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Cleopatra Investor Presentation 3Q20

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A Unique Investment Story



- Leading integrated healthcare provider in Egypt with track record of acquiring and integrating leading operating hospital assets
- Institutionalizing the healthcare industry in Egypt with a focus on medical quality, value pricing and corporate governance
- · Delivering quality healthcare in a safe, reliable and caring environment through investment in people and facilities

Notex Leader

Long term Growth Warket

A Unique

Investment

Story

- Significant under supply of beds relative to population and strength of payor network vs. other emerging countries
- Strong market volume growth supported by demographic profile and growing insured population
- While pricing is expected to continue growing inline with inflation it remains well below pre-devaluation levels in USD equivalent

- organization and centralized strategy management
- CHG has been introducing new functions in the Egyptian Healthcare Industry as it works to further institutionalize healthcare management in the country
- Diverse industry experience and multi disciplinary approach to healthcare management



Diversified Service Offering and Revenue Stream



In 3Q2020, CHG reported strong top- and bottom-line growth on a quarterly and nine-month basis



HOSPITALS

CHG operates six leading hospitals across the Greater Cairo Area 1 million cases in 2019

CHG facilities offer a full roster of medical services with each facility housing multiple Centres of Excellence

COVID-19 impact:

Increased market share during the COVID-19 crisis; June-September 2020 strong volume rebound

EGP 1,055.5 mn

9M2020 Revenues**

(16% - 2017-19 CAGR)

5-year growth forecast 15%-20% CAGR

2%*

POLYCLINICS

CHG operates two polyclinics located in strategic neighborhoods of East and West Cairo. A new polyclinic-like facility in the building adject to Al Shorouk Hospital will be rolled out in the coming period

2020 Performance

+150% y-o-y revenue growth +400% y-o-y volume growth EGP 12 mn in referrals to CHG main hospitals

EGP 27.9 mn

9M2020 Revenues

East Cairo launched March-19
West Cairo launched August-19

5-year growth forecast 25%-30% CAGR



DIAGNOSTICS

CHG operates a Radiology services throughout its facilities with a CoE at its Cairo Specialised Hospital, linked via PACS system
CHG offers Laboratory services on an in and outpatient basis, allowing it to stand out from

coviD-19 impact:

24% y-o-y laboratory revenue growth in 9M202046% y-o-y radiology revenue growth in 9M2020

EGP **247.7** mn

9M2020 Revenues

(20% - 2017-19 CAGR)

5-year growth forecast 20%-25% CAGR



OUTPATIENT PHARMACY

CHG currently operates two pharmacies located in its polyclinics as well as four outpatient pharmacies across its network of hospitals. The Group's strategy focuses on growing volumes through scale and reach of its patient base and accessibility

3%*

2020 Performance

200% y-o-y growth in Polyclinics' pharmacies

EGP 47.9mn

9M2020 Revenues

(19% - 2017-19 CAGR)

5-year growth forecast 25%-30% CAGR

New Revenue Streams - 2020

IVF

In September 2020, CHG signed a Business **Transfer Agreement** (BTA) to transfer the assets and operations of Bedaya for Medical Services, Egypt's leading Assisted Reproductive Technology (ART) and fertility centre led by Dr. Ismail Aboul Foutouh, to a joint venture (JV) held for 60% by Cleopatra Hospitals Group and for the remaining 40% by Dr. Aboul Foutouh.

> 35%+ EBITDA Margin

5-year growth forecast 30%-35% CAGR

FACILITY MANAGEMENT

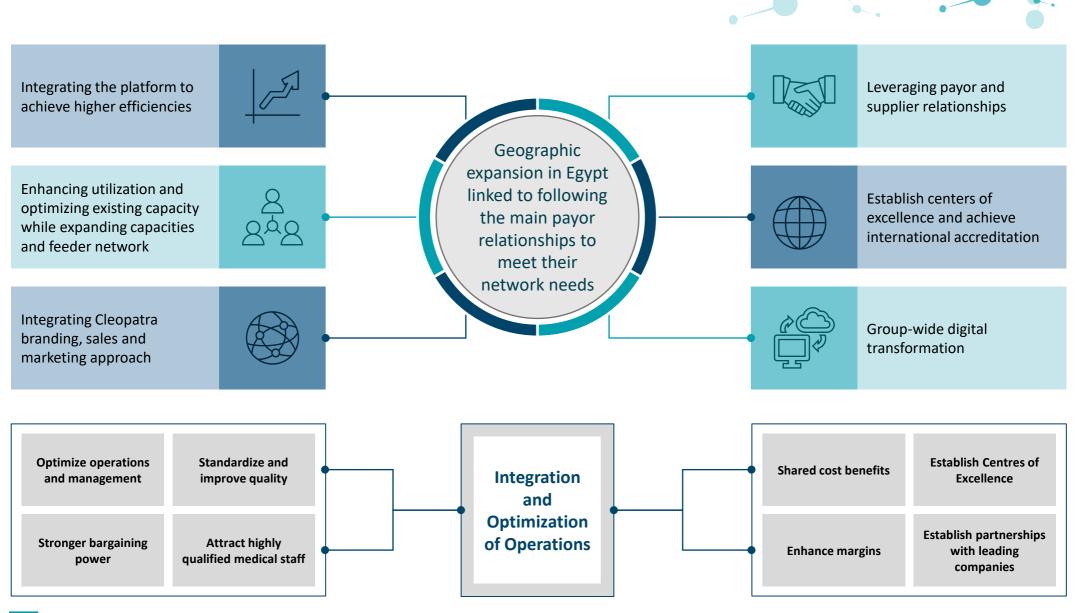
The Group also formed a joint venture (JV) with Egypt's EFS Facilities Services (EFS) to create the Egyptian **Healthcare Facilities** Services (EHFS) company, the country's largest healthcare-dedicated facility management business, with CHG retaining a 49% nonoperating stake in the IV.

*Based on 9M2020 consolidated revenues, ** Calculated by subtracting revenues of polyclinics, diagnostics and pharmacy services from total consolidated revenues for 9M2020, ***5 Year Forecast Growth Rates refers to revenue growth



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Clearly Defined Core Growth Strategy



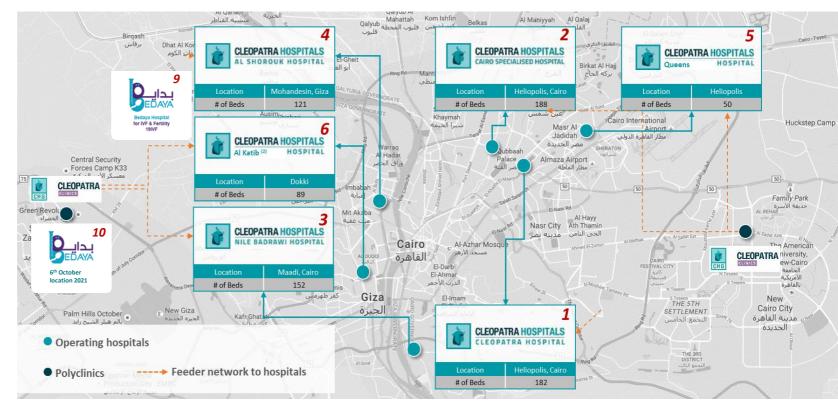


Broad Network Coverage in Greater Cairo

Throughout the COVID-19 crisis, CHG Management has actively worked to maximize the Group's referral potential while maximizing utilization across facilities

Cleopatra Hospitals Group, is the largest private hospital group in Egypt by number of beds and operating hospitals with a broad network coverage across Greater Cairo

Serving over 1
Million Patients
per Year





1,000

Consultant physicians attracted from the top two medical universities



+5300

2400 medical staff including c. 850 resident doctors and c. 1000 nursing staff



6 Hospitals

- 782 Beds
- 150 fully equipped ICU Beds
- 6 Cath Labs
- Full Comprehensive Specialty Coverage



2 Polyclinics

Offering comprehensive outpatient and full array diagnostic services in addition to home visits



Bedaya IVF

1 Operating facility – Q42020

Expansion with 1 new facility as IVF and Gyna COE - 2021



CHG 3Q2020 Financial Highlights



In the third quarter of the year, **Cleopatra Hospitals Group** witnessed an impressive financial and operational recovery.

The Group's performance was supported by the gradual lifting of restrictive measures related to COVID-19 and management's proactive multi-pronged response strategy which has helped the Group successfully mitigate the impacts of the crisis since the very start.

In the three months to 30 September 2020, patient volumes continued to build on the solid performance witnessed in June, expanding 65% versus the second quarter of 2020, with the Group recording some its highest monthly volumes on record during the months of August and September.



EGP **151.4** mn

Adjusted EBITDA1 in 3Q20 with a

28% Margin, +19% y-o-y



EGP **535.9** mn

Consolidated revenues in 3Q20 with 16% growth y-o-y



35%

Gross profit margin EGP 186.4mn in 3O20

+12% y-o-y



+10%

EBITDA² growth y-o-y in 3Q20 25% Margin



239,148

Cases served³ in 3O20



个65%

q-o-q growth in cases served³ in 3020

³ Cases served includes number of in-patients, outpatient visits and ER visits.



Cleopatra Investor Presentation 3Q20

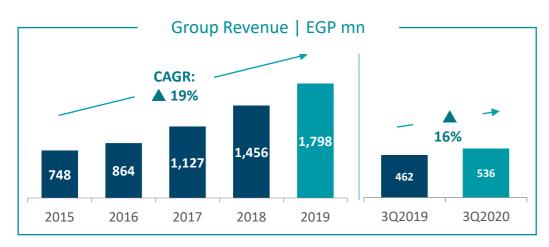
¹Adjusted EBITDA: Earnings before Interest, Tax, Depreciation and Amortization adjusted for provisions, impairments, LTIP, acquisitions expenses, pre-operating expenses and excluding contributions from other income.

² EBITDA does not adjust for impairments booked during the period.

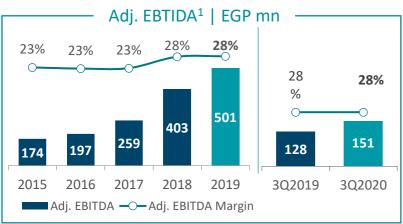
Financial Performance in 3Q2020

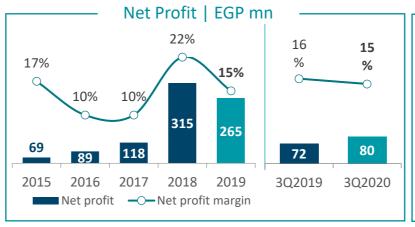


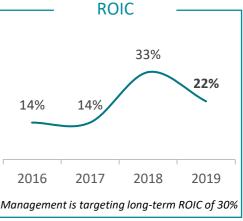
Consolidated revenues increased 16% y-o-y (+58% q-o-q) in the third quarter of the year to record EGP 535.9 million, on the back of recovering volumes, favourable pricing, and an increasingly optimised service mix. Gross profit for the period expanded 12% y-o-y to EGP 186.4 million for the third quarter of the year, with the Group's gross profit margin returning to its historical averages, recording 35% for the quarter. Net profit expanded 11% in 3Q2020 to reach EGP 80.0 million. Net profit margin was largely stable versus last year at 15% for the quarter.











¹ Adjusted EBITDA: Earnings before Interest, Tax, Depreciation and Amortization adjusted for provisions, impairments, LTIP, acquisitions expenses, pre-operating expenses and excluding contributions from other income.

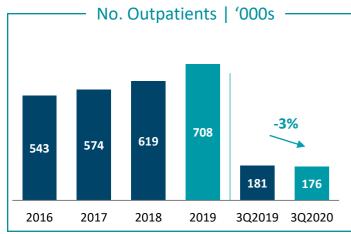


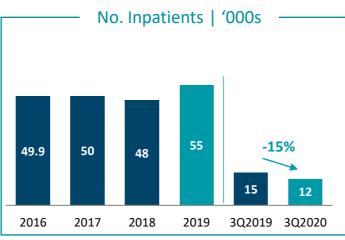
Key Revenue Drivers (i)

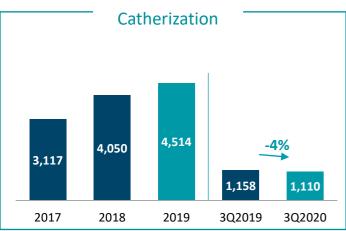


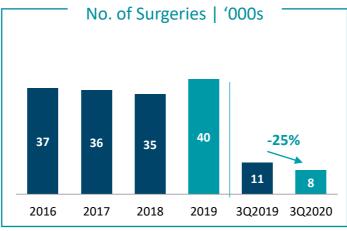
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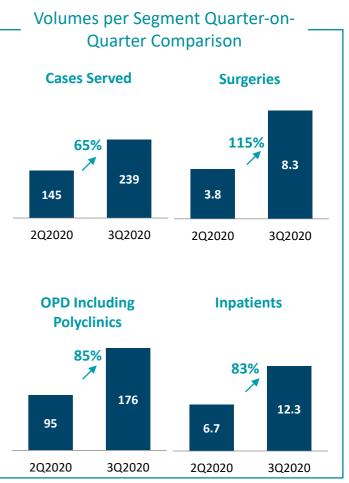
Patients served nonetheless remained 8% below volumes recorded in 3Q2019.









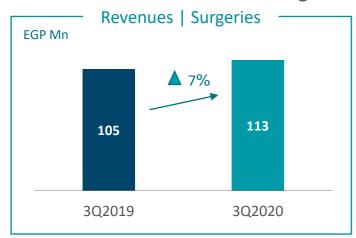


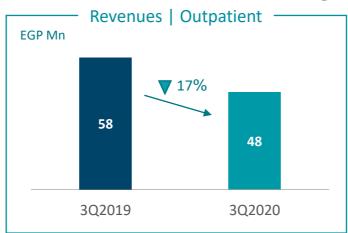
¹Cases served includes number of in-patients, outpatient visits and ER visits.

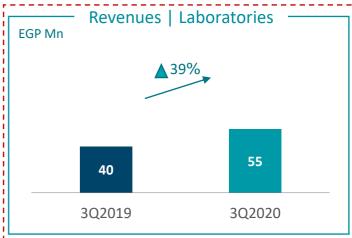


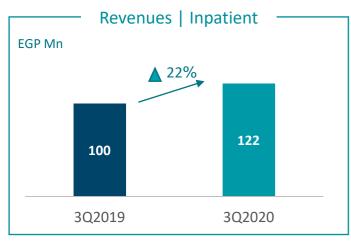
Key Revenue Drivers (ii)

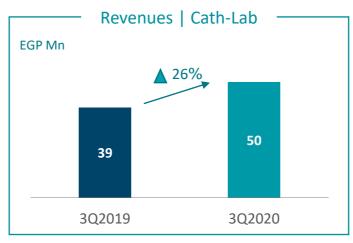
Year-on-year revenue growth was seen across all of the Group's segments with the exception of Outpatient services where the Group has been focusing on referrals and utilization from the outpatient clinics and polyclinics without significant price increases. Strong revenue growth in the radiology and laboratory segments is a direct results of management's efforts to expand the Group's diagnostics services.

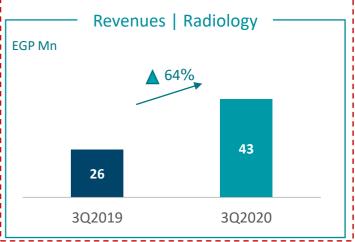












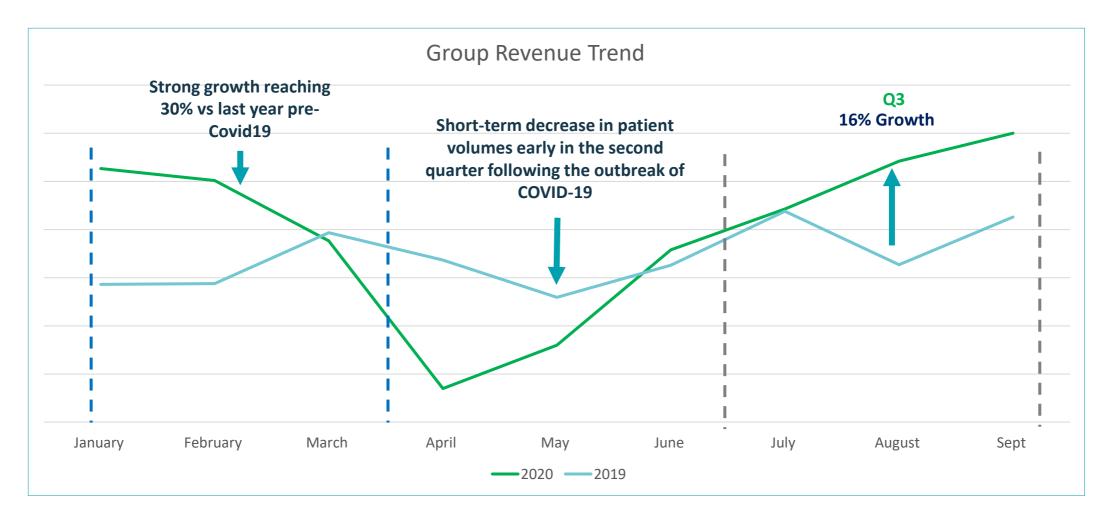


¹*GP Margin does not account for depreciation .

Group Revenue Trend



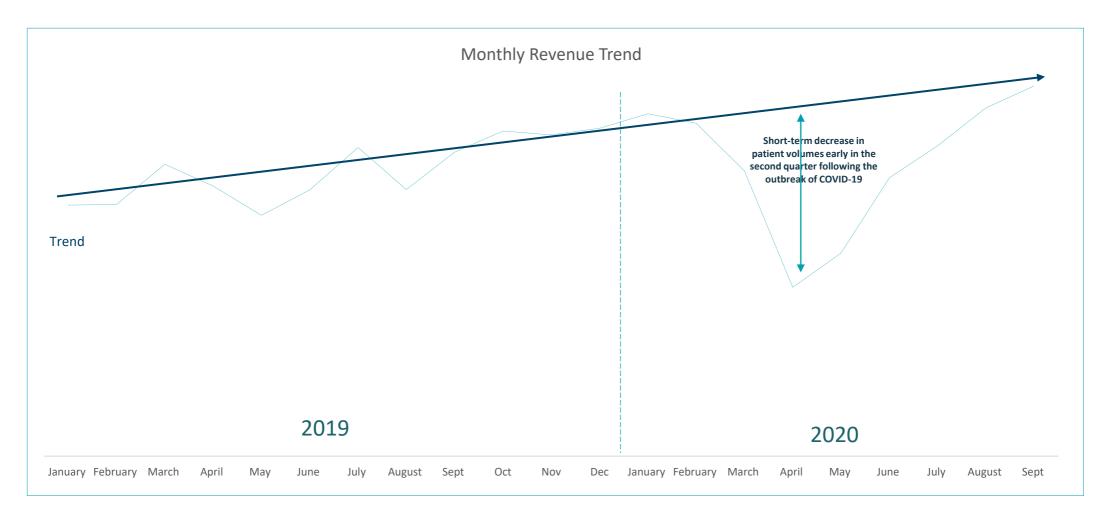
The Group's performance in 3Q2020 shows volume and revenues returning to historical trends. Results for the months of August and September were inline with the Group's most successful monthly performances on record.



Group Revenue Trend

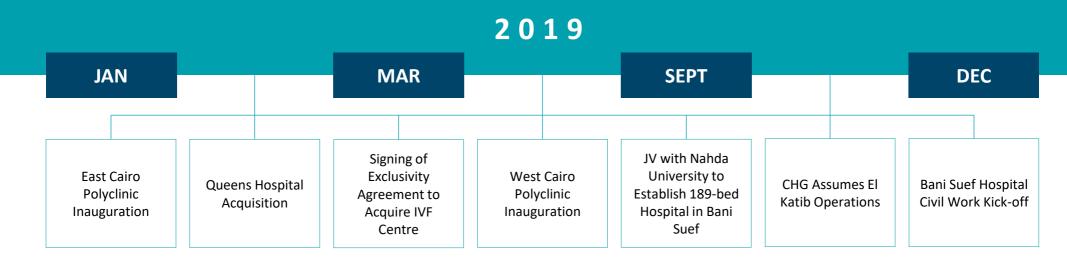


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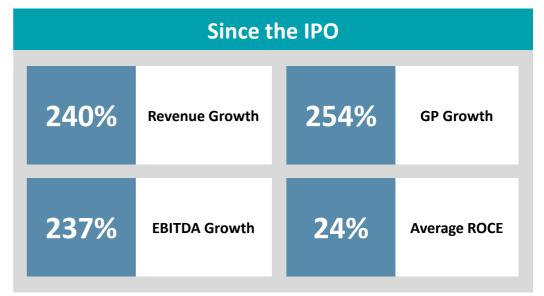


2019 in Review (Cont'd)





2019 Expansion Highlights		
2	2	139
Operating Hospitals Added	New Polyclinics Launched	Additional Hospital Beds Added





2019 in Review



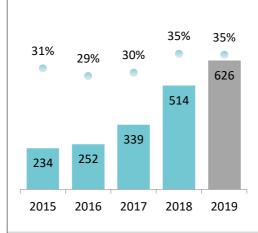
Revenues Scale and Integration Model



Revenues grew 23% on the back of organic growth across Group's four main facilities

Revenue growth supported by a mix of favourable pricing (10-12% inflation benchmarked), volume increase and case mix optimization

Gross Profit Operational Efficiencies



GPM expanded 5ppts in just three years

The Group's ability to drive efficiency enhancements at organic level helped to absorb impact coming from new acquisitions

Adj EBITDA Sustainable Profitability

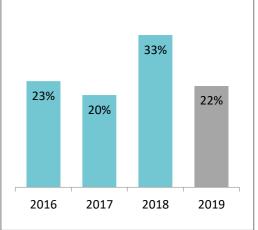


Adj. EBITDA margin up by 5ppts in three years

Growth came despite the increased G&A expenses associated with the expanded hospital network

One offs in 2019 included higher LTIP and impairment expenses

Rate of Return on Capital Strong Return on Capital Metrics



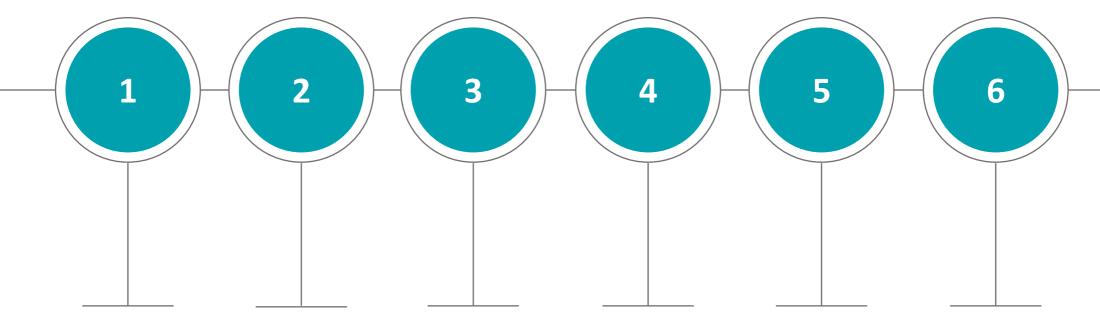
Consistent revenue growth coupled with the Group's constant efforts to drive efficiency enhancements have seen steady improvements in the Group's return on capital metrics





Expansion strategy





Creating Feeder
Networks &
Expanding Services
Offering

Building
Additional
Capacities in
Existing
Facilities

Strategic Acquisitions of Operating Facilities Brownfield /
Greenfield
Expansions

Expanding
Reach Beyond
Greater Cairo

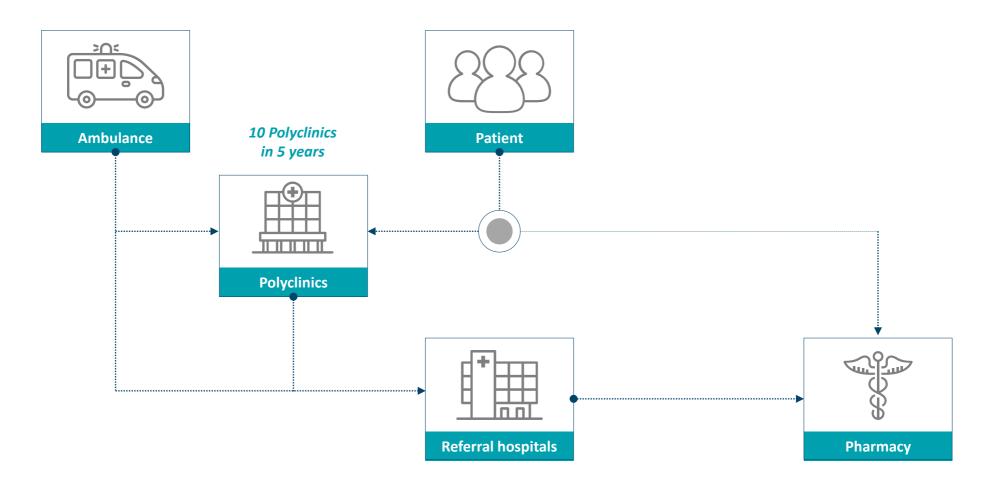
Creating Strategic Entities to Serve Group's Scale of Operations



Core Theme – Focus on Patient Pathway Capture to Maximize Share of Wallet from Existing Payors



Increase number of registered patients through increasing the outpatient network, while a focus on patient pathway capture results in increased network revenue from the core payors.





Launched in 2019 and Now Present in East and West Cairo and a Strategy to further expand

With both East and West Cairo ramping up to target utilization and performance, the Group is now looking into further expansions of the model. During the ongoing COVID-19 crisis, the Group's polyclinics witnessed a significant increase in demand from patient looking for an alternative to traditional hospitals.

New Locations in underserved areas and locations – Flagship Polyclinics

Maximizing Referral Potential to Hospital Facilities

Diagnostics & Home Visits hub





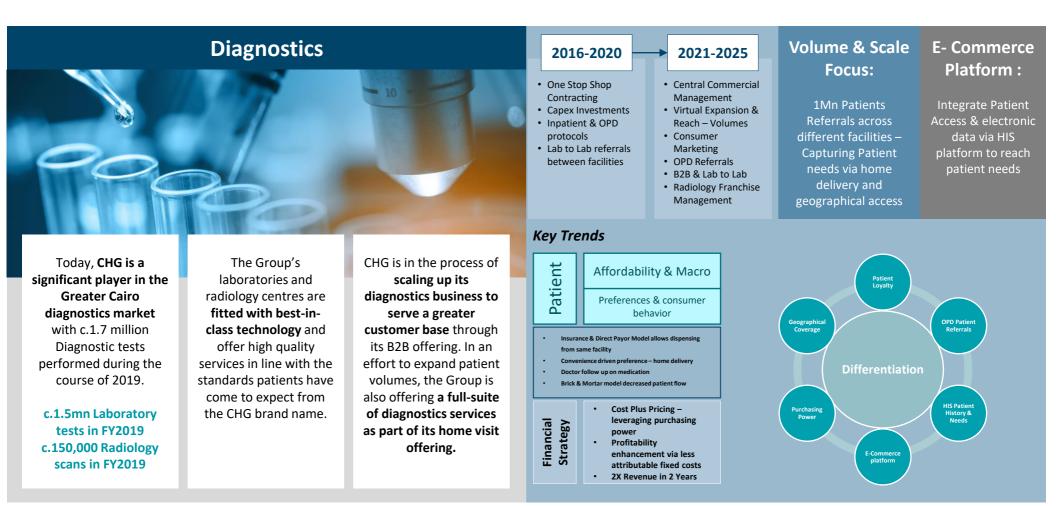




Expanding Services Offering: Diagnostics



In line with CHG's strategy to further diversify its revenue streams and service offering, the Group has been expanding its diagnostics and pharmacy capabilities, with both segments representing areas of future expansion for the Group.

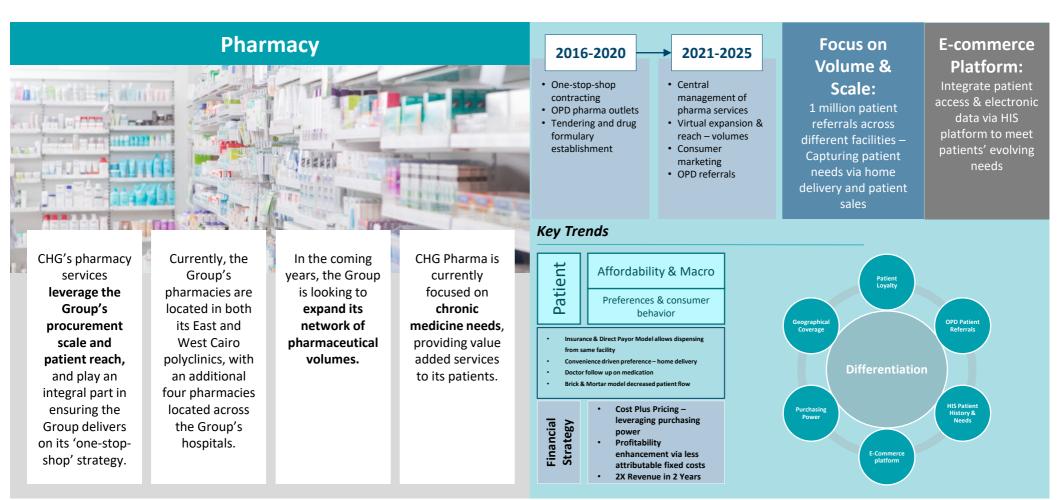




Expanding Services Offering: Pharmacy



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Expanding Services Offering: Home Visits



In an effort to make healthcare accessible to as many Egyptians as possible, CHG has recently launched its new home visits service. The service is a particularly important new addition to the Group's roster as it allows patients unwilling or unable to visit facilities in person to continue enjoying access to high quality healthcare in the midst of the COVID-19 crisis.

Home Visits

- The home visit initiative was launched on the 25th of March, to curb lower outpatient volumes and help patients unable or unwilling to visit healthcare facilities in person in light of the ongoing COVID-19 outbreak.
- "We Will Come to You" campaigns were launched to promote the new initiative
- The services under the new offering include:
 - Home visit service (available 24/7)
 - 24/7 Radiology examinations by portable equipment (X-ray, Ultrasound, Echo, ECG)
 - At home physiotherapy mobile clinic
 - Laboratory samples collection at home with results delivery within 24 hours (within 2 hours for emergency cases)
 - Medical care for the elderly
 - 24/7 pharmacy delivery
- Home visit deals completed with following insurance companies: Met life, Axa, Bupa, Mednet, Med Right, Next Care, Globemed, as well as petroleum companies
- Exclusive deal with Palm Hills to act as its healthcare provider for all its compounds
- In addition, the Group is currently working to launch two ambulatory clinics in Hacienda
 White and Hacienda Bay, where we will have on site ambulances and doctors as well as a
 clinic to extend the home visit service from.
- COVID-19 at home follow up protocol completed and due to launch second week of June.





Expanding Services Offering: Telehealth



In early 2020, CHG partnered with Elbalto, Egypt's first telemedicine mobile app, to offer patients consultation and follow-ups through video calls.

CHG Telehealth – Video Call App

The new telemedicine services are accessible from the CHG App (available at both the iOS and Android stores).

This has **helped relieve pressure from the Group's outpatient facilities** during the outbreak of COVID-19 and has given patients unwilling or unable to visit medical facilities access to medical consultations from the comfort of their homes.

The new service allows patients access to CHG's world-class roster of doctors and consultants without having to visit a facility in person.

The launch of the Group's telemedicine services comes as part of CHG efforts to help the Egyptian government and people during the ongoing healthcare emergency. This was complemented by the launch of a series of webinars aimed at raising awareness on the virus and outlining the infection control and hygiene protocols developed by the Group.











Expanding Services Offering: Facility Management



The Group also formed a joint venture (JV) with Egypt's EFS Facilities Services (EFS) to create the Egyptian Healthcare Facilities Services (EHFS) company, the country's largest healthcare-dedicated facility management business.

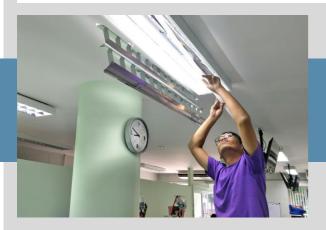
The Egyptian Healthcare Facilities Services (EHFS) company

The Group also formed a joint venture (JV) with Egypt's EFS Facilities Services (EFS) to create the Egyptian Healthcare Facilities Services (EHFS) company, the country's largest healthcare-dedicated facility management business, with CHG retaining a 49% non-operating stake in the JV.

The new JV will also see the Group penetrate into a new, fast-growing segment of the healthcare industry with significant room for further growth in the future as it takes advantage of the recent growth experienced by the Egyptian healthcare industry with new hospitals and clinics constantly being launched.

CHG has already started the process of outsourcing its non-core services including security, cleaning, and facilities maintenance, in turn driving significant improvements CHG's efficiency.

Egypt's EFS Facilities Services employs over 2,000 employees and manages over 10 million square meters of facilities for its clients. Currently, the company's client roster includes several of Egypt's leading real estate companies such as Palm Hills Developments, Emaar Properties, and Inertia.







Building Additional Capacities in Existing Facilities







Additional 24 Executive Beds in NBH Completed





Hospital Renovations & Capacity Additions

Façade facelifts: completed at NBH and Al Shorouk, with Cleopatra's planned for the coming period

Inpatient wards renovations ongoing across all hospitals Started electromechanical upgrades across all hospitals

Upgraded all medical equipment

ICU/CCU renovation and upgrade

Operating rooms renovations and upgrade

Outpatient clinics renovations and upgrade

Queens Hospital total renovation project (currently put on hold as facility is used for COVID-19 patients)

New Cath labs across NBH, Al Shorouk and Cleopatra Hospitals

Facility
Management
outsourcing rollout

NBH: 24 new beds (executive floor) started operating in Q3 2020

Al Shorouk: outpatient services building



Building Additional Capacities in Existing Facilities



Nile Badrawy Hospital

The Group has completed the renovations of Nile Badrawi Hospital's tenth and eleventh floors which now feature 24 modern and fully equipped patient suites.





Strategic Acquisition of Operating Facilities: IVF Segment – Bedaya



CHG signed a Business Transfer Agreement (BTA) to transfer the assets and operations of Bedaya for Medical Services, Egypt's leading Assisted Reproductive Technology (ART) and fertility centre led by Dr. Ismail Aboul Foutouh, to a joint venture (JV) held for 60% by Cleopatra Hospitals Group and for the remaining 40% by Dr. Aboul Foutouh.





- The IVF market in Egypt, valued at USD 238.9 million, captures 16% share in the Middle East IVF market.
- The market is project to grow on account of a decline in the fertility rate among women coupled with Egypt Government's 2030 vision to increase women participation in workforce.
- According to the three forecasted scenario analysis, the forecasted market is expected to be in the range of USD 257.7 million to USD 442.4 million.







Yearly revenue: EGP 100 mn

EBITDA margin: 35%

Facility volume growth via expansion site and CHG satellite clinics

Revenue is expected to **double over 2 years**



Expansion Projects in Brownfield Hospitals in and around Greater Cairo



Expanding Reach Beyond Greater Cairo

The Group is looking to penetrate the Bani Suef governorate (Upper Egypt), an underserved governorate with one of the lowest healthcare service quality in Egypt

CHG entered into a JV with Taaleem (Al Nahda Universities) to complete and finish a 189-bed hospital in Bani Suef – design mostly completed, and construction started

The new facility, not only sees the Group expand its footprint into Upper Egypt, but also sees CHG tap into a new segment of patients through its new, low-cost teaching hospital





Hospital Facility Leased (long term contract EGP 850k/Year)



Total Investment 2020-2021 EGP 360mn IRR 20%



Designs & Tendering Process Completed

2021-2022 Outlook

Partial opening by end of 2021

Average revenue per bed is expected to be around 25% to 30% below the Group's average

Margins are expected to be around 5% lower than the Group's average

Brownfield Pipeline

The Group is currently assessing and shortlisting potential Brownfield acquisitions in locations where the Group does not have presence or in areas that are currently underserved

Targets are located within underserved areas across Greater Cairo that are purposely built facilities pending fitting and equipping



20,000 sqm Average Built Up Areas



200 bed capacity Potential



Strategic Initiatives and Entities Created by CHG to Enhance Efficiencies in Operation



As part of the Group's strategy to leverage synergies and expand its service offerings, CHG is now in the process of creating business operation entities:



Cleopatra Entity for Importing
Consumables

Aims to serve groups scale of consumables and medical devices demand and create further efficiencies in group purchasing



Pharmaceutical Management Entity

Aims to serve groups pharmacies and pharmaceutical procurement needs either at Polyclinics or at across different hospitals



Cleopatra Academy for Training

The academy is supporting the National Health Insurance program by providing training for the public sector as well as meeting internal training needs





CHG Medical Council



During the third quarter of 2019, the Group officially launched its new Medical Council. The new body will be under the direct supervision and guidance of the Board's quality committee and will be composed of renowned specialized consultants from across the Group's hospitals.

Medical Council Objectives Improve direct patient Develop centres of Organize professional Add new medical care across all Group clinical specialty development training services to the Group's hospitals excellence for all Group staff service offering members

COVID-19 Response Protocols (1/1V)



CHG response protocol was developed to ensure the health and safety of its patients and staff while guaranteeing the quality and effectiveness of its medical care despite the ongoing difficulties.

Health and Safety

From the very beginning, the Group's number one priority has been guaranteeing the safety and wellbeing of its staff, both medical and non-medical, and of its patients and their families. Across all eight of the Group's medical facilities and offices, health and safety protocols have been tightened, with additional measures including:

Daily deep cleaning and sterilization of all medical and non-medical facilities.

Provision of necessary Personal Protective Equipment (PPE) for all staff and patients.

visitors.

New patient engagement and visitor management

protocols to minimize

the risk of exposure.

Strict internal hygiene

and sanitization

protocols for all medical

staff, patients, and

Infrared temperature screening at all group hospital entrances.

Switch to facial recognition and away from fingerprint identification across all CHG facilities.

New ER and outpatient clinic protocols to ensure prompt detection, isolation, and referral of all potential COVID-19-positive patients.

Business Continuity

In parallel, the Group has enhanced its Hospital Incident Command System to guarantee CHG's ability to adapt to the evolving COVID-19 situation from an operational point of view.

As of today, measures include:

The draw up of an emergency staffing plan to ensure the Group can meet round-the-clock staffing needs.

Back-office contingency planning to ensure business continuity.

Engagement programme with the Group's consultants to address any needs or concerns that may arise.

Supply chain and inventory management protocols to ensure the availability of all necessary medical supplies and avoid disturbances to operations.

Transformation of El Katib and Queens Hospitals into COVID-19-dedicated facilities to isolate potential positive and confirmed COVID-19 patients and allow the remaining facilities to continue to operate normally.



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COVID-19 Response Protocols (II/IV)



Back office & Operations

BCP Key Pillars "To Adopt and Agile Ensuring the safety of our staff and patients Decision-Making Mentality" Cash preservation & cost efficiency **Revenue stabilization**

Medical Council Responsibilities

Training

Patient Pathway

Disinfection & PPE

Space Optimization

Potential COVID-19-Positive Patient Identification and Referral Protocol

Lab Department Protocol:

A set of unified tests as per guidelines is done per patient for each patient according to ER Protocol

Radiology Department Protocol:

CT Scan done for every patient and reviewed by group of consultants before recommending next steps

Chest Department Protocol:

Group of consultants across the group review and recommend next referral point/step across the group around the clock

ICU Department Protocol:

ICU protocol to ensure right treatment and diagnostics



COVID-19 Response Protocols (III/IV)



As demand for private COVID-19 treatment centres increased so did the number of suspected cases approaching CHG hospitals.

In response to this rise,
CHG devised a clear strategy
to treat and isolate
suspected COVID-19-positive
patients providing them with
high-quality care.

The most significant step was the conversion of two of CHG's hospitals into COVID-19 isolation facilities, allowing the remaining facilities to continue offering the full suite of services and procedures regularly offered by the Group.

Medical Council

STEP

the ER's

Patients flowing into the ER's of our four core hospitals CHC, CSH, NBH, ASH

STEP

Patients are triaged and suspected COVID-19 patients undergo a full assessment including lab tests, chest CT's, and a swab is taken and sent to MOH for PCR COVID-19 testing

STEP

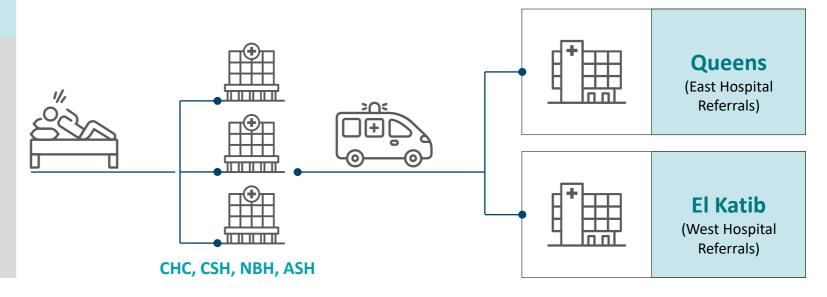
If results are positive and patient is asymptomatic, they are provided with the appropriate guidelines in line with MOHP protocols. If the patient requires hospitalization, they are transferred to Queens or El Katib Hospitals and MOHP is informed

STEP

3

4

Once the MOHP is informed they will either instructed CHG to treat the patient at one of the Group's COVID-19 facilities or arrange for the transfer of the patient to a dedicated government-run facility





COVID-19 Response Protocols (IV/IV)



In light of the COVID-19 pandemic and in an effort to better serve its patients and aid the Ministry of Health and Population in its fight against the virus, Cleopatra Hospital Group has transformed both Queens Hospital (which was currently undergoing a full renovation) and El Katib into dedicated isolation hospital to treat COVID-19-positive patients. Given the recent resurgence in COVID-19 cases across the country, the two hospitals will continue to operate COVID-19-treatment units. In parallel, management is devising a plan to add new services to both facilities.

COVID-19 CAPACITY

36 Beds

IP Room + ICUs 100% Occupancy

The Group's Crisis
Management Team has
utilized the Group's
resources to deliver an
accelerated plan to
complete a quick threeweek renovation to start
receiving patients

Queens Hospital



X-RAY

CT Scan and Lab

The hospital renovation was completed on the 25th of May and the first patient was admitted on the 28th of May

24/7



Equipped with Ambulances

In parallel, the Group worked to launch its Clinisys operating system, which was rolled out in record time

COVID-19 CAPACITY



41 Beds

IP Room + ICUs 100% Occupancy

At the time the decision was made, El Katib was operating at minimal occupancy so preparing the hospitals to receive patients took less than a week

El Katib Hospital

X-RAY



CT Scan and Lab

24/7



Equipped with Ambulances

Preparing the hospital to receive COVID-19-suspected patients came at very limited CAPEX expenditure as the hospital was already well-equipped and ideally positioned to become a dedicated isolation and treatment facility

Record Time 3 Week Renovation





Digital Transformation and HIS/ERP Rollout Update



The Group sees digitalisation as a key driver of future growth. Over the last few years, CHG has embarked on a digital transformation strategy, which sees the Group looking to introduce the latest digital solutions available on the market to enhance all aspects of its day-to-day operations both on the medical and non-medical fronts.

HIS/Enterprise Resource Planning System (Clinisys)

Core benefits seen from successful implementation of HIS:

Improvement of the healthcare services quality

Inventory & Consumption Management

Daily financial and operating reports

Referral Tracking

Big Data Management Real-time record of the results of clinical and administrative work

Development and effective implementation of clinical quality control functions

Clinisys now operates in the East and West Cairo Polyclinics, and Queens and Cleopatra Hospitals

Other Digitalisation Initiatives

In parallel, the Group has enhanced its digital capabilities through:

The launch of the new CHG App (book appointments, follow up on diagnostic results, telemedicine, etc.)

Enhanced data storage and security capabilities to ensure operations run effectively across the entire CHG network and

CHG Innovation Hub – focused on helping and funding healthcare-focused startups

patient data is stored securely

CHG Call Centre – a new unified call center allowing for inbound and outbound calls to and from patients







Governance (I)



The Group's Board of Directors provides the necessary oversight and combination of expertise to thoroughly oversee the Group's corporate governance framework, a cornerstone of the Group's long-term success and value creation.

Non-Executive Board Members



Ahmed Badreldin Chairman



Dr. Sherif El Kholy Director



Omar Ezz Al Arab Director



Mohamed Roushdy Director



Samia El Baroudy Director

Executive Board Member



Dr. Ahmed EzzeldinExecutive Member &
Group CEO

Independent Board Members



Nabil Kamhawy Former Head of Ernst & Young Egypt



Dr. Manal Hussein Abdel Razek Director



Dr. Mohamed Awad Tag El Din Former Minister of Health



Omar Kinawy Former Deputy Head of Intelligence



Tarek Kabil Former Minister of Trade and Industry

Board Committees

Audit committee – recommends the financial statements to the Board, and matters such as internal and external audits, financial and non-financial risk

Remuneration committee – determines and recommends to the Board matters regarding the framework for senior management remuneration

Clinical quality and safety committee – monitors nonfinancial risks, including clinical performance, health and safety and facilities



Governance (II)



OPERATIONS

ABC

- CHG has a zero-tolerance approach to bribery and corruption with a clear anti-bribery and anti-corruption policy for all stakeholders to abide by
- CHG follows all applicable local laws and more stringent international frameworks to ensure that there are no facilitation or bribery payments made

No Referral Fees

- CHG does not pay any referral fees or kickbacks to physicians and instead has recently developed a Doctor Sales team to revolutionize the sector in Egypt
- The sales team focuses on improving the hospital service to the physician and maintains close communication - improving loyalty and engagement

Medical Council

CHG recently launched a group-wide medical council
with multiple responsibilities – including (1) ensuring
that medical personnel are providing the best medical
care and outcomes for their patients (2) keeping CHG at
the forefront of medical research and technology across
all relevant services

Audit Committee

 The Audit Committee oversees the Group's financial controls with emphasis on: (1) integrity of internal controls and financial reporting; (2) performance of the internal auditors and the function (3) review of audited financials and external auditor performance (4) compliance with legal and regulatory requirements

Remuneration Committee

- The remuneration committee has established a formal and transparent process for fixing and reviewing the remuneration for the senior executives of the Company
- The remuneration committee also reviews KPIs and achievement of the Group's targets

Quality & Medical Ethics Committee

- The Quality and Medical Ethics Committee reviews the quality of care provided to the patient as well as medical KPIs for the Group in line with international standards
- The committee reports to the board compliance with the Group's Quality manuals and realization of medical outcomes

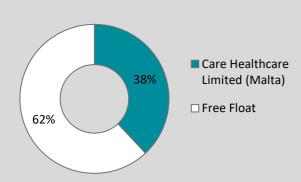
BOARD COMMITTEES



Key Investor Information



Cleopatra Hospitals Company's Shareholder Structure



Care Healthcare Limited's DFI Shareholders

KFW DEG

DEG, the German Investment and Development Corporation, is a subsidiary of KFW, aiming at promoting business initiative in developing and emerging market countries as a contribution to sustainable growth and improved living conditions of the local population

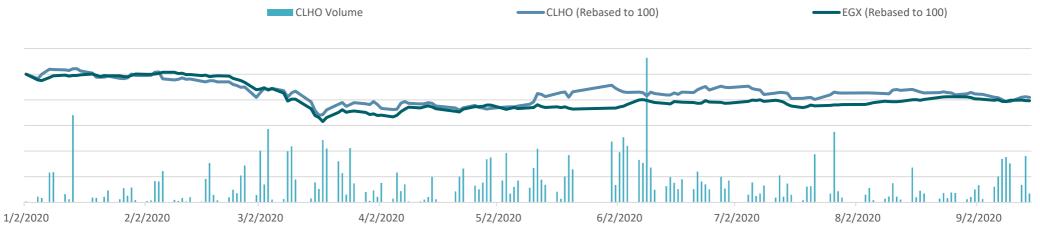


A Development Financial Institution partly owned by Agence Française de Développement (AFD), which promotes private investment in developing countries to reach the Millennium Development Goals



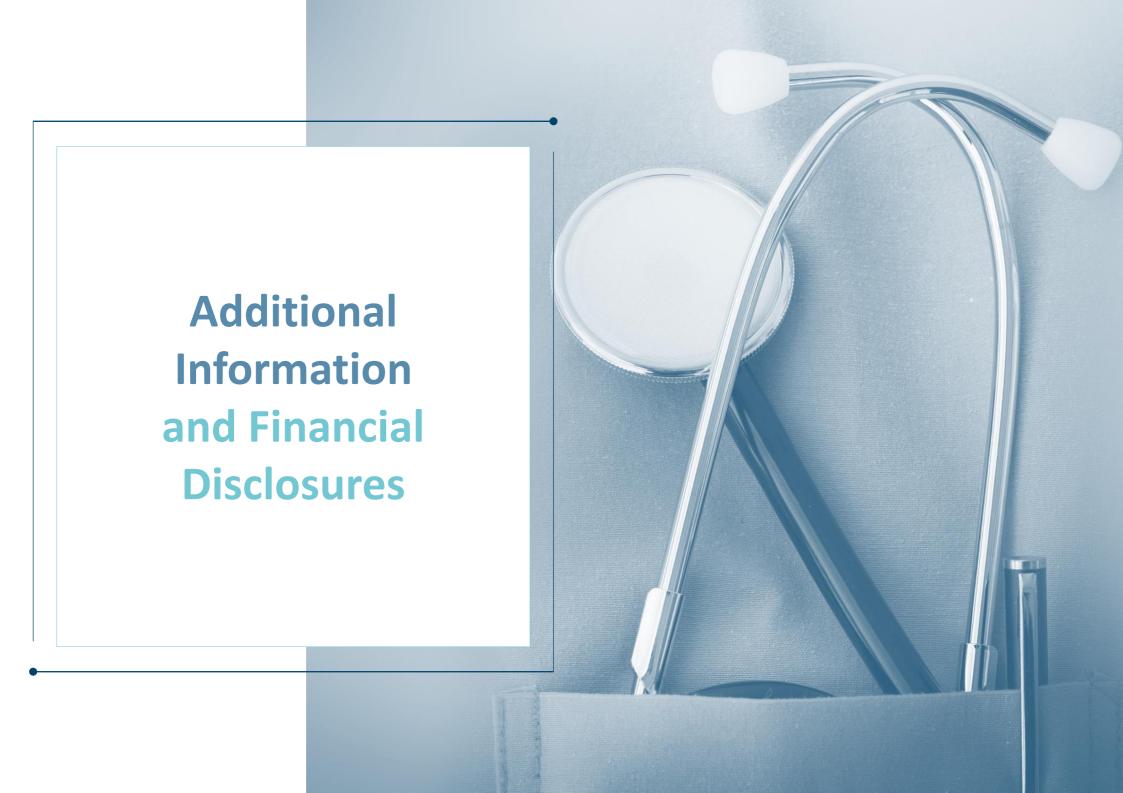
An international financial institution, which uses investment as a tool to build market economies, supporting the development in 30 countries from central Europe to central Asia

Cleopatra Hospitals Company Stock Performance







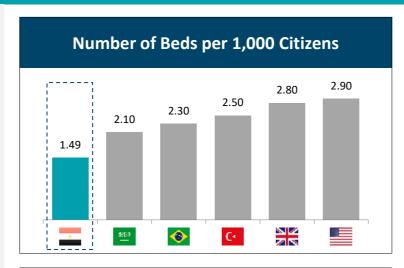


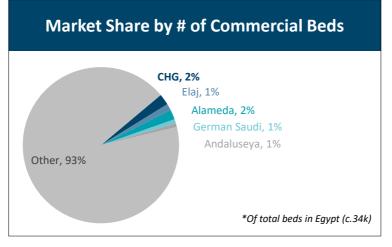
A Unique Investment Story (I/III)

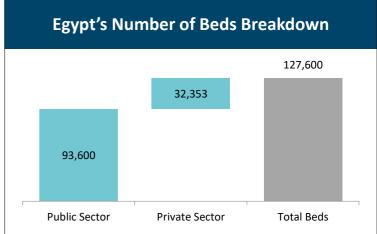


Market Leader in a Growing Market with Strong Long-term Prospects

- Highly fragmented market with a small number of institutionalized and strong brand players
- Significant under supply of beds relative to population and strength of payor network versus other emerging countries
- Strong and growing demand supported by demographic profile and growing insured population
- Pricing expected to grow inline with inflation but remains well below predevaluation levels in USD terms
- CHG is a leading integrated healthcare provider in Egypt with track record of acquiring and integrating key operating hospitals around the Greater Cairo area
- Since inception, CHG has been institutionalizing the healthcare industry in Egypt with a strong focus on medical service quality, value pricing and corporate governance









^{1.} Building new capacity to reach c.1,000 beds, ^{2.} Building new capacity to reach c.900 beds, ^{3.} Building new capacity to reach c.600 beds 4. Building new capacity to reach c.500 beds

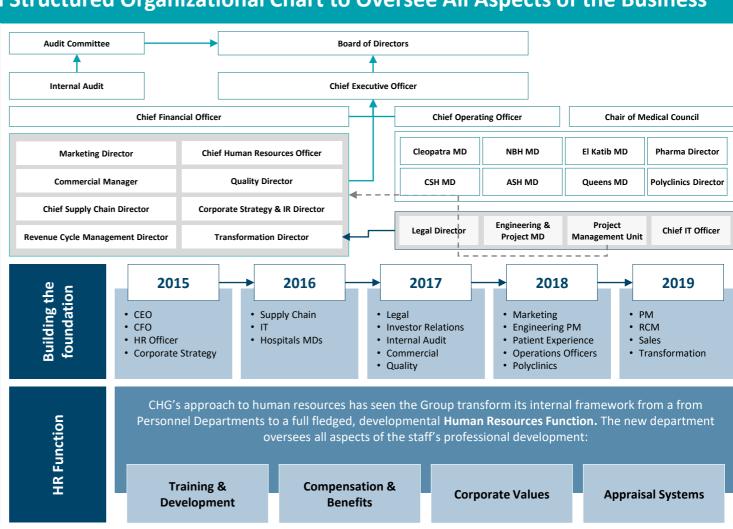


A Unique Investment Story (II/III)



Strong Management with Structured Organizational Chart to Oversee All Aspects of the Business

- CHG has created a central management team that focuses on setting the overall strategy of the Group
- Centralized back-office functions
- A key initiative which has seen CHG stand out from other private hospital groups in the country has been its institutionalized approach of healthcare management with new concepts to the healthcare market in Egypt
- CHG continues to attract the most qualified and experienced talent across both its medical and non-medical departments
- CHG's management brings a diverse skill set back by decades of experience in healthcare management
- The Group's corporate office has a clear organizational matrix which allows for a smooth and efficient decision-making process
- When necessary, CHG introduces new business functions to oversee various aspects of the business





A Unique Investment Story (III/III)



Scale and Cost Synergies

- Group-wide tenders in pharmaceuticals and medical consumables that drive scale cost efficiencies and improve margins
- Scale volume benefits from providing payors with a network of healthcare services solutions
- The size of the Group's operations facilitates the recruitment of experienced and highly-skilled doctors, consultants, and nurses with a focus on quality of outcomes and patient safety
- Sales and commercial strategy with focus on referrals and surgeries
- CHG's Medical Council designs and implements medical policies in line with global best-practices
- Human resources and staff evaluation based on a series of benchmark KPIs to evaluate staff performance and intervene when necessary





- Comprehensive medical services allowing cross asset referrals
- Enhancing utilization across all revenue streams
- Case mix strategy
- COE development
- · Capacity utilization

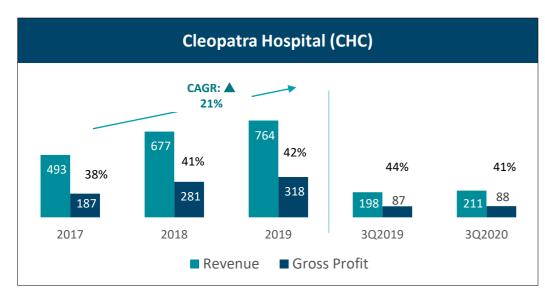


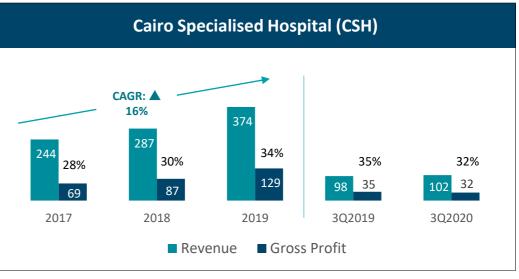
- Cost Synergies
- Inventory Management
- HIS system
- · Group wide tenders
- · Capex purchasing
- Medication tendering Pharma
- Material Planning

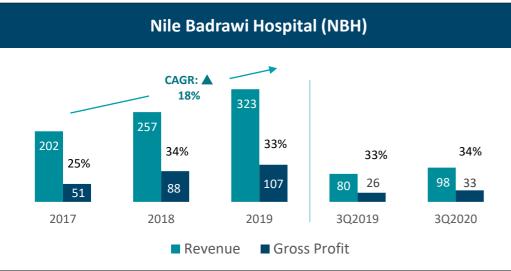


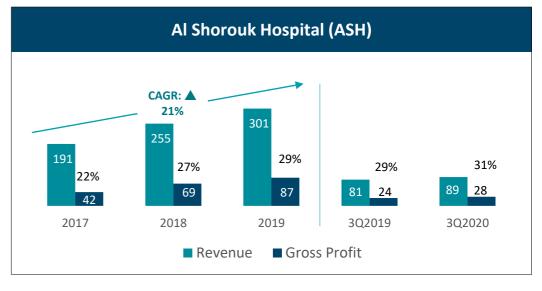
Financial Performance by Hospital









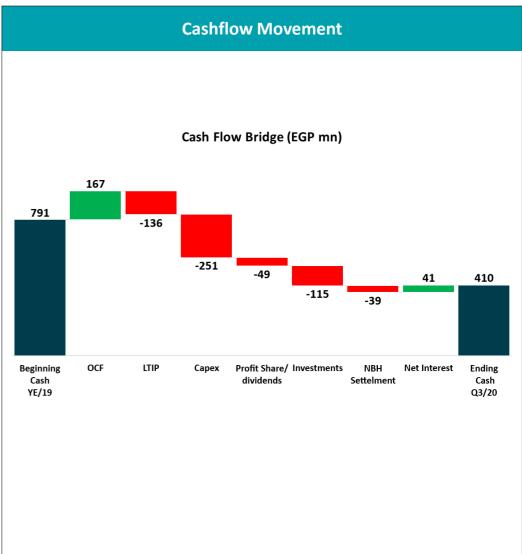




Balance Sheet and Leverage



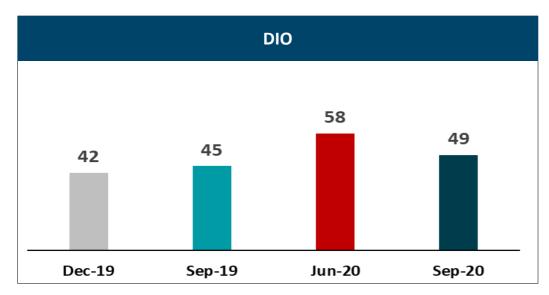
Balance Sheet Summary					
Balance Sheet Summary	Dec-19	Sep-20			
Cash	841	410			
Inventory	49	56			
Debtors & other Debt balance	444	508			
Current Assets	1,335	974			
Intangible Assets	414	414			
Non-Current Assets	919	1,192			
Total Assets	2,667	2,580			
Overdraft & Short Term Loan	3	0			
Creditors & other Credit balance	650	431			
Current Liabilities	652	431			
Non-Current Liabilities	81	85			
Total Liabilities	733	516			
Net Assets	1,935	2,064			
Total Equity	1,935	2,064			
Leverages Ratios	Dec-19	Sep-20			
Total Liabilities / Total Assets	0.27 X	0.20 X			
Net bank debt / equity	-0.43	-0.20			

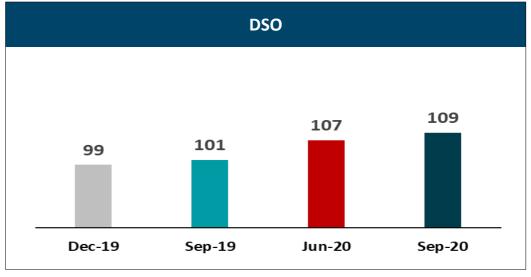


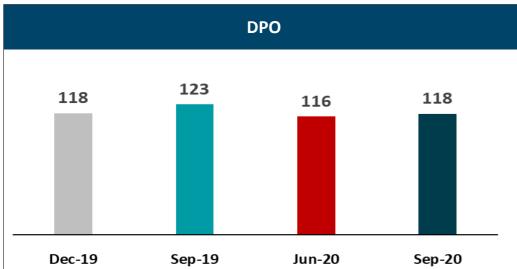


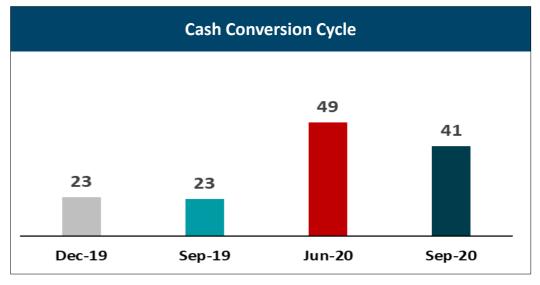
Cash Conversion Cycle







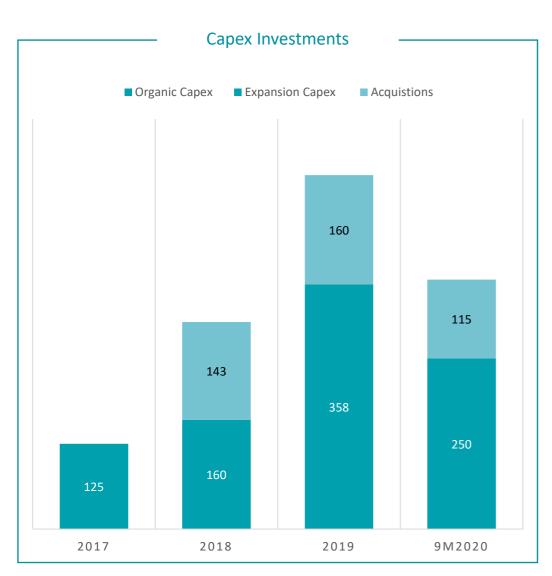






Capex Profile





Acquisitions

Acquisition Investments:

- El Katib (143mn Propco & 135mn Opco)
- Queens (25mn Opco)
- IVF (2020) EGP 115mn

Expansion Capex

Medical & Renovation Capex:

- Investments need to refurbish/enhance recently added facilities (Queens EGP 70mn in 2020, El Katib EGP 30mn in 2020, and Polyclinics EGP 30mn per site
- Bani Suef EGP 320mn between 2020 and 2021

Organic Capex

Medical & Renovation Capex:

 Investments Across the 4 Organic Hospitals



Consolidated Income Statement



All figures in EGP mn	3Q2020	3Q2019	% change	9M2020	9M2019	% change
Revenues	535.9	462.0	16%	1,379.0	1,287.1	7%
Cost of sales	(349.4)	(295.0)	18%	(925.1)	(835.6)	11%
Gross profit	186.4	166.6	12%	453.8	451.5	0.5%
Gross Profit Margin	35%	36%		33%	35%	
General & administrative expenses	(77.8)	(82.8)	-6%	(228.3)	(273.0)	-16%
Cost of acquisition activities	0.4	(3.8)	N/A	(4.6)	(4.4)	3%
Provisions	(8.9)	0.3	N/A	(14.5)	(1.5)	N/A
Other income	2.2	2.4	-6%	6.1	6.5	-5%
Pre-Operating Expenses	0.0	0.0	N/A	0.0	(3.4)	N/A
EBIT	102.4	82.7	24%	212.7	175.7	21%
EBIT Margin	19%	18%		15%	14%	
Interest income	9.0	16.5	-46%	41.2	71.9	-43%
Interest expense	(0.7)	(1.0)	-27%	(2.0)	(5.8)	-66%
Profit before tax	110.6	98.2	13%	251.9	241.7	4%
PBT Margin	21%	21%		18%	19%	
Income tax	(29.6)	(23.1)	28%	(69.1)	(68.7)	0.5%
Deferred tax	(1.0)	(2.9)	-67%	(0.8)	(3.1)	-74%
Net profit after tax	80.0	72.2	11%	182.0	170.0	7%
Net Profit Margin	15%	16%		13%	13%	
Distributed as follows:						
Shareholders of the company	78.6	69.3	13%	179.2	166.5	8%
Minority rights	1.5	2.9	-49%	2.8	3.5	-18%
Profit for the period	80.0	72.2	11%	182.0	170.0	7%



Consolidated Balance Sheet



Ail figures is GP m 31 becember 2019 Non-current assets 908.5 Intrangile assets 413.6 Right of Low 10.2 Payment under investment 1,322.4 Current assets """"""""""""""""""""""""""""""""""""	30 September 2020
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Manage Beasers 13.6 13.2	
Right of use 102 Payment under investment	1,066.4
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Equity attributable to the parent company1,830.6Non-controlling interest103.9Total equity1,934.5Non-current liabilitiesLong term debt – non-current portion-Non-current portion of lease liability5.8Deferred tax liability74.8Total non-current liabilities80.6Current liabilities15.6Creditors and other credit balances442.3CPLTD442.3Current portion of lease liability2.7	286.6
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Deferred tax liability74.8Total non-current liabilities80.6Current liabilities15.6Provisions15.6Creditors and other credit balances442.3CPLTD-Current portion of lease liability2.7	9.0
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Provisions15.6Creditors and other credit balances442.3CPLTD-Current portion of lease liability2.7	84.6
Creditors and other credit balances442.3CPLTD-Current portion of lease liability2.7	
CPLTD - Current portion of lease liability 2.7	16.0
CPLTD - Current portion of lease liability 2.7	381.5
	-
	5.6
Long term incentive plan 129.1	-
Current income tax 62.6	28.1
Total current liabilities 652.3	431.1
Total liabilities 732.9	515.7
Total liabilities & shareholders' equity 2,667.4	2,579.8



Consolidated Cash Flow Statement

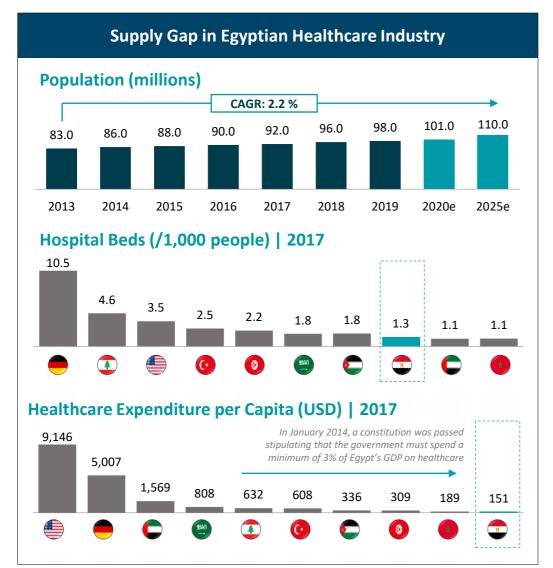


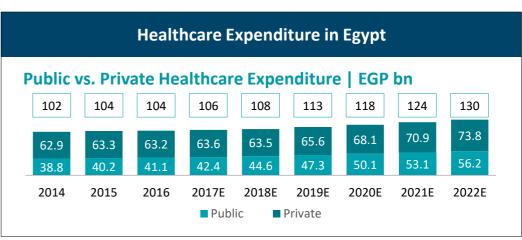
All figures in EGP mn	30 September 2020	30 September 2019
Cash flow from operating activities:		
Profit before tax	251.9	241.7
Adjustments for:		
Depreciation	61.4	45.8
Allowance for impairment of current assets	45.3	48.4
Provision	0.4	(5.3)
Capital gain/loss	(0.7)	(0.3)
Credit/debit interest	(39.6)	(69.0)
Changes in current tax liability	(103.6)	(89.6)
Employee incentive	7.8	72.7
Operating profits before changes in assets and liabilities	222.9	244.2
Changes in working capital:		
Changes in inventories	(6.9)	(5.2)
Change in trade receivables, debtors, and other debit balances	(87.8)	(83.9)
Changes in due from related parties	0.3	2.1
Change in trade and other payables	(10.7)	56.0
Paid from employee incentive plan	(136.8)	-
Net cash flows generated from operating activities	(19.0)	213.2
Cash flow from investment activities:		
Proceeds from sale of fixed assets	0.7	0.6
Payments for purchase of fixed assets	(69.4)	(52.9)
PUC purchased	(159.1)	(88.6)
Advanced payments for purchase of fixed assets	(23.1)	(62.6)
Payments for acquisition of a subsidiary, net cash acquired	(8.5)	(25.0)
Payments under investment	(145.5)	(135.1)
Credit interest collected	42.9	72.5
Time deposits with maturity more than 3 months	50.1	-
Paid under subsidiaries capital increase		(148.5)
Net cash flow from investment activities	(311.9)	(439.5)
Cash flow from financing activities:		
Proceeds from minority share in subsidiary capital increase	-	-
Dividends paid	(48.8)	(31.9)
Repayment of borrowings	-	(95.1)
Cash proceed from overdraft	-	62.6
Cash paid to overdraft	-	(53.9)
Interest paid	(1.6)	(17.9)
Net cash flow from financing activities	(50.4)	(136.1)
Net change in cash & cash equivalents during the period	(381.3)	(362.5)
Cash and cash equivalents at the beginning of the period	791.3	953.4
Cash and cash equivalent in acquired subsidiaries at beginning of period	-	0.6
Cash & cash equivalents at the end of the period	410.0	591.5

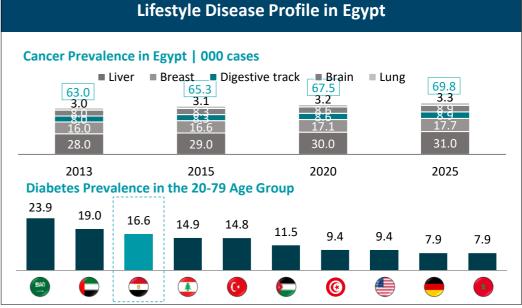




Underserved and Under-penetrated Market with Steady Demand Growth







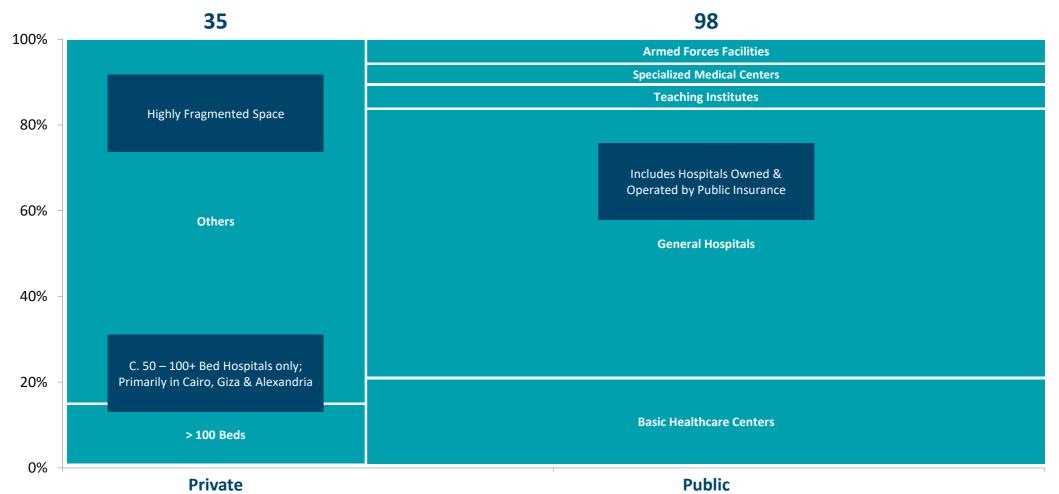


Egypt Total Hospital Beds (1/111)



No. of Hospital Beds in Egypt (K)

Total = 133 Beds



Source: CAPMAS, Egypt Ministry of Health, consultants



Egypt Total Hospital Beds (11/111)



	Basic Healthcare Centers	General Hospitals (Public Insurance)	Specialized Medical Centers	Teaching Institutes / Medical Colleges	Armed Forces Facilities	Private Hospitals (Non-Government)
				KASR ALAINY AND DATE OF THE PARTY OF THE PAR		
Level of Care	 First level of public healthcare Access to basic preventive & diagnostic treatment for common diseases & risk factors 	Support basic healthcare centers as well as some advanced care / treatment centers Accessible to members of the insurance scheme	 One of the highest level of public healthcare Provide advanced. Specialized care across key diseases & intervention 	 Provide medical education, specialization across levels & fields Facilitate training & research 	 High-end multi specialty facilities for the armed forces Available for access by paying premium rate 	 Provide diagnosis, treatment advice, specialist inpatient services, and advanced care Better equipped than public hospitals
Number of Units	153	420	42	19	20	1,484
Number of Beds	C. 18,000	C. 50,000	C. 1,500	C. 5,000	5000+	> 34,000
Level of Technical Facilities	Basic	Low	Mid to High	Medium	Extremely High	Mid to High (Depending on Location)
Presence / Location	Across Egypt – national network	Located in all key cities / tows for each governorates	Concentrated in metro & tier 1 cities	Concentrated in metro & tier 1 cities	Located in key governorates / cities	Across Egypt – concentrated in metro & tier 1 cities
Client Type	All	All Egyptians with HIO / COO cover	All – primarily referrals for specialized care	All	Armed forces (free) private by paying	Mid to higher income segment
Price	Negligible	Low	Low to Mid	Low	High	Mid to High

Source: CAPMAS, Egypt Ministry of Health, consultants

Focus of Next Slide



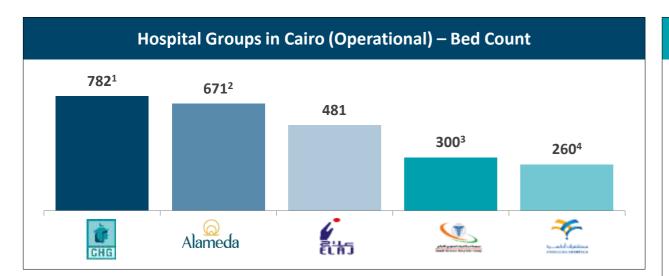
Egypt Total Hospital Beds (III/III)

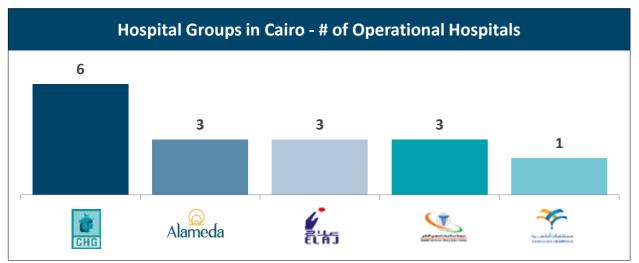


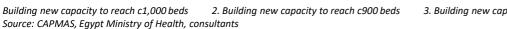
	Large Hospitals (100+ Beds)	Medium Hospitals (50 – 100 Beds)	Small Hospitals (<50 Beds)	
Level of Care	 Large multi super-specialty care centers with ability to do high-complexity cases Coverage across care continuum (potentially emerging tertiary care across key specialties) Potentially include CoEs with focus on 1 – 2 key specialties Comprehensive OP, pharmacy, diagnostic (imaging & pathology), trauma / ER, etc. 	 Multi-specialty centers focused on mid to basic complexity work - focused up to secondary level care Serve as a feeder network to large hospitals for more complex cases Basic OP, pharmacy, trauma / ER, etc. 	 Basic centers with beds (average size of 15 – 20 beds) with focus on triage & observations Basic intervention work (e.g. suturing, bone-setting, and IV administration) conducted at such facilities Only basic support amenities available (e.g. portable X-ray, suction machine, and a basic / minor surgery suite) 	
Number of Unites	40 – 50	50 – 100	C. 1,300	
Number of Beds	C. 5,000	C. 2,000 – 3,000	> 27,000	
Level of Technical Facilities	Mid to High (Depending on level of care)	Mid – Low (As required for basic secondary care)	Low	
Presence / Location	All located in Cairo, Giza or Alexandria	Majority concentrated in metro & tier 1 cities	Across Egypt	
Client Type	High to mid income individuals / families with high payor coverage	High to mid income individuals / families with low probability of any form of payor coverage	Mid to low income individuals & families with limited to no cover	
Price	High	Mid to High	Mid to Low	
Source: CAPMAS, Egypt Ministry of Health, consultants	Focus of Next Slide			



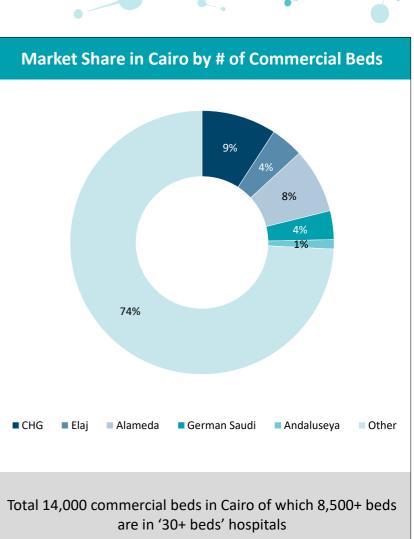
Greater Cairo Hospital Groups by Commercial Bed Count

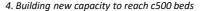






3. Building new capacity to reach c600 beds

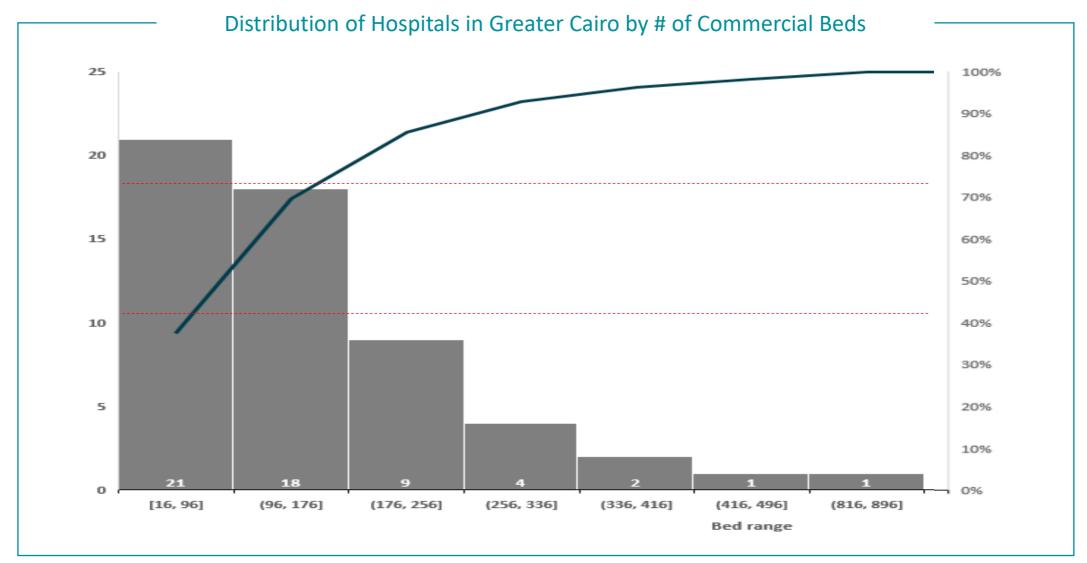






Greater Cairo Distribution of Hospitals by Commercial Beds

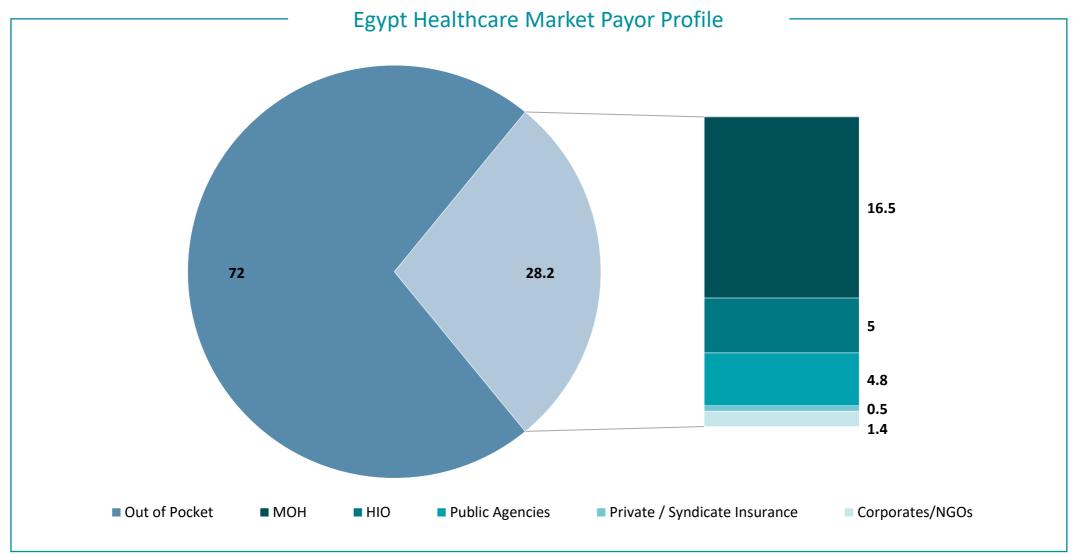






Egypt Healthcare Market Payor Profile





Thank you

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SHAREHOLDER INFORMATION

EGX: CLHO.CA Listed: June 2016

Shares Outstanding: 1.6 billion





