

PARTNER WITH ONE OF AUSTRALIA'S

FASTEST GROWING DAY HOSPITAL GROUPS

Westside Private Hospital

PARTNERING | BUILDING | SUPPORTING



MONTSERRAT
—DAY HOSPITALS—

Montserrat is focused
on creating an
experience for each
patient that surpasses
just the need for
Surgery, Procedures
or Treatment.



View from Westside Private Hospital.

National standards, licensing, staffing, health funds are all big issues for independent Day Hospital operators. Whilst the future of healthcare in Australia is bright, independent hospital operators are finding it harder and harder to maintain a positive outlook. Montserrat is listening.

History of Montserrat Hospitals **GROWTH AND INNOVATION**



Montserrat Day Hospitals was founded in 1996 by Dr Peter Stephenson. Peter was one of the early movers in the Day Hospital space.

Having established his first Day Hospital in 1985, Peter went on to become the President of the Australian Day Hospital Association for 5 years and was instrumental in today's iteration of the Day Hospitals in Australia.

In 2015, after almost 20 years of running Montserrat, Peter retired, and Ben Korst, Dr Peter Stephenson's son in law, joined the practice with the vision to broaden the scope of the business, from an almost pure Endoscopy business to a multidisciplinary Surgical, Procedural and Medical Oncology provider.

Since 2019, we have grown by greater than 60%, and we are on track to continue to grow through the expansion of services at our current hospitals, and with the addition of new hospitals into the Montserrat Day Hospital group.

Our growth strategy involves acquiring high quality operating assets, Brownfield developments and very selective Greenfield developments. We have a strict, disciplined criteria for both acquisition and new builds, and the ability to see value in older facilities that might need capital or upgrades.

The Governance Committees of Montserrat Day Hospitals, including Medical Advisory and Credentialing Committees report to the Montserrat Executive Management Committee via the CEO. As new hospitals join Montserrat, they are able to be supported via this framework.

Our vision is to build a wide network of the highest quality facilities, working closely with Doctors, Patients and all stakeholders to deliver exceptional outcomes for each and every person who is involved with our brand.

To achieve this vision, Montserrat is flexible in its approach to establishing new facilities, and is open to partnerships and new opportunities that further its strategic goal of being the Premium Day Hospital provider of choice across Australia.

If you are building a new facility to work alongside your busy practice, looking to partner with us to benefit from our established operations and departments, or whether you are looking for an exit plan, we would like hear from you.

MONTSERRAT BUSINESS UNITS

Montserrat operates various business units to ensure we are large enough to provide the internal support we need, but not so large that we lose the personal touch. Our services include:

HOSPITALS

Montserrat Hospitals cater for a variety of surgical specialties including Ophthalmology, Dermatology, Plastics, Oral/Maxillofacial, ENT, General, Gynaecology and various other procedural specialties such as Gastroenterology and IVF.

Once included in our group, individual Hospitals operate from one Global Governance and Policy Framework, with bespoke procedural documentation on a site by site basis.

SPECIALIST SUPPORT AND CLINICS

An integrated platform for Doctors and Patients provides the most seamless hospital experience possible. Montserrat is engaged to provide back office services to our Specialists. Montserrat also offers Joint Venture arrangements with Specialists where we provide a suite of front end marketing and booking services, and the Surgeons subsequently undertake the resulting activity at our facilities - an arrangement that answers the needs of today's solution focused patients.

CANCER SERVICES

Being a large provider of Gastroenterology services, Montserrat has seen the addition of Medical Oncology and Haematology services to be a natural extension to our business. This integration of our services from diagnostic through to treatment regime provides patients with the full Montserrat experience.



Albany Day Hospital

MONTSERRAT BY NUMBERS



25+
YEARS IN
BUSINESS

500+
CREDENTIALLED
SPECIALISTS

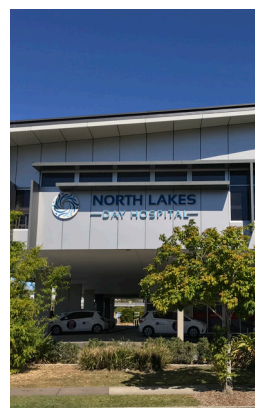
CENTRAL
SUPPORT
HEAD
OFFICE

40,000+
MANAGED
EPISODES
EACH YEAR

60%+
GROWTH
SINCE 2019

400+
EMPLOYEES

100%
QUALITY
COMPLIANCE
RECORD



MONTSERRAT CENTRAL SUPPORT GROUP

Montserrat has built a competent central Management Team and structure to provide a support network to the ever increasing compliance and regulations around health care. Some aspects of this system are:

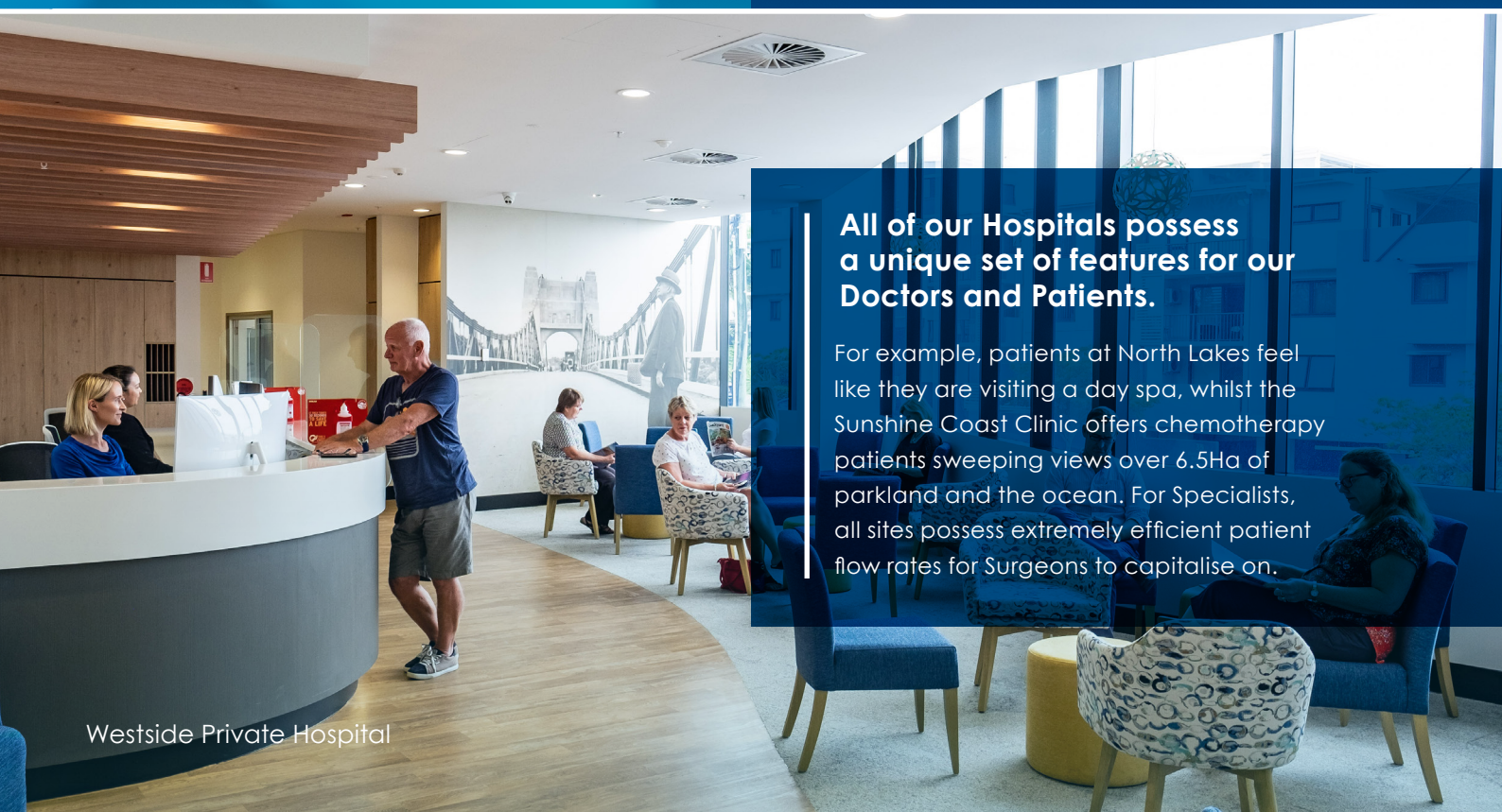
- Central CFO and Finance Team function, with scalable offshore processing of non-patient related creditors
- Central Director of Clinical Services, providing remote and on-site support to Business and Clinical Managers
- Central negotiations of Health Fund arrangements
- Central negotiations of Group Insurance Policies
- Group Quality and Training Manager and Cloud based intranet
- Central IT Manager and support
- Central Practice Management and Marketing support
- Central Call centre for booking enquiries, patient call back services and GP Hotlines

JOINING THE MONTSERRAT GROUP

A healthy investment backed by passionate professionals and proven partnerships.

For both Surgeons and Hospital owners, a partnership with or divestment to Montserrat delivers value because:

- We have an honest approach to assessing new opportunities and acting quickly on them
- We are professional, but not impersonal
- We are flexible and straight forward
- We are innovative and can capitalise on Hospital, Clinic and Property arrangements
- We have an established Quality and Governance Framework that is scalable
- We are open to discussing joint venture arrangements
- Although focused, we are not solely driven by profit



All of our Hospitals possess a unique set of features for our Doctors and Patients.

For example, patients at North Lakes feel like they are visiting a day spa, whilst the Sunshine Coast Clinic offers chemotherapy patients sweeping views over 6.5Ha of parkland and the ocean. For Specialists, all sites possess extremely efficient patient flow rates for Surgeons to capitalise on.

TIMING IS EVERYTHING

Montserrat is interested in acquiring high quality facilities and building Greenfield Hospitals in areas of high need, supported by quality Specialists.

Typically, we have acquired facilities from owner doctors or shareholders who have decided to exit from the Hospital investment as a method of planning for their retirement. In these circumstances, Montserrat can provide a safe and caring set of hands for the future of your patients, colleagues and staff.

We are happy to purchase new equipment, upgrade facilities and work with existing Specialists on their transition into retirement. For most Specialists who are transitioning into retirement, we can assist with this planning and in the recruitment of younger Specialists into the facility or practice.

In some instances, Specialist groups have worked with Montserrat using their existing practice activity to help underpin the financial success of a new facility, or simply because they are not satisfied with their existing arrangements.



Whatever your circumstance, we are more than happy to have an initial chat.



OUR HOSPITALS

Queensland

NORTH LAKES DAY HOSPITAL

- 3 operating theatres
- 14 first stage and second stage recovery bays
- On-site specialist consulting suites
- Free parking on-site

NORTH LAKES HAEMATOLOGY & ONCOLOGY CLINIC

- 4 treatment chairs and beds
- Close links to local Allied Health services to provide holistic patient care
- Free parking on-site

SAMFORD ROAD DAY HOSPITAL

- 2 operating theatres
- 10 first stage and second stage recovery bays
- Free parking on-site

SUNSHINE COAST HAEMATOLOGY & ONCOLOGY CLINIC

- 14 treatment chairs and beds
- 8 consultation rooms
- Close links to local Allied Health services to provide holistic patient care
- On-site access to a clinical trial unit
- On-site pathology collection
- Free parking on-site

WESTSIDE HAEMATOLOGY & ONCOLOGY CLINIC

- 16 treatment chairs and beds
- On-site gymnasium
- Close links to local Allied Health services to provide holistic patient care
- Free parking on-site

WESTSIDE PRIVATE HOSPITAL

- 4 operating theatres
- 1 procedural theatre
- 3 treatment rooms
- 6 overnight patient rooms
- 22 first stage and second stage recovery bays
- Mohs laboratory facility
- Onsite pathology, medical imaging, medi-hotel and childcare facilities
- Free parking on-site

New South Wales

ROSEMONT ENDOSCOPY CENTRE

- 1 procedure room
- 3 consulting rooms
- 6 first stage and second stage recovery bays
- Free parking on-site

WARRINGAH DAY SURGERY

- 2 operating theatres
- 11 first stage and second stage recovery bays
- On-site specialist consulting suites
- On-site pharmacy, medical imaging and pathology collection centre
- Free parking on-site

Western Australia

ALBANY DAY HOSPITAL

- 1 operating theatre
- 9 first stage and second stage recovery bays
- Free parking on-site

BUNBURY DAY HOSPITAL

- 1 operating theatre
- 8 first stage and second stage recovery bays
- Free parking on-site

OXFORD DAY SURGERY

- 2 procedure rooms
- 2 treatment rooms
- 10 recovery bays
- On-site specialist consulting suites
- Mohs laboratory facility
- On-site pathology collection
- Free parking on-site

WESTERN HAEMATOLOGY & ONCOLOGY CLINICS

- 14 treatment chairs and beds
- 6 consultation rooms
- On-site pharmacy services
- Close links to local Allied Health services to provide holistic patient care
- On-site access to a clinical trial unit
- On-site pathology collection and laboratory
- Free parking on-site

Bunbury Day Hospital





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