

Investor Summary: Trust Green City Healthcare Project, Dhaka

Presented by ALTEC CONSULTANT LTD

The Trust Green City Healthcare Project is a transformative, large-scale development in Dhaka, Bangladesh, designed to address the city's urgent healthcare needs while offering investors a secure, high-potential opportunity. Strategically located near Mirpur DOHS and major transport links, the project is backed by the Bangladesh Army Welfare Trust (AWT), ensuring land security, disciplined execution, and robust governance. AWT has engaged Altec Consultant Ltd (ACL) for project implementation who have in turn engaged Waldron Solutions to secure investment.

Project Overview:

- **Integrated Healthcare Campus:** The development features a 1,000-bed hospital, a 200-bed geriatric and rehabilitation center, doctors' and nurses' dormitories, a 5-star hotel, central diagnostic laboratories, academic buildings for nursing and allied health, and extensive community and leisure facilities.
- **Comprehensive Services:** The hospital will provide specialized tertiary care, preventive and geriatric healthcare, and serve as a training ground for medical professionals. Centralized diagnostic and teleradiology services will extend affordable, high-quality care across Bangladesh.
- **Sustainability & Community Impact:** The project emphasizes eco-friendly infrastructure, energy efficiency, and community engagement, aiming to set new standards for patient safety, comfort, and accessibility.

Market Rationale:

- Dhaka's population exceeds 23 million, with a severe shortage of quality, affordable healthcare and a lack of integrated geriatric services.
- The project's location ensures high demand, limited competition, and strong growth potential, supported by ongoing urban development and government incentives for private healthcare investment.

Financials & Security:

- **Estimated Project Cost:** BDT 2,600 crore (approx. USD 250 million)
- **Implementation Timeline:** 5 years, with phased revenue from year one (diagnostic labs) and full breakeven expected in 6–8 years.
- **Investor Security:** Backed by AWT, the project offers land and title certainty, physical security, and transparent, SPV-controlled financial management. The command structure ensures continuity, crisis response, and minimized corruption risk.

Next Steps:

- A Letter of Intent has been issued by AWT, with further design and regulatory alignment underway.
- Investors will be supported with detailed base design guidelines, phased implementation strategies, and clear repatriation terms.

Why Invest?

- High demand, strategic location, and government support create a lucrative environment.
 - The project's integrated, sustainable approach and strong institutional backing offer unmatched security and growth prospects for investors.
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