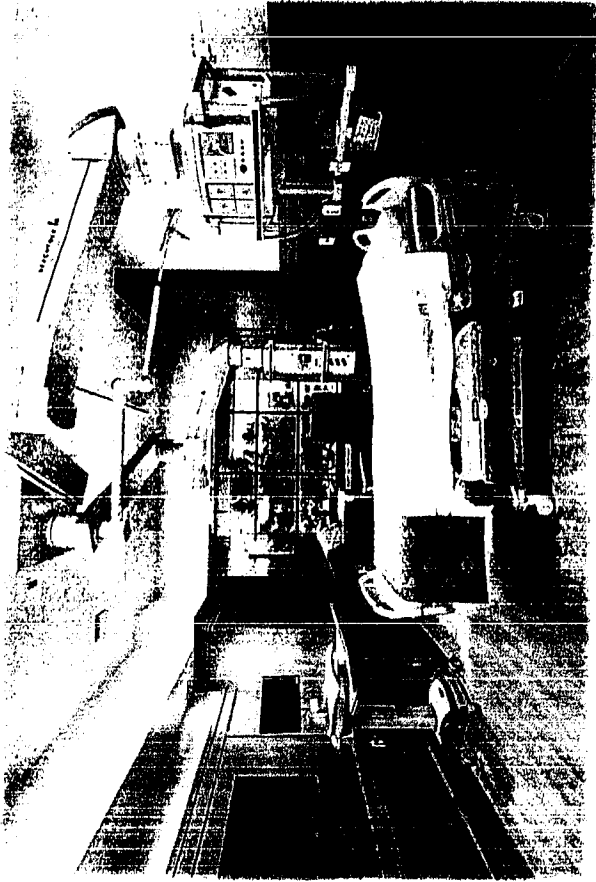
some hospital units

14



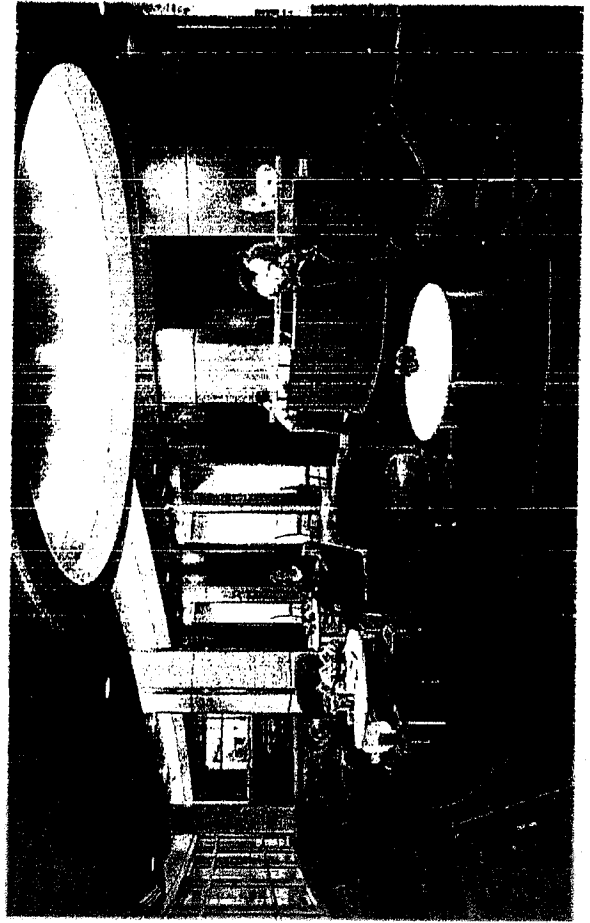
Accident & Emergency

Pediatrics Clinic



Intensive Care Unit

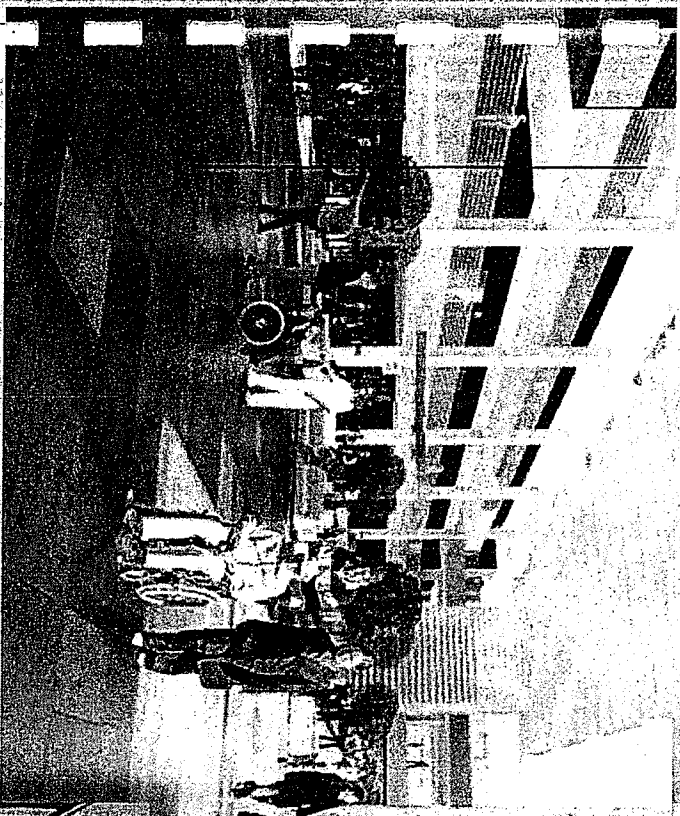
World class facilities with top class services



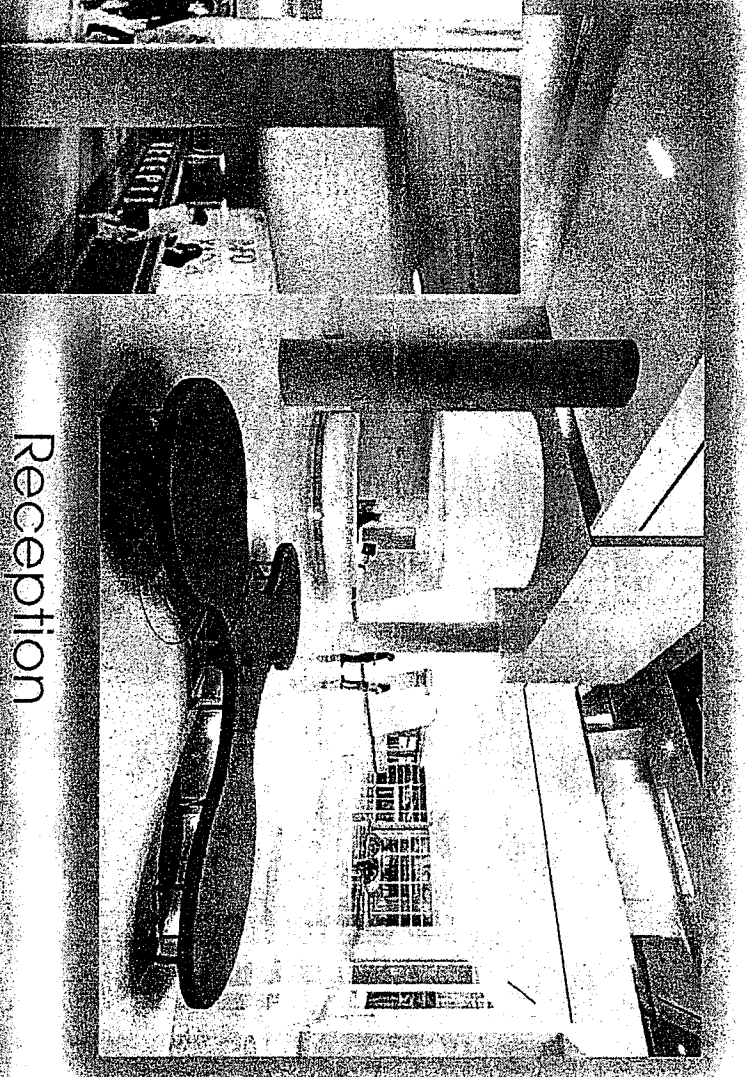
An impressive rehabilitation unit

15

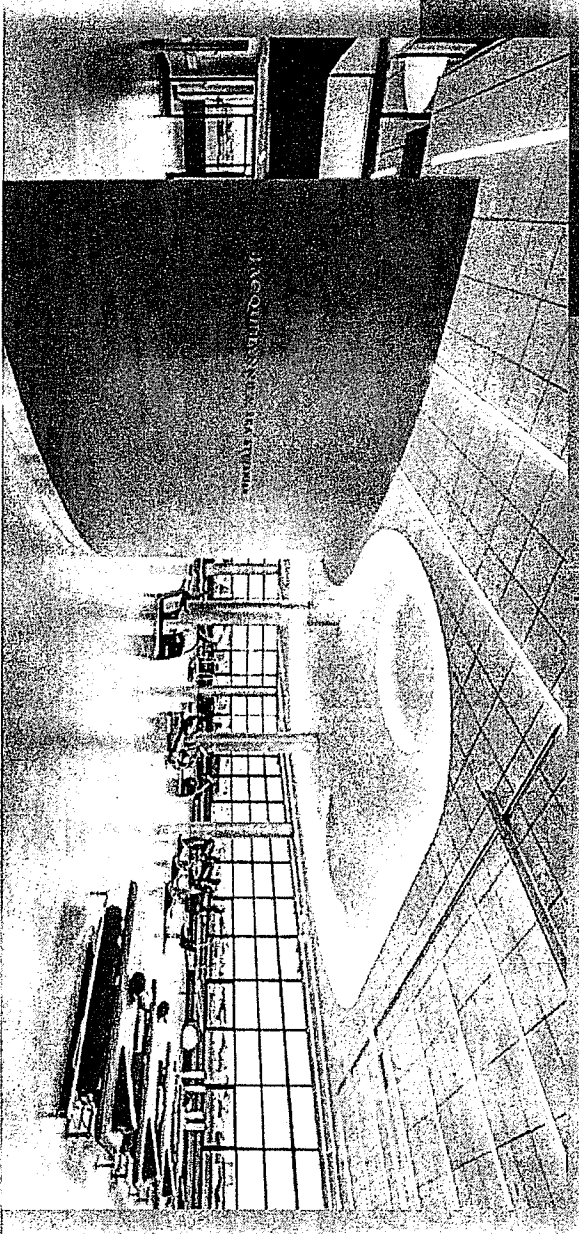
Courtyard



Reception



Gym and
exercises the most
up to date
equipment



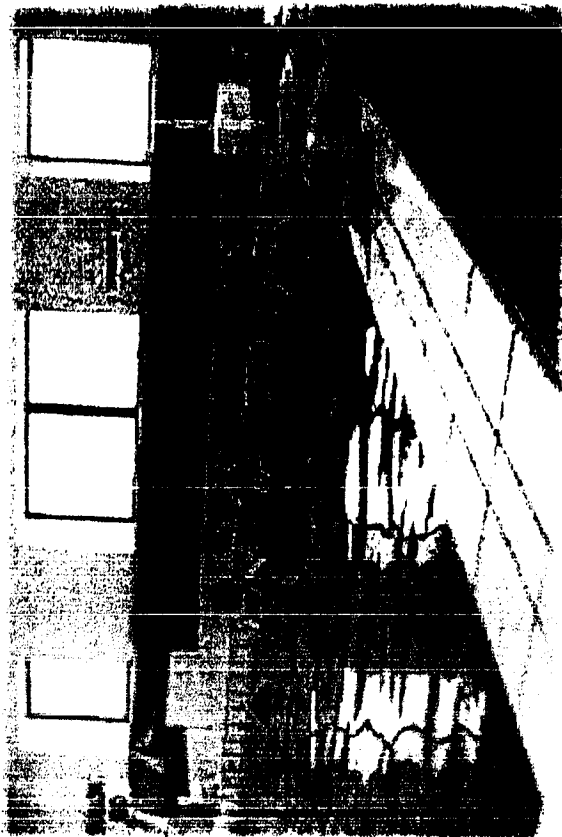
The rehab pools

16



Sauna

Indoor swimming pool

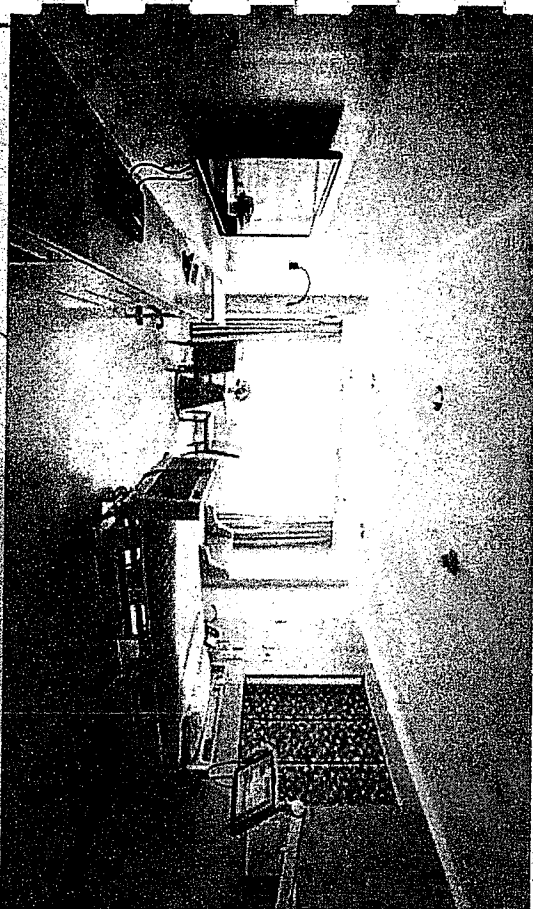


The most up to date
healing techniques
available in the world.



UNIMEDIN 2015

Three categories of luxury wards



Bronze ward- Bed & dining

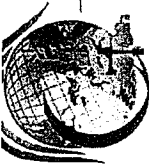


Silver ward- bed, dining & sitting

Gold ward- Bed & separate lounge & dining



Five star facilities within the hospital

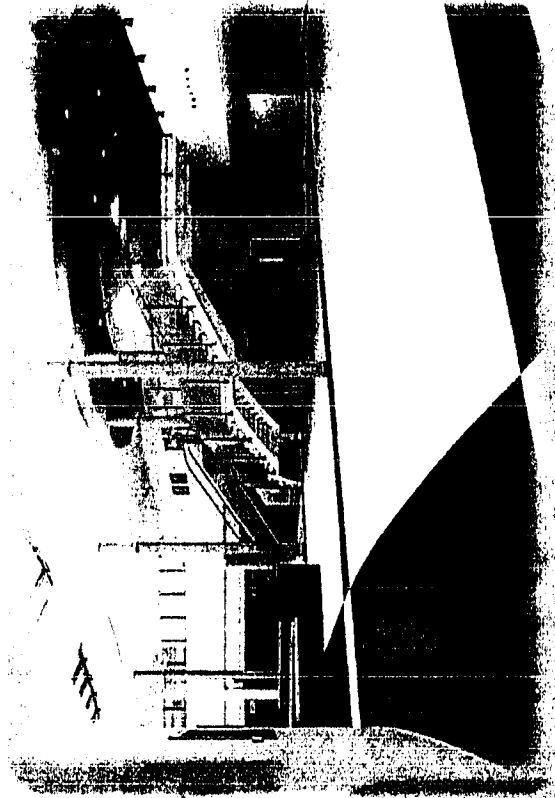


The Platinum Ward



Approach view

Reception



Entrance gate



This presidential facility is state of the art and can cater for the most august

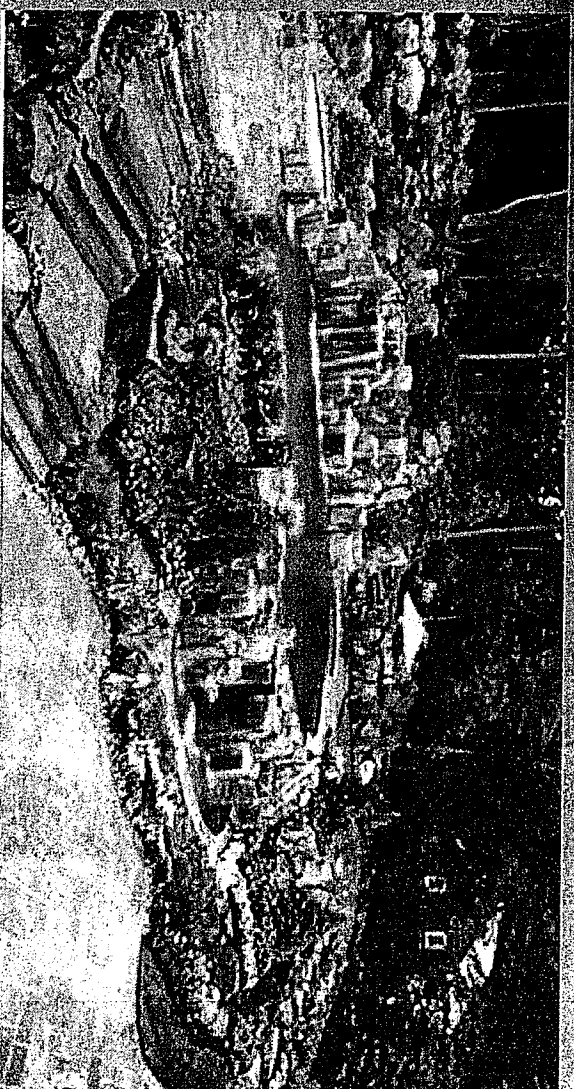


Green and natural environment

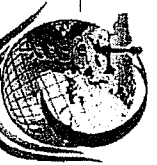


Paved walkways and
promenades

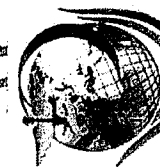
Artificial pool of water



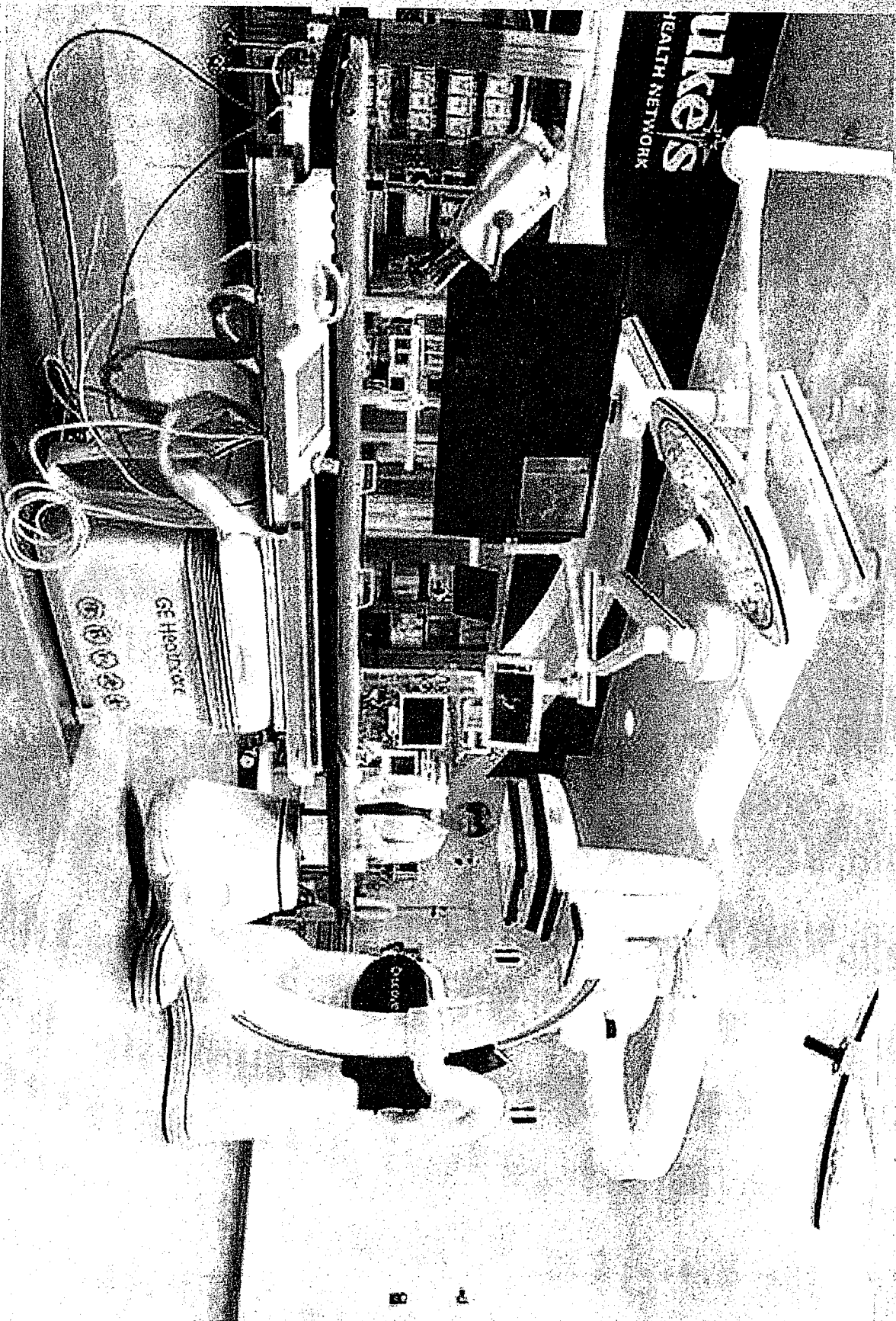
The healing power of
nature is made
available



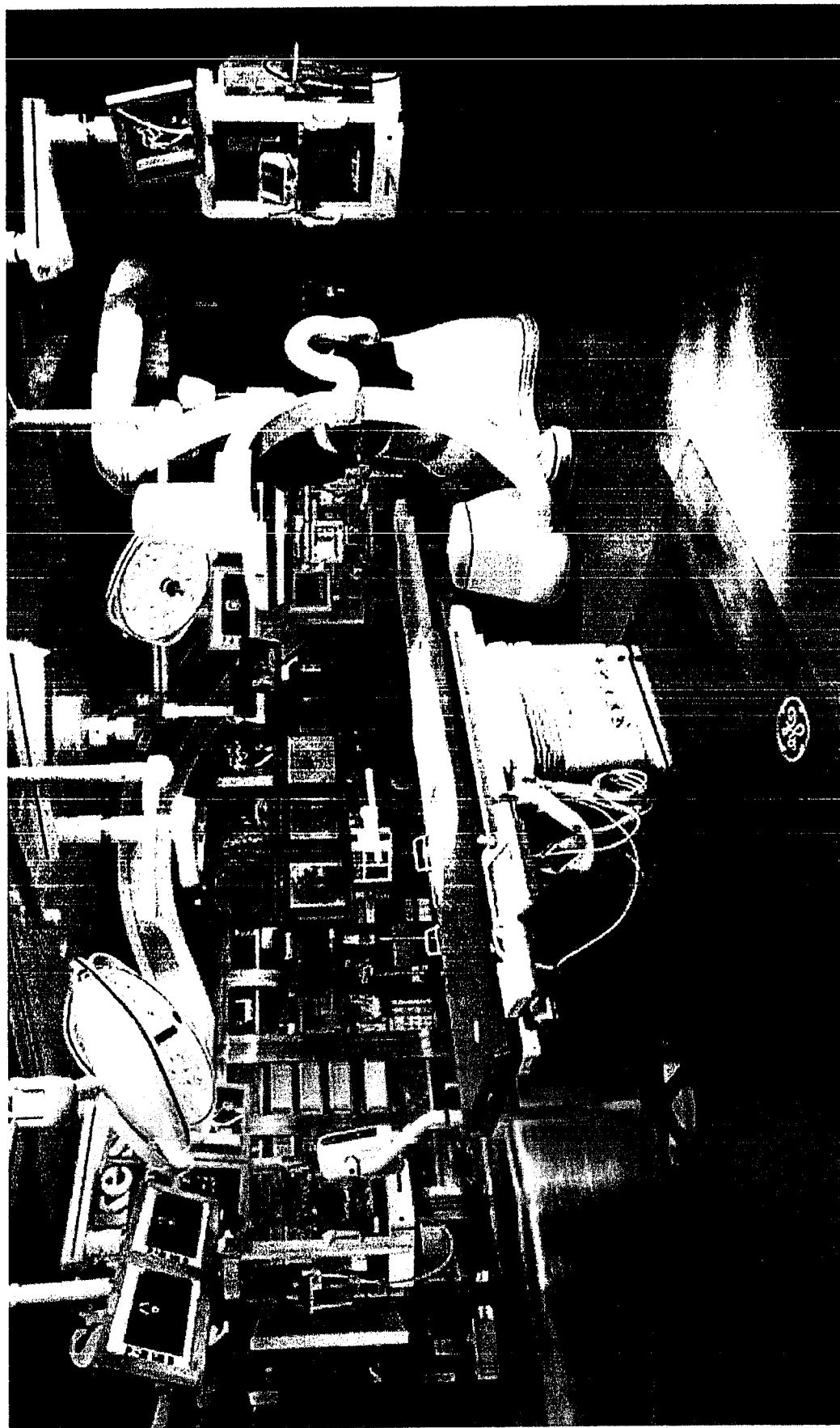
Medical Equipment



MAJOR MEDICAL EQUIPMENTS

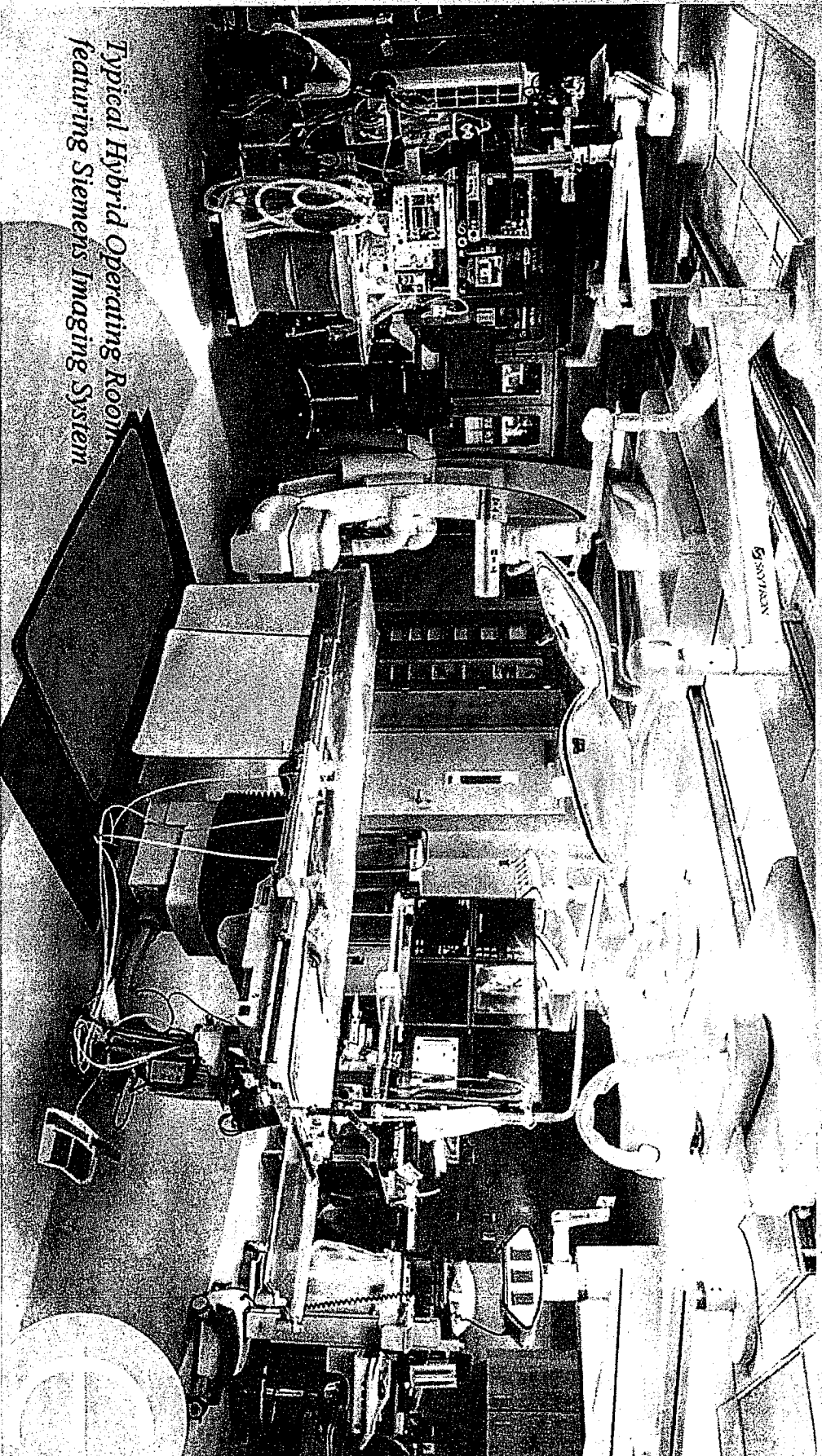


HYBRID- OPS CATHETERIZATION (CATH-LAB)ROOM



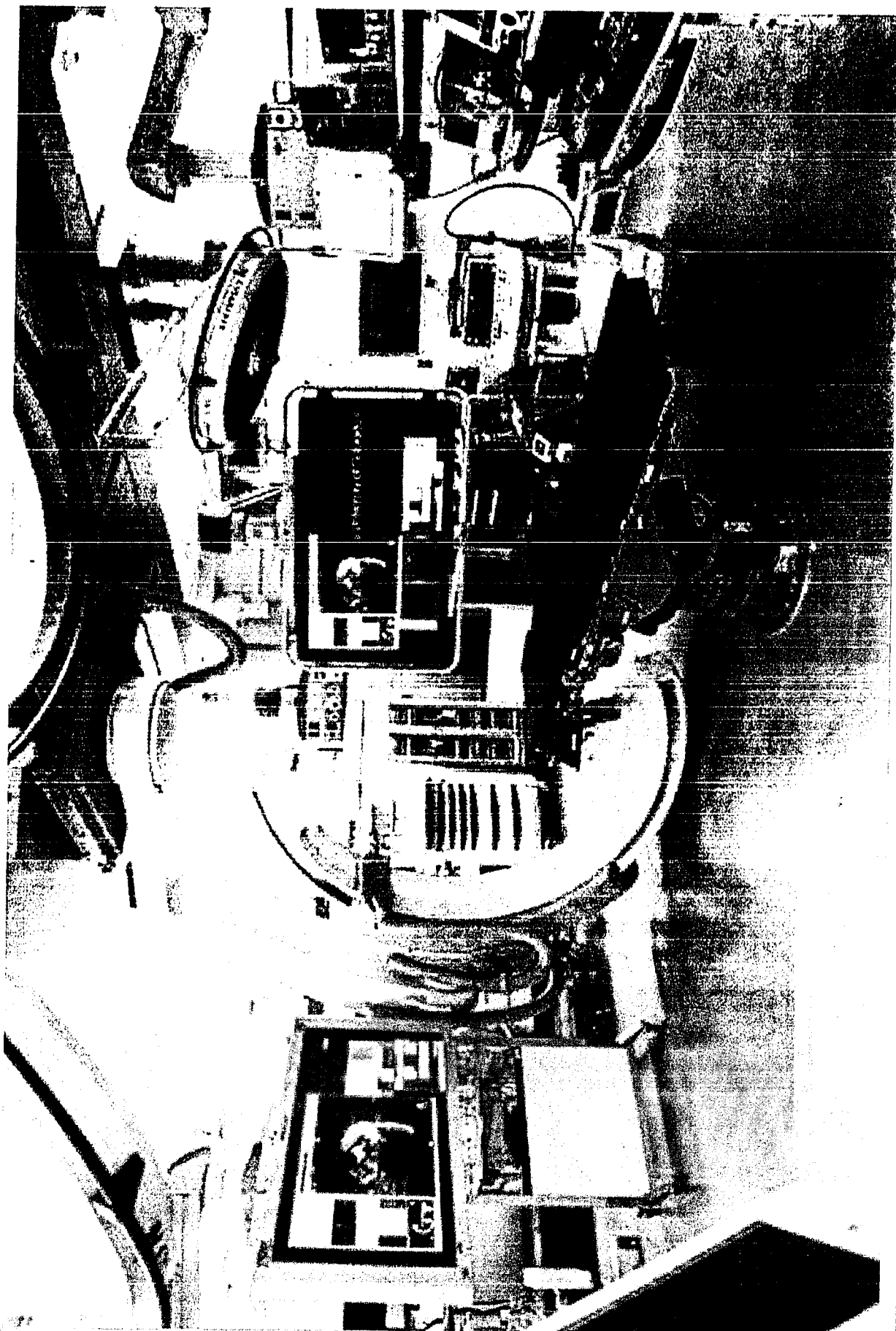
HYBRID- OPS CATHETERIZATION (CATH-LAB)ROOM

UNIMEDIN



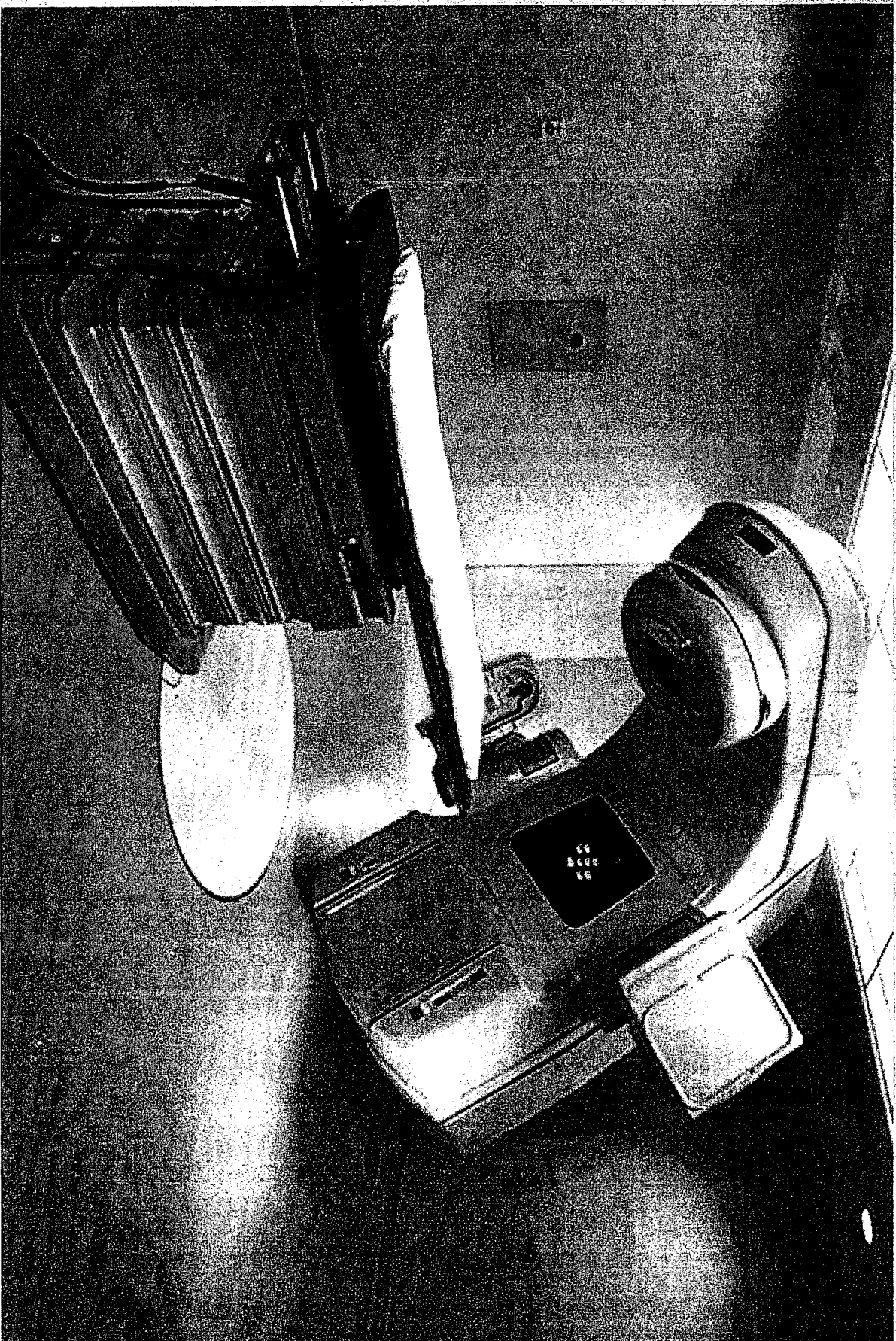
*Typical Hybrid Operating Room
featuring Siemens Imaging System*

HYBRID- OPS CATHETERIZATION (CATH-LAB)ROOM



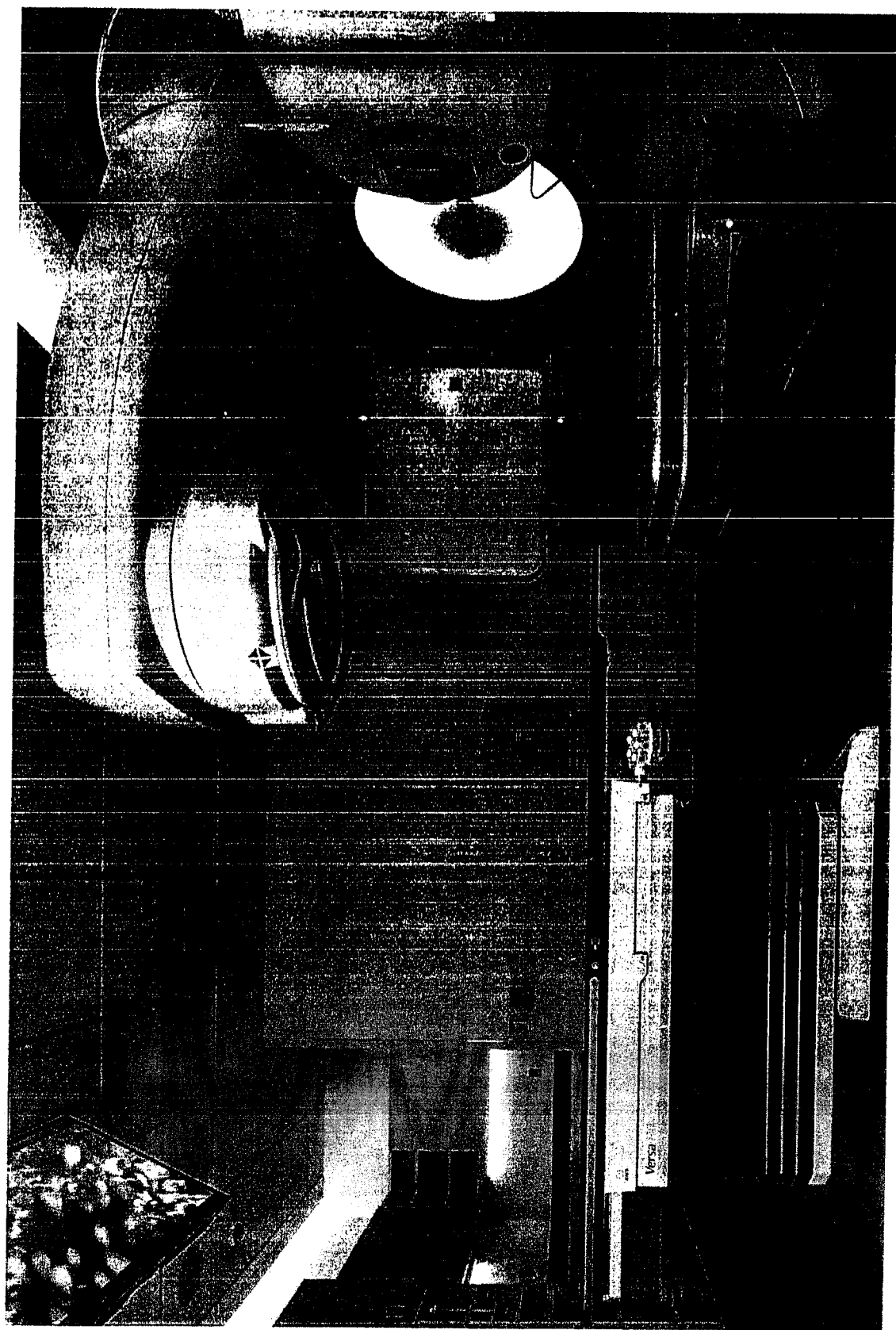
HYBRID- OPS CATHETERIZATION (CATH-LAB)ROOM

UNIMEDIN



Linear Accelerator

UNIMEDIN



Linear Accelerator

UNIMEDIN

supporting families



Catering services

28

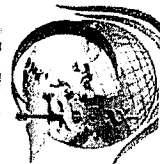


Cafeteria

Interior view

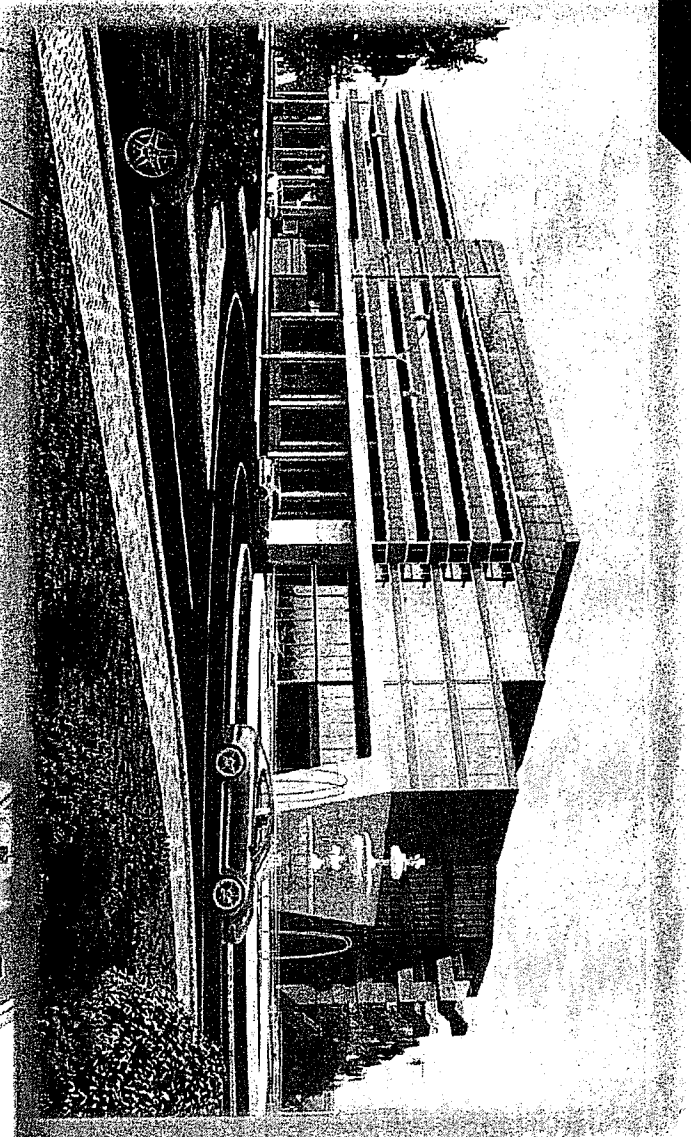


Top class catering facilities for patients, staff and visitors to be provided



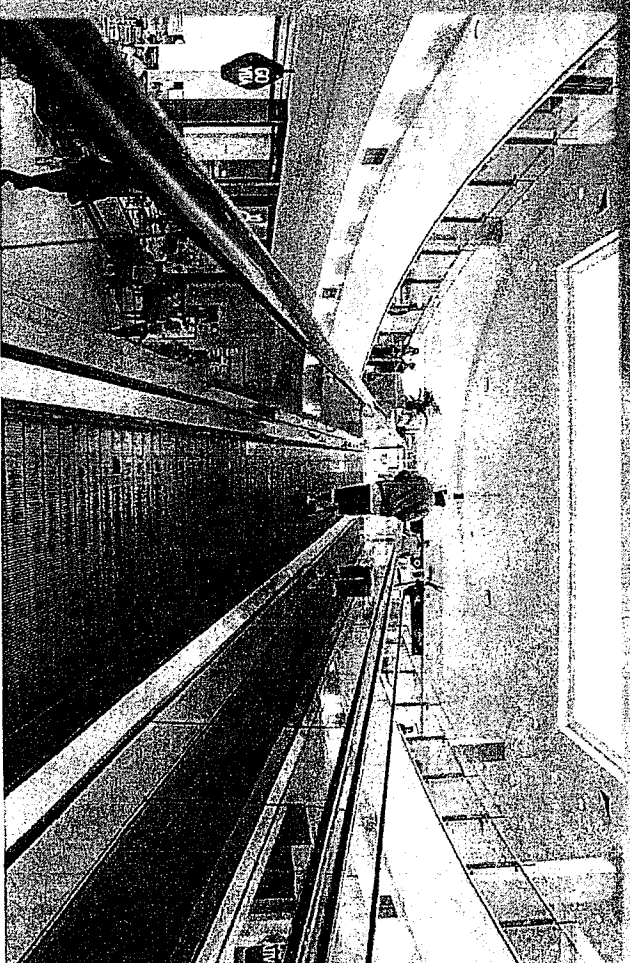
UNIMED/1 2015

Parking and shopping

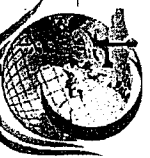


Multi-level car park

Shopping mall



Parking and shopping are
provide with all the
convenience that come with
it within the same building



The hospital hotel



Approach view

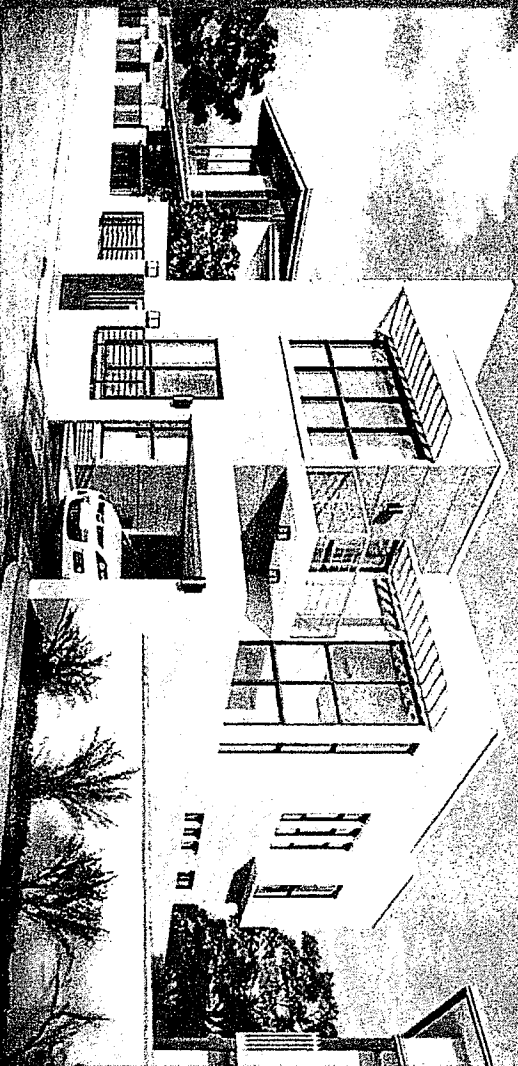
Rear view



A five star hospitality
service and
accommodation

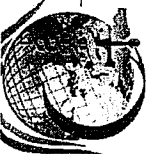
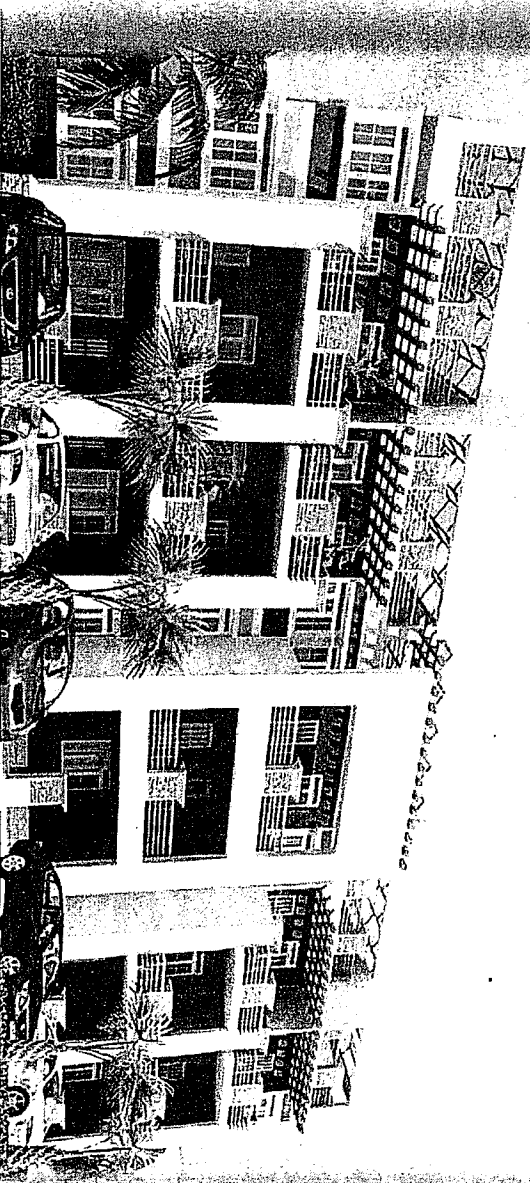


Staff residential accommodation



Medical Director &
Consultant residence

Flats for transit
consultants

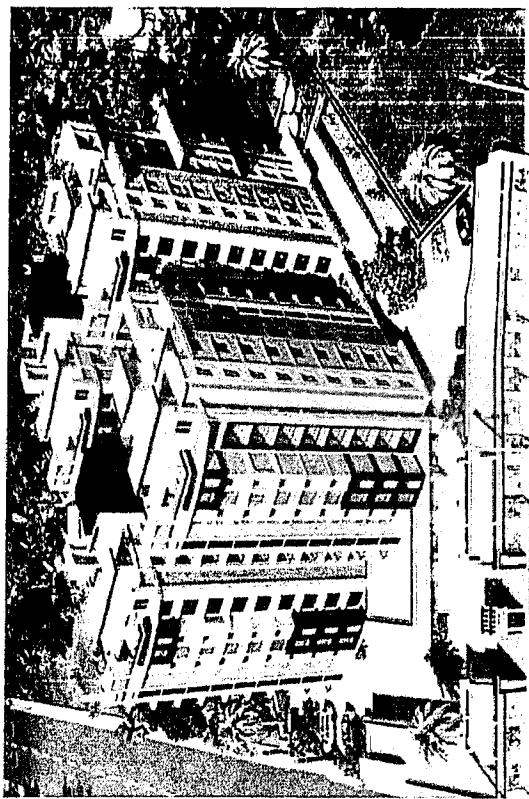


RESIDENTIAL TOWERS

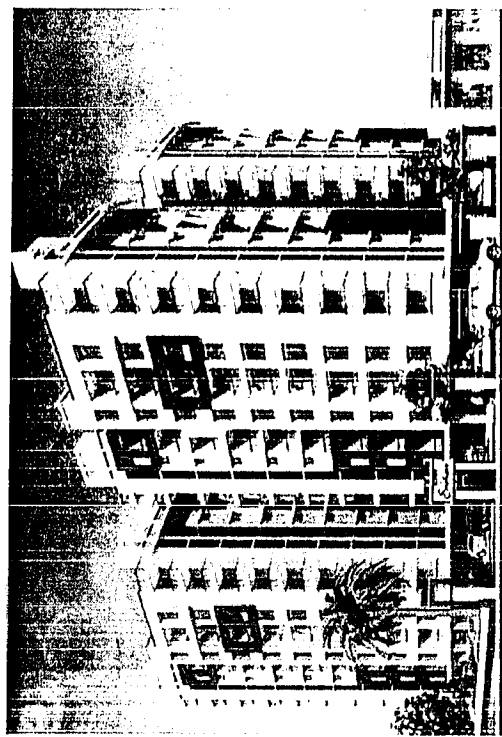
32

Varied to suit all staff levels

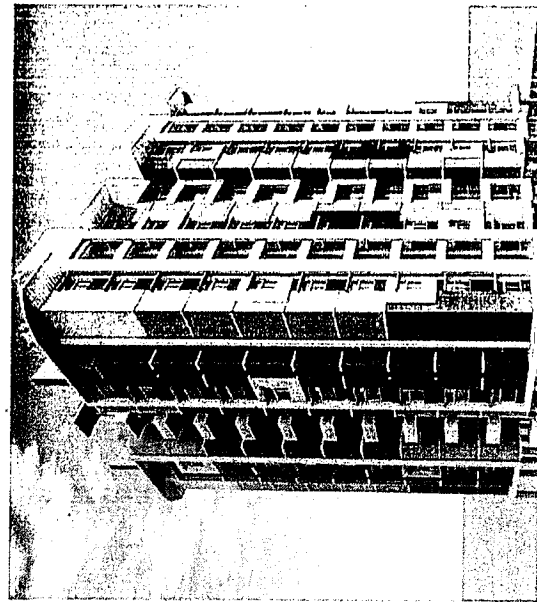
High-rise apartments 1 BEDROOM



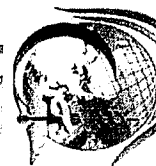
High-rise apartments- 2 BEDROOM



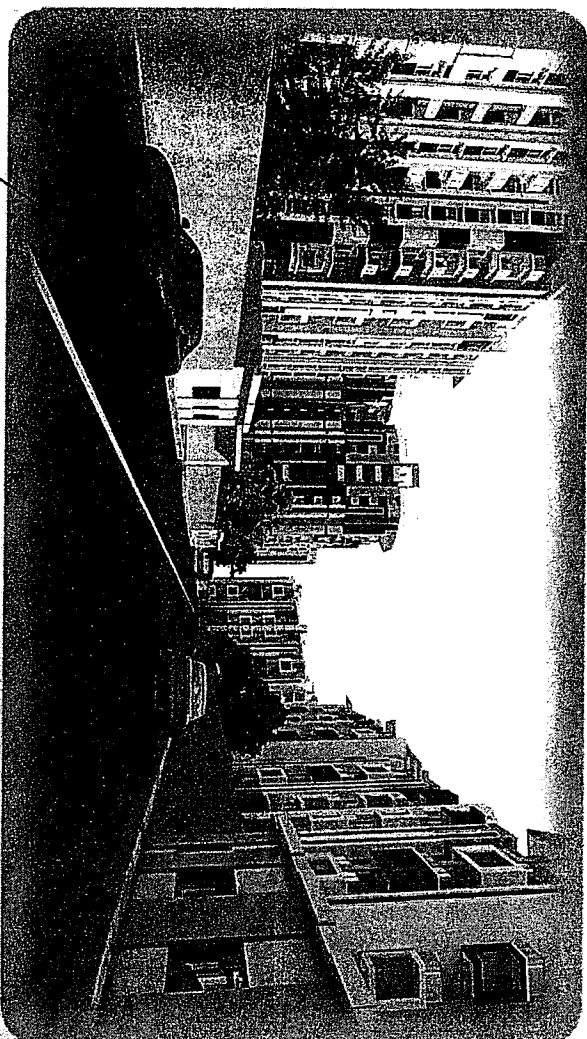
High-rise apartments -3 BEDROOM



High-rise apartments - 4 BEDROOM

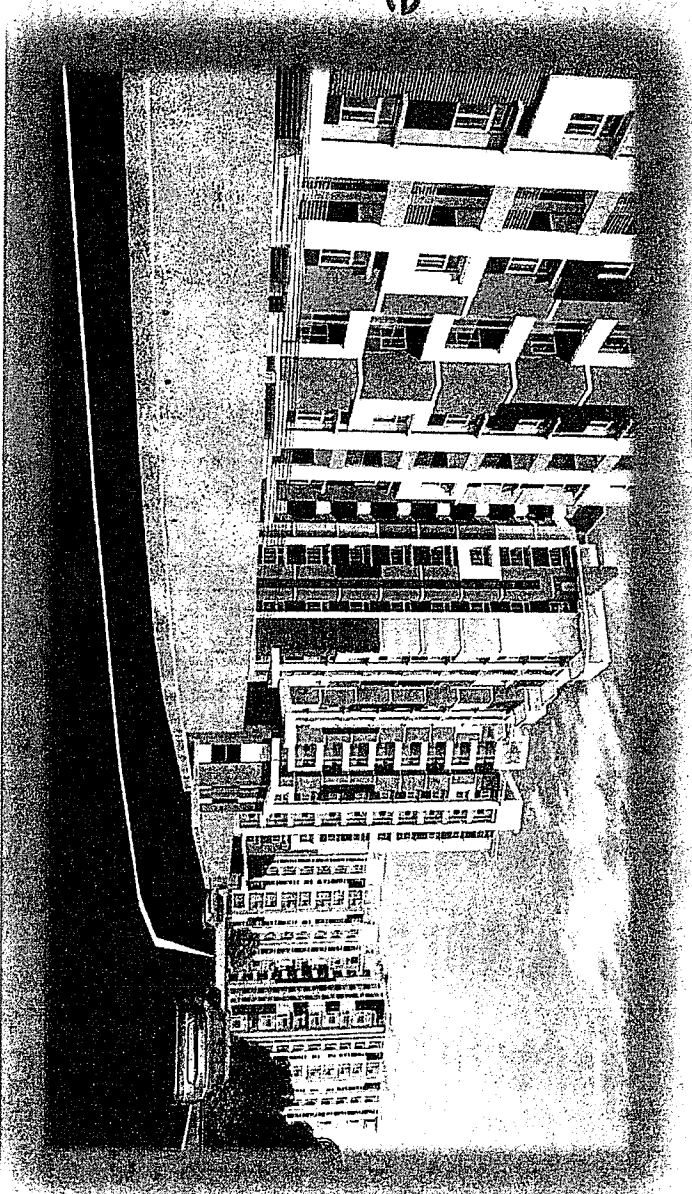
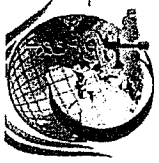


Residential environment...

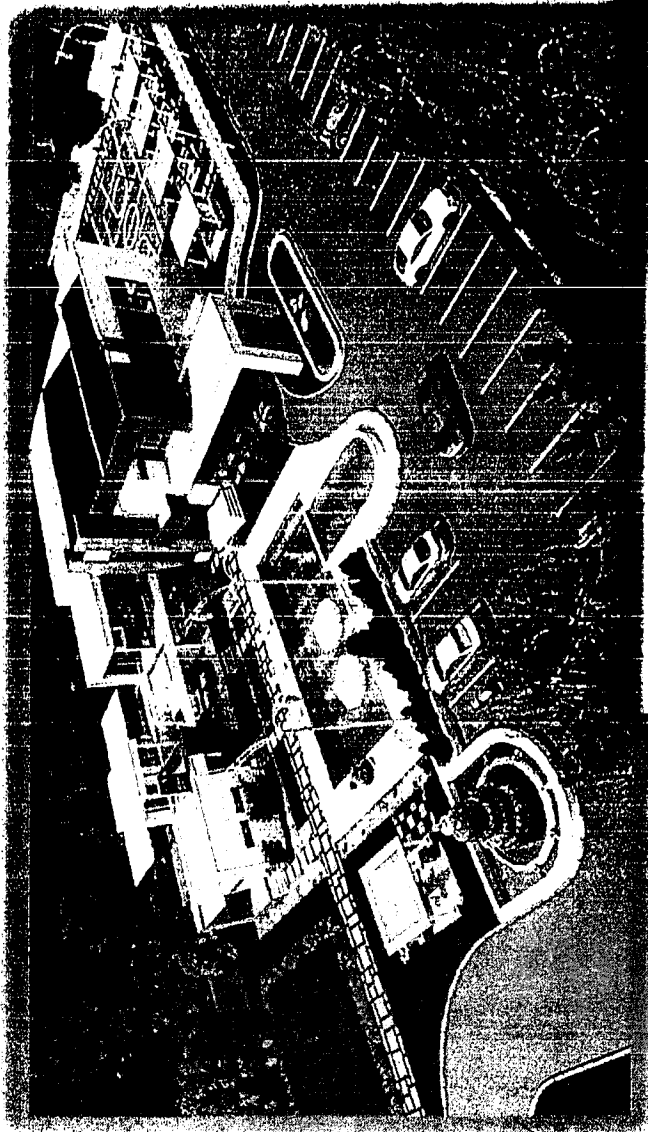


Streets views

Well organized
infrastructure to provide
ambience within the
estate



Entertainment



Club house

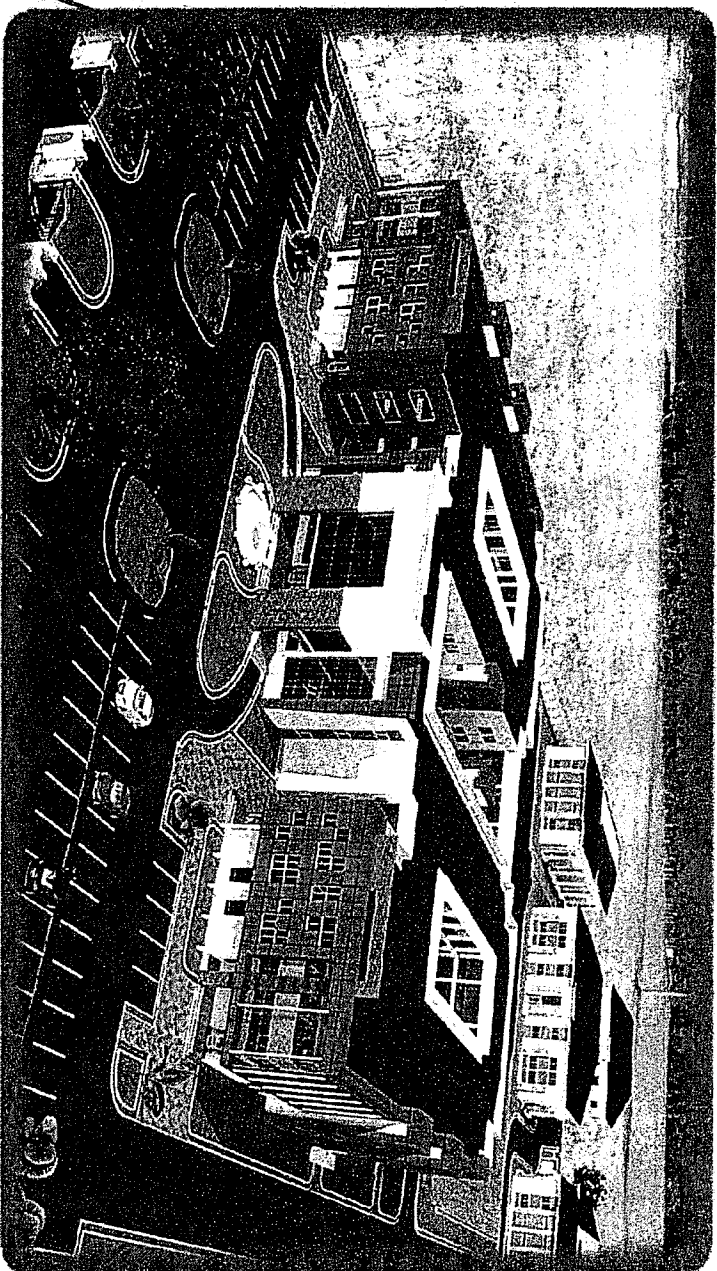


Relaxation of staff
after work is well
taken care of

UNIMEDIN 2013



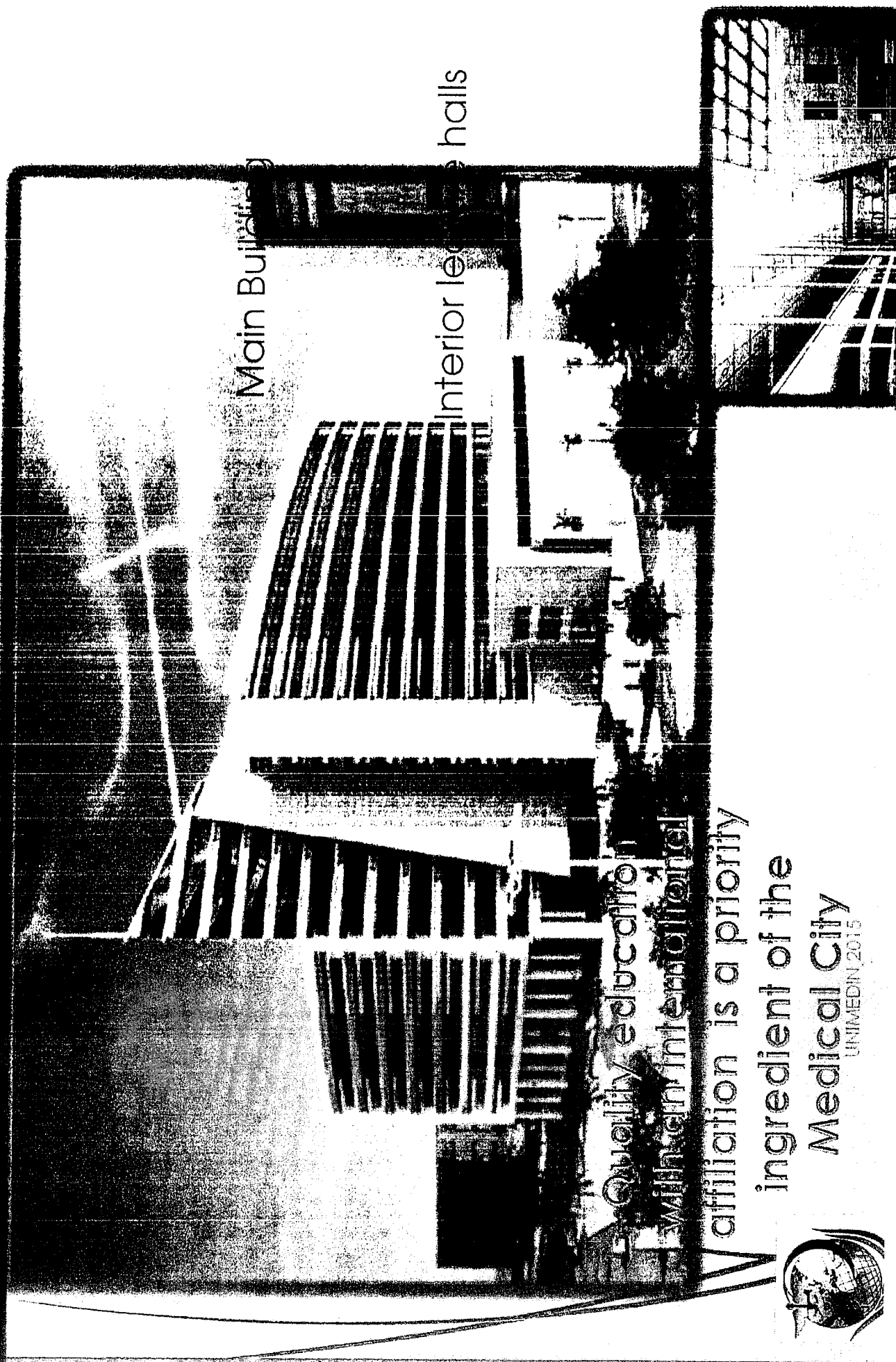
Basic School and secondary school



Staff School

Quality education for children at crèche, Primary and secondary school levels within the estate.





Main Building

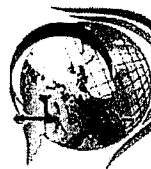
Interior lecture halls

Quality education
with an international
affiliation is a priority

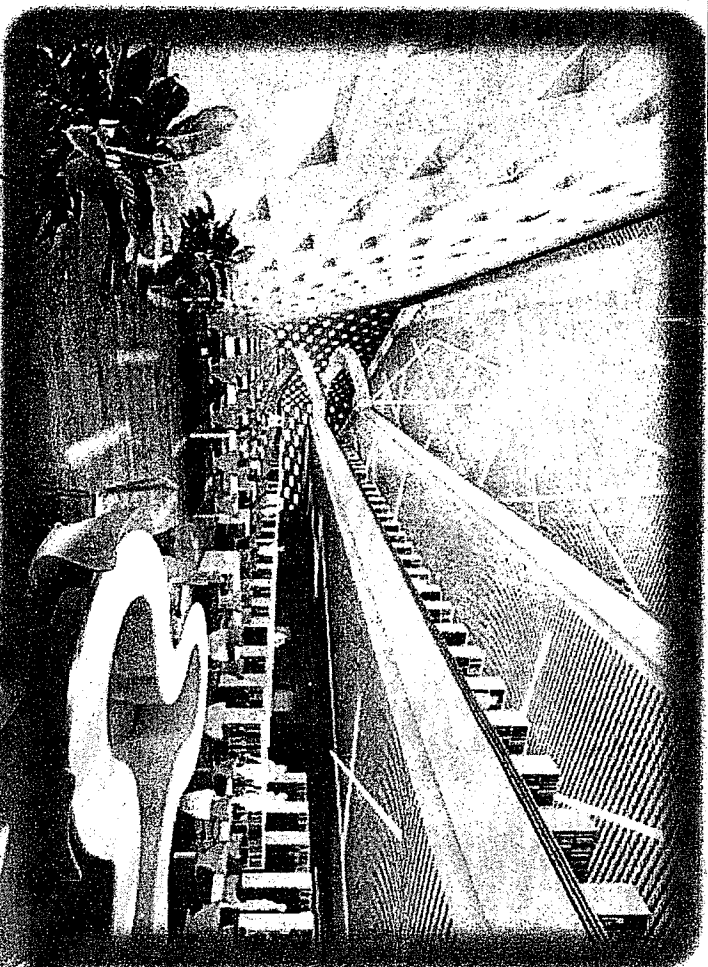
ingredient of the

Medical City

UNIMEDIN 2015

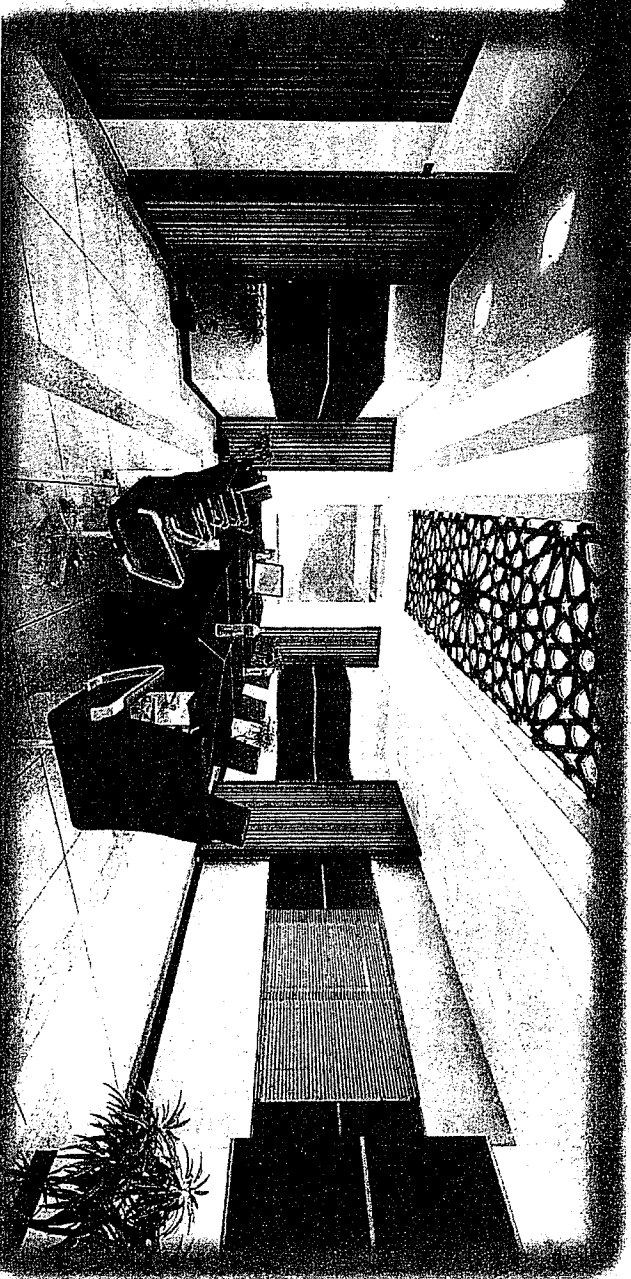


Medical school facilities



library

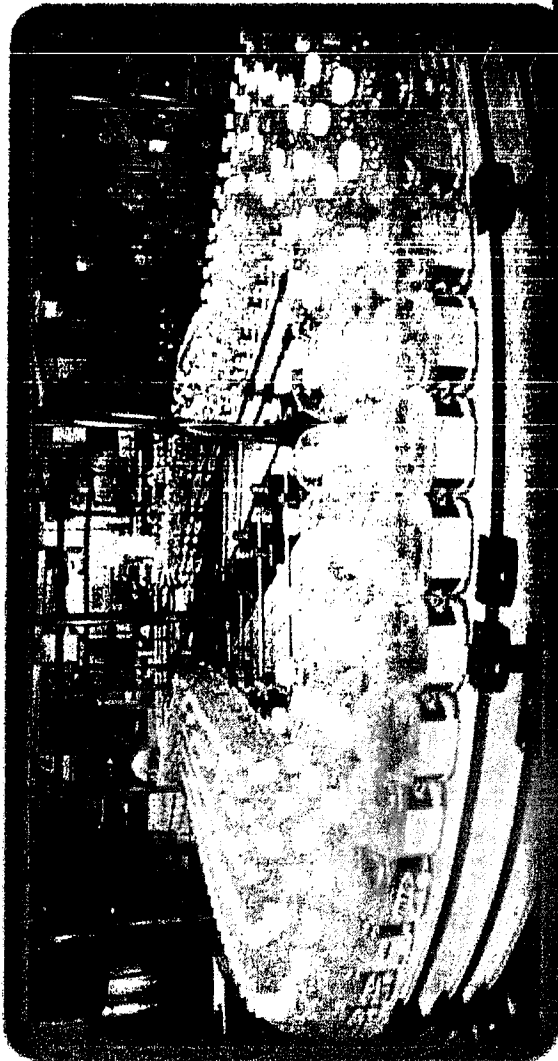
Staff meeting room



World class facilities
and technology to aid
education



Additional essential facilities

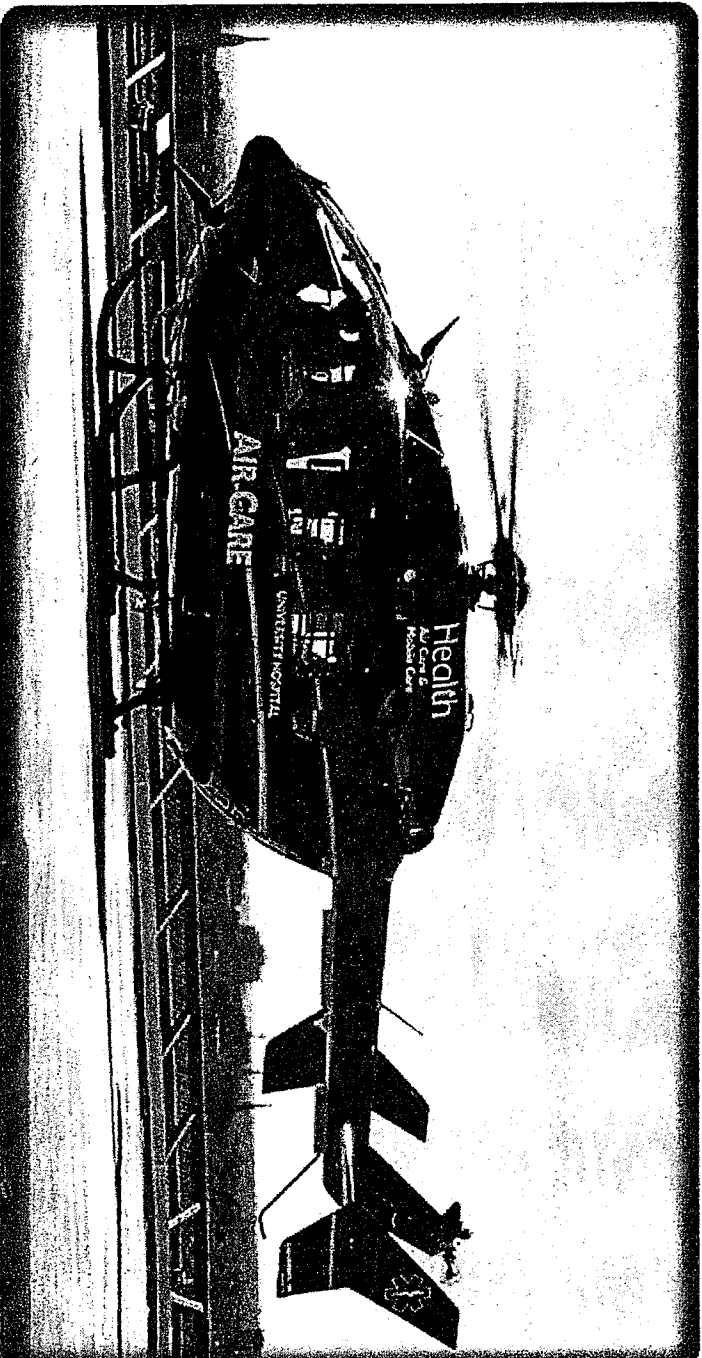


Water
production
plant

The quality of this
essential ingredient of life
would be guaranteed

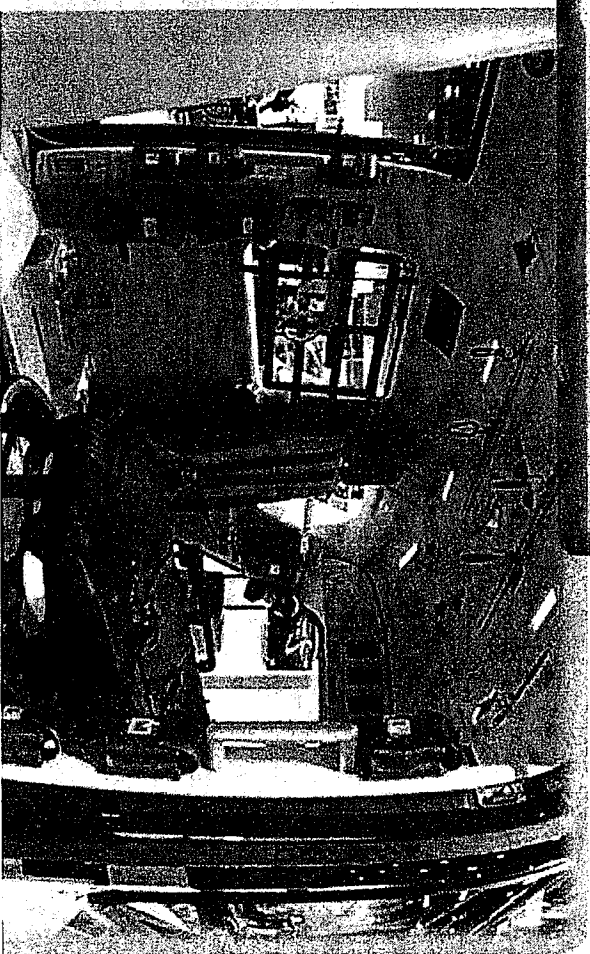


Strategic medical evacuation



Helicopter

As is the norm for a top
healthcare facility,
provision is made for air
transport

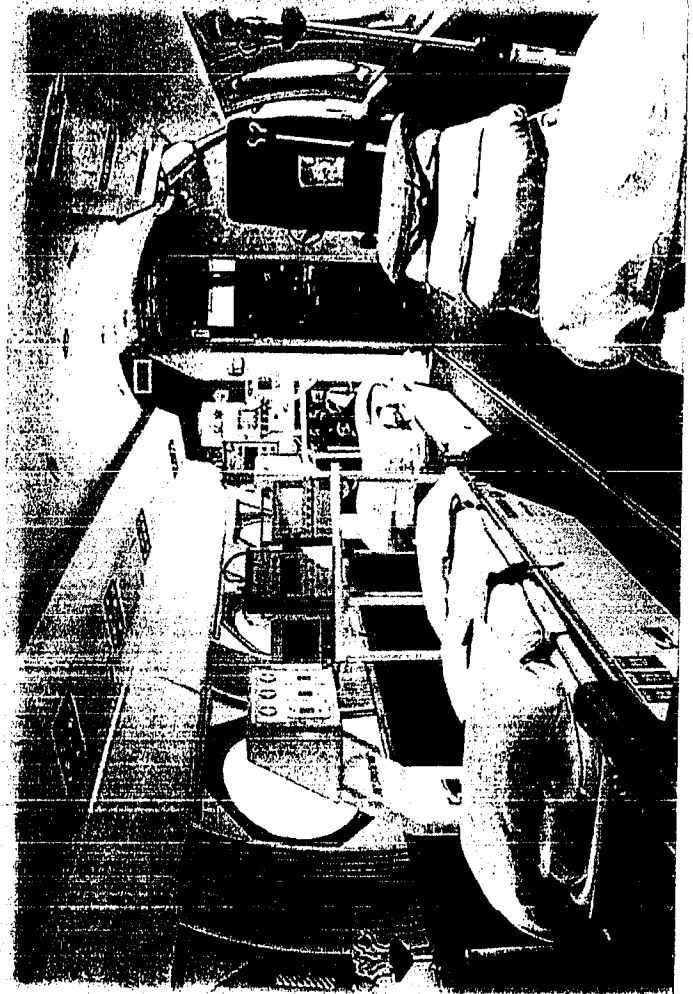


International air ambulance

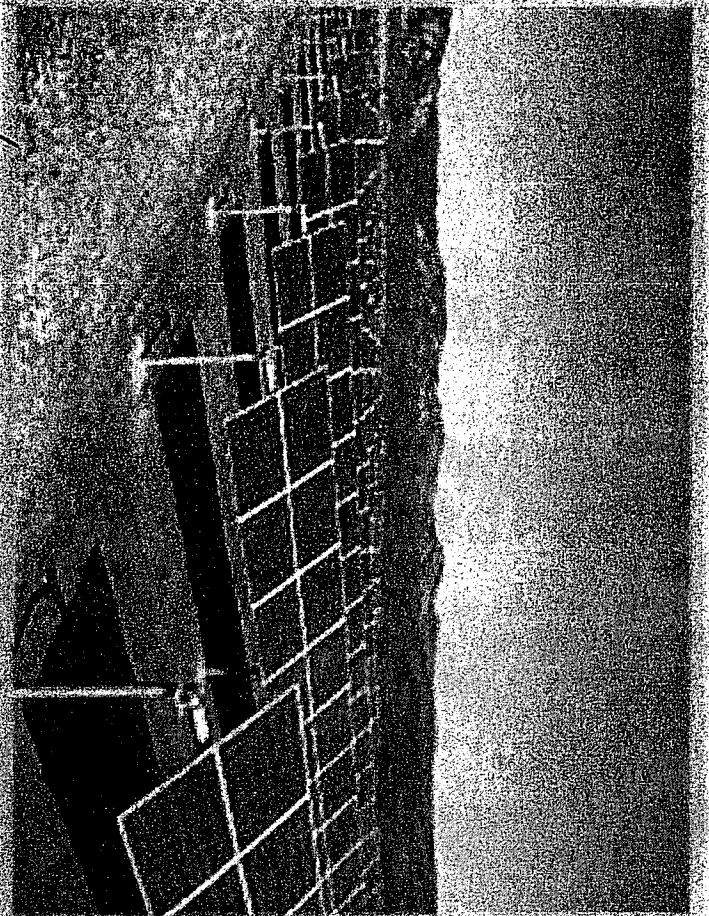


Air plane

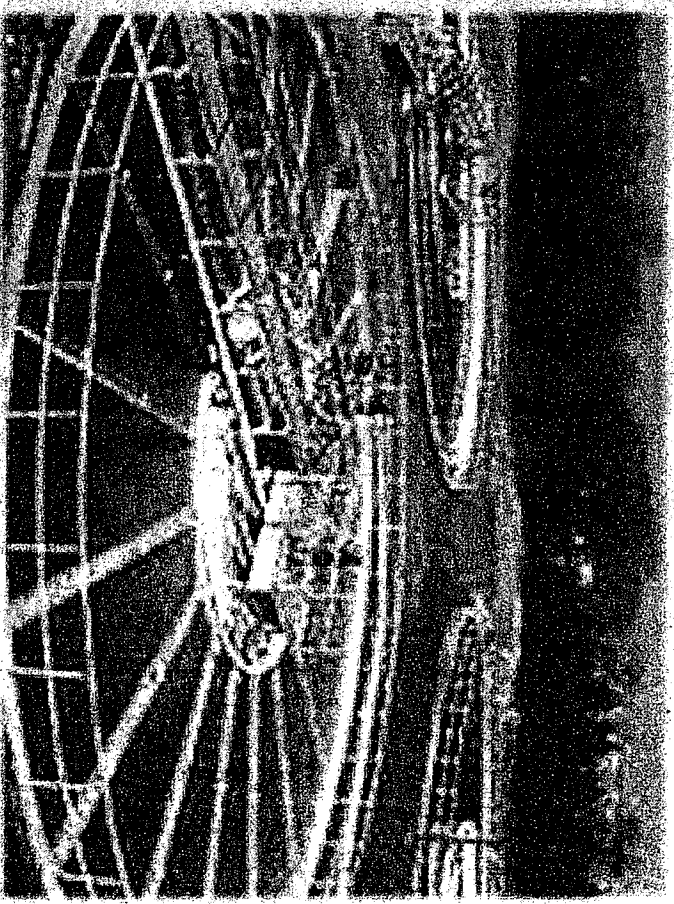
Extensive
access to this
exclusive
medical facility
is realized



Uninterrupted services



Solar farm



Water reservoir

Essential service like water, electricity and sewerage treatment are part of the medical city's main infrastructure plans



Vegetable farm



The farm is a major source healthy food to eliminate possible contamination by germs such as



Financial benefit to potential investors

- The Medical City's return on investment is calculated by dividing the net profit each year by the investment in the project which is estimated to be \$400million. The ROI over the six years of the planning period is 69% . This figure is calculated by adding the net profit in each of the six years and then dividing that number into \$400 million.

Proposal to potential investors

UNIMEDIN proposes to our potential investors :

- a) Joint Venture agreement (JVA) for the implementation of this project, details of which would be negotiated.
- b) Construction system would be a Modular System.
- c) From our studies and as contained in our business plan, good return on investment (ROI) is guaranteed.

THANK YOU

