

Medical business offer integrated in Romania, Bihor county, Sintandrei locality - Metropolitan Area Oradea

Surgery hospital and medical campus: the TOTAL built-up area originally set: 5.500 square meters:

- HOSPITAL - (1.000 square meters- already built)
- MEDICAL CAMPUS - (4.500 square meters);
- **Obtaining the right to practice medicine in the Hospital for doctors from non-UE country: the doctors will be employees at the hospital already built which will be functional in the second half of the year 2026, and until the full medical infrastructure is built (hospital+ medical campus) in the year 2028, when the doctors from investors will perform medical procedures at ORADEA, being a real gain for the community;**

The investment is addressed both to the population of the area and for the purpose of medical tourism from Central and Eastern Europe, being at:

- 315 km from BUDAPESTA, 3 hours
- 500 km from VIENA, 6 hours
- 325 km from BELGRAD, 4 hours

SC SOCIALMED SRL, based in BIHOR County, Sintandrei locality, CUI 28081889, presents the following medical business offer in Romania, which meets the standards and demand for medical services required by patients from Romania and Central and Eastern Europe:

Surgery hospital: under construction, which will be functional in the second part of the year 2026 with 1000 sqm Hospital with two SURGERY CLINICS, with a total of 27 beds - 18 surgical hospitalization beds and 3 ATI beds; 4 operating rooms; 6 beds for day hospitalization;

As a health professional for 13 years we will be with your team in Romania and we guarantee the success of this medical business, the SURGERY HOSPITAL being designed, approved, authorized and built after we built/organised more other private Hospitals.

The HOSPITAL is presented in the images below and will be functionally handed over on Decembre, 2026. We will be able to make contracts with the doctors of the medical network in non-UE country and after the summer vacation 2026 we will start the steps to obtain the right to practice medicine of doctors in Romania . Even if it is a long process, maybe even 1-2 years, in this HOSPITAL we will be able to authorize medical practice for doctors in non-UE country, thus preparing the functional medical network for 2027 - 2028.



We will obtain the right of medical practice for the doctors of the medical network in non-UE country, in addition to the medical activity carried out by the doctors in Oradea until the doctors from non-UE country can come to work in Romania - ORADEA, to serve patients from CENTRAL and EASTERN EUROPE;

The HOSPITAL is structured as follows:

→ FLOOR 2 - 300 sqm:

- surgical department:
- 2 operating rooms;
- ATI (reanimation): 4 beds;
- Patient preparation room;
- Treatment room;

- Sterilization;

- Specialized stretcher lift;

→ 1ST FLOOR – 300 sqm:

- 12 continuous hospitalization beds in 2-bed and single rooms;

- Treatment room;

- Specialized stretcher lift;

- Office for serving food - catering;

→ GROUND FLOOR – 200 sqm:

- 4 continuous hospitalization beds;

- Operating block with 2 operating rooms;

- Treatment room;

- Nursing room;

- Specialized stretcher lift;

- Office for serving food - catering;

→ DEMISOL - 200 sqm:

- Day hospitalization: 4 beds;

- Medical office

- Treatment room;

- Personal locker room;





- Patient health group;
- Waiting room;
- Technical space;
- Reception;

The HOSPITAL is currently undergoing interior design and some improvements can still be made;

The HOSPITAL is handed over on Decembre, 2026 with:

- a water reserve,
- a functional stretcher LIFT,
- the electrical system at each hospital bed; nurse alarm system;
- underfloor heating,
- tarket mounted in the salons and in the hallway, in the operating rooms - models chosen by the beneficiary;
- floor tiles and faience in the bathrooms - models chosen by the beneficiary.
- air conditioning system,
- all utilities: water, sewage, electricity, gas;



- 10 parking spaces;
- oxygen facility,
- electric current generator,
- without internal doors (operating block, reanimation (ATI), lounges);
- setting up the operating room, without lamp, without laminar flow
- no bathroom furniture and no medical furniture,
- with medical equipment;

The HOSPITAL is handed with:

► OPINION OF THE MINISTRY OF HEALTH ON THE ESTABLISHMENT OF THE HOSPITAL, Nr. AR 7788 of 25/04/2023;

► OPERATING AUTHORIZATION issued by BIHOR PUBLIC HEALTH DIRECTORATE, The HOSPITAL is equipped with 2 Clinics, which can also be used separately, if the beneficiary wants a smaller surgical Clinic;

→ SURGICAL CLINIC I: Basement and Ground Floor, with Operating Block and 4 continuous hospitalization beds and 4 Day Hospital beds; Medical office;

→SURGICAL CLINIC II: Floor 1 + Floor 2; with Operating Block and 12 continuous hospitalization beds;

The FINANCIAL SALE OFFER for the HOSPITAL will be forwarded only after the TECHNIQUE OFFER is accepted by the beneficiary!

This SURGERY HOSPITAL with two Surgery Clinics which are already built, also has a MEDICAL CAMPUS which is currently only authorized for this purpose and is to be built starting from August 2026; MEDICAL CAMPUS will have a complementary medical function HOSPITAL, being one of the CLINICAL AMBULATORY and PARACLINICAL MEDICAL SERVICES, but also DAY HOSPITAL, as well as for the provision of support services:



MEDICAL CAMPUS with SUPPORT SERVICES in Santandrei: The MEDICAL CAMPUS investment project is complementary to the HOSPITAL investment of SURGERY from the locality of Sîntandrei and is located 3 km from the HOSPITAL – 5 minutes by car, providing CLINICAL OUTPATIENT SERVICES and PARACLINICS, as well as support services in 20 de buildings in height P+2 floors, with 150 each sqm built per level; so 450 sqm built on each individual property;

The FINAL MEDICAL CAMPUS project has a TOTAL of 20 of Pavilions, with 9,000 sqm built, on lots of at least 500 sqm each; has all the

functions of a MEDICAL CAMPUS with road, alleys, green spaces, parking lots, outdoor spaces for waste, etc. It is also designed for this function authorized this CAMPUS;

- **We can also share the CAMPUS investment MEDICAL in two stages, for each stage building 10 PAVILIONS each, depending on availability investment of the Beneficiary.**

INITIAL OFFER FOR THE MEDICAL CAMPUS: 10 PAVILIONS that are already obtaining the Authorization of Construction.



These buildings/ PAVILIONS include:

- There are good MEDICAL CLINICS on the GROUND FLOOR for clinical medical services and paraclinics, as well as

spaces for SERVICES SUPPORT:

Pavilion 1: INTERNAL MEDICINE;

Pavilion 2: SURGERY;

Pavilion 3: DERMATOLOGY;

Pavilion 4: OBSTETRICS-GYNECOLOGY;

Pavilion 5: CARDIOLOGY

Pavilion 6: ENDOCRINOLOGY;

Pavilion 7: RADIOLOGY CLINIC: MRI, CT, X-ray, ultrasound, DEXA

Pavilion 8: ANALYSIS LABORATORY physician

Pavilion 9: KITCHEN/STORAGE FOOD;

Pavilion 10: LAUNDRY, STORAGE DIRTY/CLEANING;

There are apartments on the 1st and 2nd floors: For doctors, which we can rent and use

for our doctors; Also, part of the apartments will be rented to patients and their relatives who come in evaluation in the MEDICAL CAMPUS or at the scheduled operation at the HOSPITAL; **these apartments are designed as in at any time they can be authorized as HOSPITAL ROOMS in the MEDICAL CAMPUS;**

TECHNICAL OFFER FOR SALE of the medical infrastructure Business (HOSPITAL + 10 PAVILIONS in MEDICAL CAMPUS) will include in the first stage a TOTAL built area of 5,500 sqm, of which:

- 2,200 sqm of HOSPITAL (1,000 sq m) and OUTPATIENT/POLYCLINIC (1,200 sq m) medical spaces;
- 300 square meters of spaces for support services: kitchen, laundry, warehouses;
- 3000 sqm apartments for patients, relatives, doctors and offices; these apartments are designed so that at any moment they can be authorized as HOSPITAL LOUNGES in the MEDICAL CAMPUS;

FINANCIAL OFFER FOR SALE of the HOSPITAL and MEDICAL CAMPUS will be presented and discussed after the technical offer is agreed in all the details that can be established at this moment of the company's cooperation SOCIALMED with the UE or non-UE country medical network;



- This OFFER is valid until March 31, 2026;

- At the end of year 2028, the MEDICAL CAMPUS will also operate, so that until the staff is prepared in the year 2026 in the HOSPITAL it is possible to obtain the right to practice medicine (medical practice) for doctors from non-UE countries, so that the medical business can be fully started in DECEMBER 2028;

- We are thus proposing a realistic project during 3 years: 2026-2027-2028, so that in 2028 the company will have HOSPITAL, MEDICAL CAMPUS, and doctors in non-UE country who will be able to practice in Romania;

- Our professional expertise is the guarantor of the success of this business!

- The company SC SOCIALMED SRL does not see in this business only a sale of a HOSPITAL and a MEDICAL CAMPUS project, but understands to participate in the implementation of this project and its success the development of the medical business developed by the UE or non-UE country medical network for Romania and Central Europe and Of East.



Later, the project can increase to 20 Pavilions, depending on the development and diversification of the medical business; The medical infrastructure business (HOSPITAL + MEDICAL CAMPUS) will finally include the HOSPITAL + 20 PAVILIONS, with a TOTAL built area of 10,000 sqm, of which:

-3700 sq m of HOSPITAL and OUTPATIENT/POLYCLINIC medical premises

-1300 square meters of spaces for support services: kitchen, laundry, warehouses, etc.;

-5000 sqm apartments for patients, relatives, doctors and offices;

-these apartments are designed as in every moment to be able to be authorized as HOSPITAL SALONS in MEDICAL CAMPUS;



We are available to The beneficiary of this medical infrastructure investment with additional clarifications, if there exists interest in this medical business offer composed from HOSPITAL and CAMPUS MEDICAL with medical services: ambulatory clinics and paraclinics, support services and spaces of inhabited,

Respectfully!