

INSTITUTE OF NEUROSCIENCE



VISION

Imagine a place where cutting-edge medical care, groundbreaking research and development facilities, and highly advanced while compassionate rehabilitation services converged to transform the landscape for a Neuro-related healthcare Center of Excellence. The Institute of Neuroscience (INS) Project is more than just a hospital; it's a complete ecosystem dedicated to neurological medicine along with a complete step-down treatment and support facilities to cater for local and international patient from around the globe.

With a comprehensive and integrated development plan, we're creating the first world-class Neuroscience Medical Centre for Malaysia and the Southeast Asian region. Our comprehensive ecosystem centers around neuroscience medical care, designed as part of a vast campus of related services such as rehabilitation, training, research and development, wellness, assisted living, residential accommodation for staff, hotel, conventions, and access to a unique localized trading and tourism offering.

This is an investment opportunity like no other. This star development will also be the catalyst for medical tourism for the country along with further development of the area surrounded by more than 7 higher training institutions including universities and technical training colleges. By joining us, you're not just investing in a hospital; you're investing in the future of neuroscience. With a rapidly growing demand for specialized neurological care, our project is poised to make a significant impact in Malaysia and beyond.

Join us in revolutionizing neuro-healthcare and be part of something truly groundbreaking.





INSTITUTE OF NEUROSCIENCE

KIT International Group Sdn Bhd (KIG) is a Malaysian company established in 2019. KIG has forged a strategic collaboration with the Negeri Sembilan state government through its investment arm, the Menteri Besar Incorporation (MBI). Together, they formed a Special Purpose Vehicle (SPV) named Neuroscience Park Sdn Bhd (NSP) to plan, design, own and operate the Institute of Neuroscience (INS) project in the vicinity of the state's capital.



This flagship **Institute of Neuroscience** is located on commercial land spanning 10 acres situated within reach of land, air and sea transportation from local, regional and global patients. It is truly a well-considered and fully integrated healthcare development project.

INS aims to establish Negeri Sembilan as the Centre of Excellence (CoE) for neuro-related treatment, rehabilitation, training, research and development (R&D), and medical tourism. This ambitious but well needed project is the archetype in Malaysia and is set to become a world-class Neuroscience Centre with a comprehensive development plan.





CHALLENGE

Neurological diseases ranked the second highest cause of death globally and the third in Malaysia, yet the infrastructure and expertise required to combat these diseases are profoundly lacking. Malaysia, like many countries, faces a critical shortage of neurosurgeons, neuro nurses, and neurotherapies. The government's request for a minimum of 25 neurosurgeons per year highlights the severity of this shortage. Malaysia's aging population accounted for 15% of the country's overall population in 2020 and continues to grow as a demographic further exacerbating the challenges.

Modern healthcare facilities are desperately needed, as evidenced by the fact that Malaysia is one of the top 10 medical tourism destinations in the world, with an estimated medical tourism industry worth \$350 million (USD).

SOLUTION

Against this backdrop, the INS Project emerges as a pioneering solution. Critical gaps in neuro-related healthcare infrastructure will be addressed with a comprehensive neuroscience facility. INS is in a prime location to benefit from the growing medical tourism sector. With its first-rate facilities and services, INS aims to attract medical tourists, particularly from Indonesia, which accounts for up to 62% of all foreign patients in Malaysia.



More than a
hospital
It's a complete
ecosystem

INS provides a holistic solution by offering a complete ecosystem for neuro-related healthcare services.



The project directly addresses the shortage of neuro-specialists by providing a platform for training and research. By facilitating the producing of neurosurgeons, neurologist, neuro nurses, and neuro specialized therapist, INS ensures that Malaysia's healthcare system is equipped to meet the growing demand for neurological care. This initiative will also drive sustainable economic growth for the country.

COMPETITION

In the global healthcare industry, Malaysia is in the top ten medical destinations as ranked by the World Health Organization (WHO). The country is home to numerous multi-specialty hospitals catering to various medical needs. Despite the presence of these hospitals, the country lacks a dedicated integrated facility specifically for neuro-related patients.

While Malaysia does boast two national medical institutes; the National Heart Institute and the National Cancer Institute, there has been a noticeable gap in neurology-related healthcare services. This is the gap that the INS intends to fill, positioning itself as Malaysia's third national level medical research institute and medical center.

Institute of Neuroscience

Neurology-related healthcare focus

Cutting-edge medical care

Groundbreaking research and development facilities

Highly advanced while compassionate rehabilitation services



Existing hospitals provide neurology services, but INS stands out by providing a complete ecosystem specifically tailored to the needs of neurology patients. With a dedicated focus on neuro-related healthcare, INS can offer specialized services that are tailored to the specific needs of neurology patients. This targeted approach, combined with its comprehensive ecosystem of services, shall be able to channel local and foreign patients and it sets INS apart from other players in the industry.





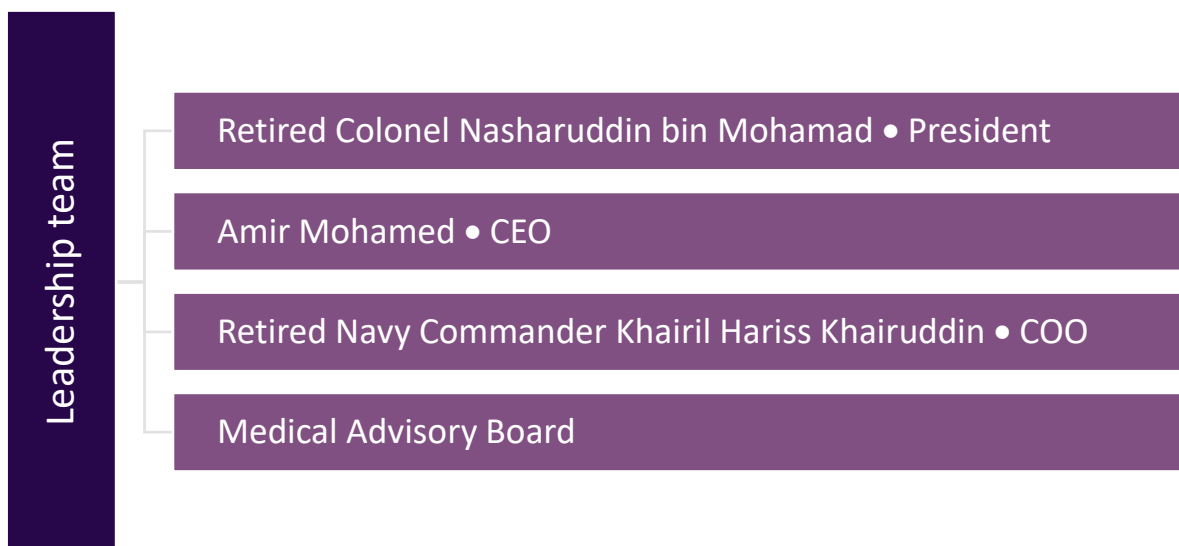
As Malaysia's third national medical institute, INS is poised to become a leading provider of neurology-related healthcare services in the region, filling a critical gap in Malaysia's healthcare infrastructure and establishing the country as a Centre of Excellence for neurology treatment and research.



The **Institute of Neuroscience** project is divided into four main components.

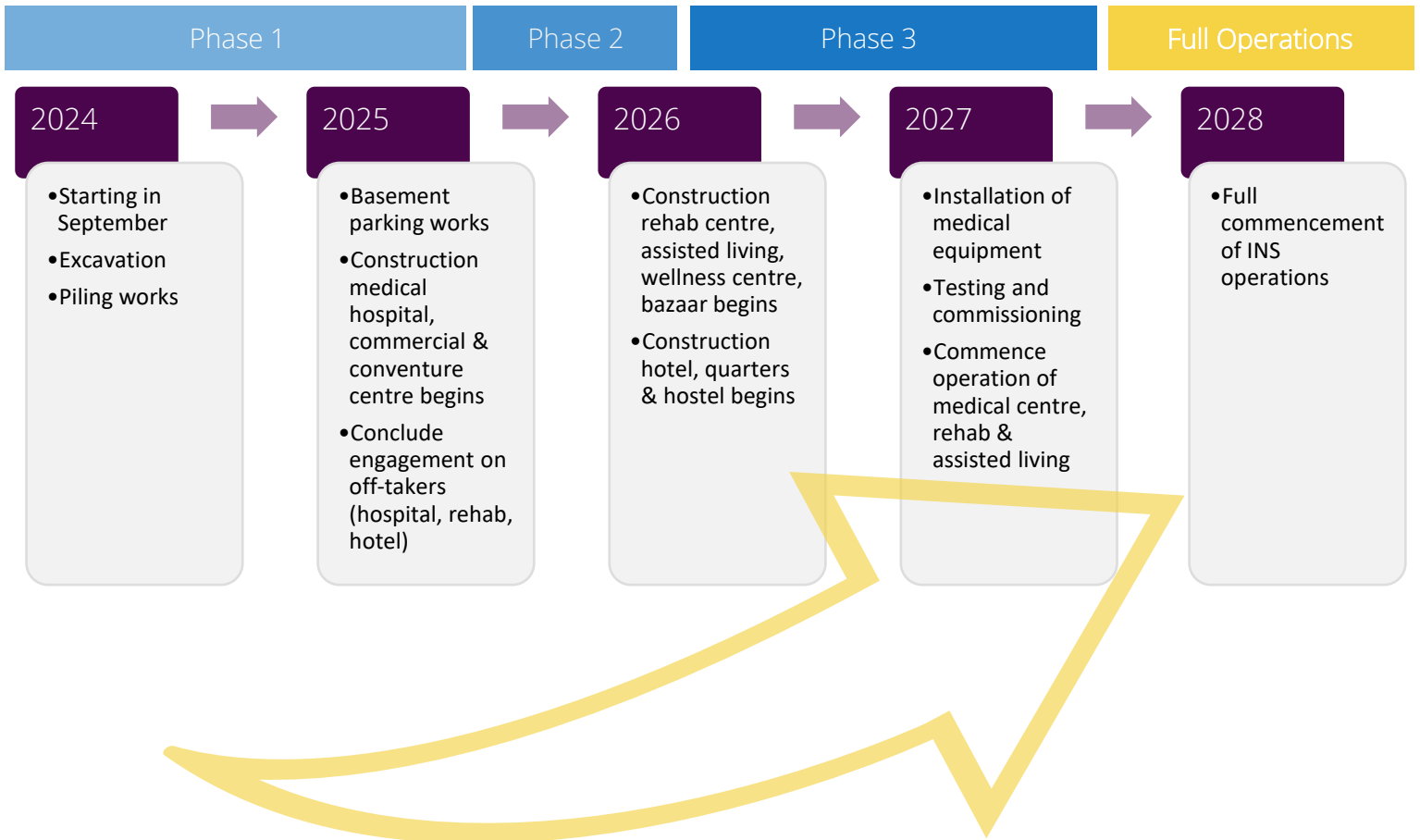


TEAM





MILESTONES





FINANCIALS

Funding of \$500 million USD is required to complete the construction, equipment, operation including the research and development capacities of the project.

Operating Statements	Year -2	Year -1	Year 0	Year 1	Year 2
Revenue					
Major Surgery	0	0	0	60,500,000	121,000,000
Minor Surgery	0	0	0	17,200,000	34,400,000
Clinics	0	0	0	1,110,000	2,220,000
Hotel	0	0	0	8,640,000	8,640,000
Hostel	0	0	0	2,217,600	2,217,600
Medium Term Rehab Residence	0	0	0	19,404,000	19,404,000
Long Term Rehab Residence	0	0	0	19,404,000	19,404,000
Spa & Wellness	0	0	0	600,000	600,000
Commercial Retail Outlet Rental (15 units)	0	0	0	540,000	540,000
Assisted Living - Deposit International (70% 615 units)	0	24,625,600	98,498,400	123,123,000	0
Assisted Living - Deposit Local (30% 615 units)	0	0	3,874,500	0	0
Net Revenue	0	24,625,600	102,372,900	252,738,600	208,425,600
Operating Expenses					
Insurance	0	0	0	3,799,459	3,913,443
Marketing, Advertising and Promotion	0	492,492	2,047,458	5,054,772	4,168,512
Food & Beverage for Medical	0	0	0	795,000	1,113,000
Medical Operations, Training & R&D	0	0	0	18,417,600	36,835,200
Hotel	0	0	0	2,210,437	3,094,612
Hostel	0	0	0	1,702,500	2,383,500
Assisted Living	0	0	0	689,000	964,600
TBD	0	0	0	250,000	262,500
Total Operating Expenses	0	492,492	2,047,458	32,918,768	52,735,367
Pre-Tax Income	0	24,133,108	100,325,442	219,819,832	155,690,233

Source and Use of Funds

Source of Funds					
Investment	500,000,000				
Use of Funds					
Capital expenditures - drawdown	-500,000,000				
Investor distribution (20% Pre-Tax Inc)	0	0	0	0	0
	-500,000,000	0	0	0	0
Operating Income/ (Losses)	0	24,133,108	100,325,442	219,819,832	155,690,233
Total Operating Expenses	-500,000,000	24,133,108	100,325,442	219,819,832	155,690,233
Net Change	0	24,133,108	100,325,442	219,819,832	155,690,233
Cash at Beginning of Period					
Net Change	0	24,133,108	100,325,442	219,819,832	155,690,233
Cash at End of Period	0	24,133,108	100,325,442	219,819,832	375,510,065





CONCLUSIONS

An investment in the Institute of Neuroscience is not just about financial gains. You will be part of the sanctified and honorable objective to create the world-class healthcare facilities that are desperately needed for the many years to come. As the population grows older and life spans increase, we are preparing ourselves for the future. The modest projected revenue is very much catering for the present requirement although greater opportunity is ahead with a bigger market segment and the creation of a new business model in the healthcare industry.

We anticipate serving a growing number of local patients while also attracting more foreign patients from neighboring countries and beyond. Starting with humble projections capturing a mere 4% of the total market, we are optimistic about increasing market share to 10% over the coming decade. Additionally, there is significant potential to replicate our business model within the country and internationally, particularly in Indonesia and the Middle East, to support our growth plan and expand neuro-related healthcare services.



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5th Avenue Capital
Private Funding from \$10M to \$2B