



Investment Facilitation Model for Health Infrastructure

Led by Global Care Corporation – Philippines as the Operational Company (OpCo) and Real Estate Development International (RED Int'l) as the Property Company (PropCo) Management for Senior Living Facilities

For the Department of Health (DOH) Philippines and Health Sector Stakeholders

Bridging **International Capital, Institutional Investment**, and **Public-Private Partnerships** with Philippine healthcare infrastructure development through internationally recognized best practices, strategic investment planning, and alignment with Department of Health (DOH) regulatory compliance.



Objective

To attract, facilitate, and streamline both domestic and foreign investments in healthcare infrastructure projects throughout the Philippines, including hospitals, diagnostic centers, rural health units, home health agencies, hospice agencies, skilled nursing facilities, integrated luxury senior living communities, and other healthcare facilities through a transparent, compliant, scalable, and investment-ready framework.



Model Components



1. Investment Project Categories

Category	Examples
Primary Healthcare Facilities	Rural Health Units (RHUs), Barangay Health Stations, Community Health Centers
Specialty Healthcare Centers	Dialysis Centers, Imaging Centers, Ambulatory Surgery Centers, Diagnostic Laboratories
Senior Living Communities	Integrated Luxury Senior Living Resorts, Semi-Integrated Senior Living Communities, Independent Living Communities
Home Healthcare Infrastructure	Home Health Agencies, Home Care Agencies, Hospice Agencies, Wound Care Centers, Durable Medical Equipment (DME) Operations

Category	Examples
Hospitals & Medical Centers	Private Hospitals, Specialty Hospitals, Medical Office Buildings, Outpatient Surgical Centers
Healthcare Education & Training	Nursing Schools, International Healthcare Institute & Technology (IHIT), Simulation Laboratories, Wound Care Training Centers

2. Investor Pathways

Investor Type	Investment Structure
Foreign Investors	Board of Investments (BOI), Special Investor's Resident Visa (SIRV), Foreign Direct Investment (FDI), Joint Venture Structures
SRRV Investors	Special Resident Retiree's Visa (SRRV) Healthcare and Senior Living Investment opportunities
Filipino Expatriates & OFWs	Joint Venture Partnerships, Cooperative Investments, Private Equity Participation
Institutional Investors	Pension Funds, Private Equity, Infrastructure Funds, Healthcare Real Estate Investment Trusts (REITs)
Development Finance Institutions	Public-Private Partnerships (PPP), Blended Finance, Multilateral Development Banks
Local Developers & Investors	Joint Ventures with Department of Health (DOH)-licensed healthcare operators and strategic healthcare consultants

3. Project Eligibility Requirements

Healthcare infrastructure projects should include, as applicable:

- Comprehensive Feasibility Study
- Business Plan and Financial Model
- Department of Health (DOH) Licensing Compliance Strategy
- Architectural and Engineering Master Plan
- Environmental Compliance Certificate (ECC)
- Local Government Unit (LGU) Zoning and Land Use Approvals
- Fire Safety and Occupancy Compliance
- Public-Private Partnership (PPP) Documentation (where applicable)
- Investment Registration and Incentive Documentation
- Risk Assessment and Mitigation Plan

4. Regulatory Agencies & Strategic Partners

Organization	Primary Role
Department of Health (DOH)	Healthcare licensing, regulatory compliance, facility approval
Board of Investments (BOI)	Investment incentives, fiscal benefits, strategic project endorsement
Philippine Economic Zone Authority (PEZA)	Economic zone registration and investment incentives
Securities and Exchange Commission (SEC)	Corporate registration and joint venture approval
Department of Trade and Industry (DTI)	Business registration and investment facilitation
Department of Human Settlements and Urban Development (DHSUD)	Land use planning and development coordination
Department of Public Works and Highways (DPWH)	Infrastructure coordination and engineering standards
Department of Foreign Affairs (DFA)	International investment coordination
Bureau of Immigration (BI)	Special Resident Retiree's Visa (SRRV), Special Investor's Resident Visa (SIRV), and foreign investor immigration support
Local Government Units (LGUs)	Local permits, zoning, taxation, and development approvals

5. Investment Incentive Framework

Potential investment incentives may include, subject to applicable Philippine laws and agency approvals:

- Investment incentives administered through the Board of Investments (BOI)
- Tax incentives available under applicable Philippine investment legislation
- Duty incentives for eligible imported medical equipment
- Streamlined licensing pathways for qualified strategic healthcare investments
- Support for Special Resident Retiree's Visa (SRRV) and Special Investor's Resident Visa (SIRV) investment programs
- Local Government Unit (LGU) incentive programs where available
- Access to Public-Private Partnership (PPP) opportunities
- Investment promotion and facilitation services

6. Investor Support Services

Global Care Corporation – Philippines and Real Estate Development International (RED Int'l) may provide:

- Healthcare Investment Portal
- Investor Relations Center
- Digital Project Data Rooms
- Downloadable Investment Prospectuses
- Financial Feasibility Models
- Joint Venture Documentation Templates
- Letters of Intent (LOI)
- Memoranda of Understanding (MOU)
- Regulatory Compliance Roadmaps
- Real-Time Licensing Status Tracking
- Site Selection and Market Analysis
- Healthcare Facility Master Planning
- Project Management Coordination

7. Return on Investment (ROI) & Risk Management

Investment Consideration	Risk Mitigation Strategy
Growing healthcare demand	Market feasibility studies and demographic analysis
Licensing timelines	Digital licensing platform and regulatory planning
Construction schedule	Project management oversight and architectural coordination
Workforce availability	Workforce certification and regional training hubs
Regulatory changes	Ongoing compliance monitoring and legal advisory support
Financial performance	Sensitivity analysis, phased development, and diversified revenue streams
Operational sustainability	International operational standards and quality management systems

Strategic Investment Opportunities

Priority healthcare investment sectors include:

- Integrated Luxury Senior Living Resorts
- Skilled Nursing Facilities
- Home Health & Hospice Networks

- Wound Care Centers
 - Rural Health Modernization Projects
 - Healthcare Education Campuses
 - Diagnostic & Imaging Centers
 - Specialty Hospitals
 - Rehabilitation Centers
 - Wellness and Preventive Healthcare Facilities
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Expected Outcomes

Implementation of this investment facilitation model is intended to:

- Increase domestic and foreign investment in Philippine healthcare infrastructure
- Accelerate healthcare facility development across underserved regions
- Support Department of Health (DOH) modernization initiatives
- Improve healthcare accessibility and quality of care
- Generate employment opportunities within the healthcare sector
- Encourage international healthcare partnerships and technology transfer
- Strengthen long-term sustainability of healthcare infrastructure development
- Position the Philippines as a regional destination for healthcare investment and senior living development