



OPERATIONAL-READY BY 2027. BUILT FOR SPEED. DESIGNED FOR SCALE.

UP TO: **8x15,000L E. coli** | **24x2,000L mAbs** | **700K+ SF**

ENERGIZED WITH 12MW POWER, EXPANDABLE AS NEEDED

CSL Seqirus

FUJIFILM

APOLLO

GeneSuites™
where cures thrive

CBRE

MAXIMIZE CONTROL & ACCELERATE DELIVERY



CELL & GENE THERAPY



ADVANCED THERAPEUTICS



BIOLOGICS



BIOPHARMACEUTICALS



CHEMICAL MANUFACTURING

COMPLETE: 338K SF CATALYST SHELL = Purpose-built with critical infrastructure, secured power (12MW) and engineered for flexibility.



Bldgs A/B: Power On & Fit-Out Ready

Catalyst Shell Complete means Buildings A & B are fully energized (12MW total / 6MW each), with mezzanine and critical cGMP infrastructure to accelerate construction timelines.

Positioned to be operational-ready by 2027.

Installed and live:

- ✓ **Enclosed Switches & Panelboards**
- ✓ **Switchboards & Transformers**
- ✓ **CT Cabinets & Meters**

cGMP Capacity Today vs. Tomorrow

Immediate opportunity with long-term scalability for evolving program needs. Example biologics capacities shown; capacity varies by modality & process:

- ✓ **Current Total Capacity (Buildings A & B):**
4x15000L SS E. coli or 12x2000L SUB mAbs
- ✓ **Full Campus Potential (Buildings C & D):**
8x15000L SS E. coli or 24x2000L SUB mAbs

700K+ Campus Strategy

Adjacent land available for additional cGMP, PD, R&D, Lab and/or office.

SITE PLAN





Bldg A: 11651 Holly Springs New Hill Rd,
Holly Springs, NC 27540

Bldg B: 101 Barabella Wy,
Holly Springs, NC 27540

Building	Type
A 169,000 SF	cGMP Single-Story with Mezzanine CATALYST SHELL COMPLETE
B 169,000 SF	cGMP Single-Story with Mezzanine CATALYST SHELL COMPLETE
C ±178,000 SF	cGMP/PD/R&D Single-Story with Mezzanine
D ±210,000 SF	cGMP/Lab/Office Up to 5-Stories

TOTAL AVAILABLE: 726,000 SF



-  **50,000 SF**
SHOPS & RESTAURANTS
-  **130+ Room**
HOTEL
-  **Open-Air**
LOUNGE & DINING
-  **2 Min Walk**
FROM CATALYST BIOCAMPUS

BUILDINGS A&B

Ability to
reconfigure mezzanine
to optimize floor plan

32' CLEAR

20' CLEAR



169,000 SF
Per Building

65,000 SF
Mezzanine

104,000 SF
Ground Floor



32'
Clear Height
20' Under Mezzanine



33'x44'
Column Spacing



515
Total Parking Spaces
for Building A & B (1.5:1,000)



5,312 KW*
Power per Building



8"
Water Service



220 BTUs/SF
Natural Gas

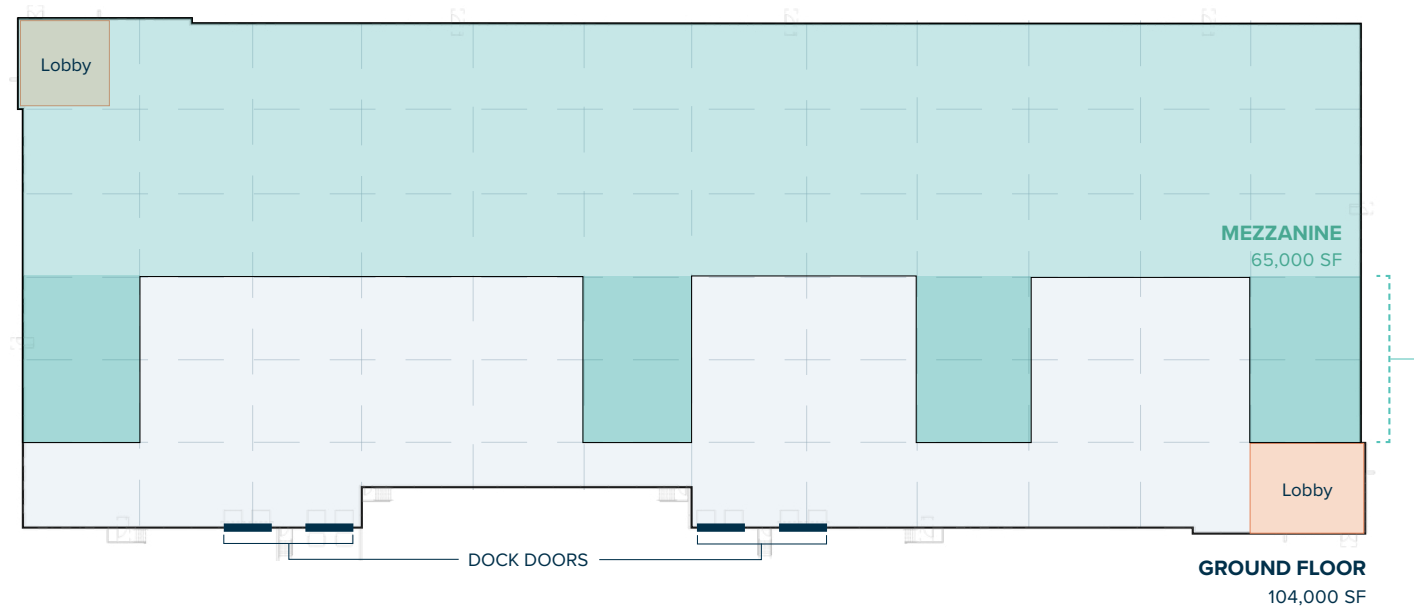
*Catalyst BioCampus has secured an agreement with Duke Energy to service power to the site. Additional power can be added upon request.

BUILDING A & B

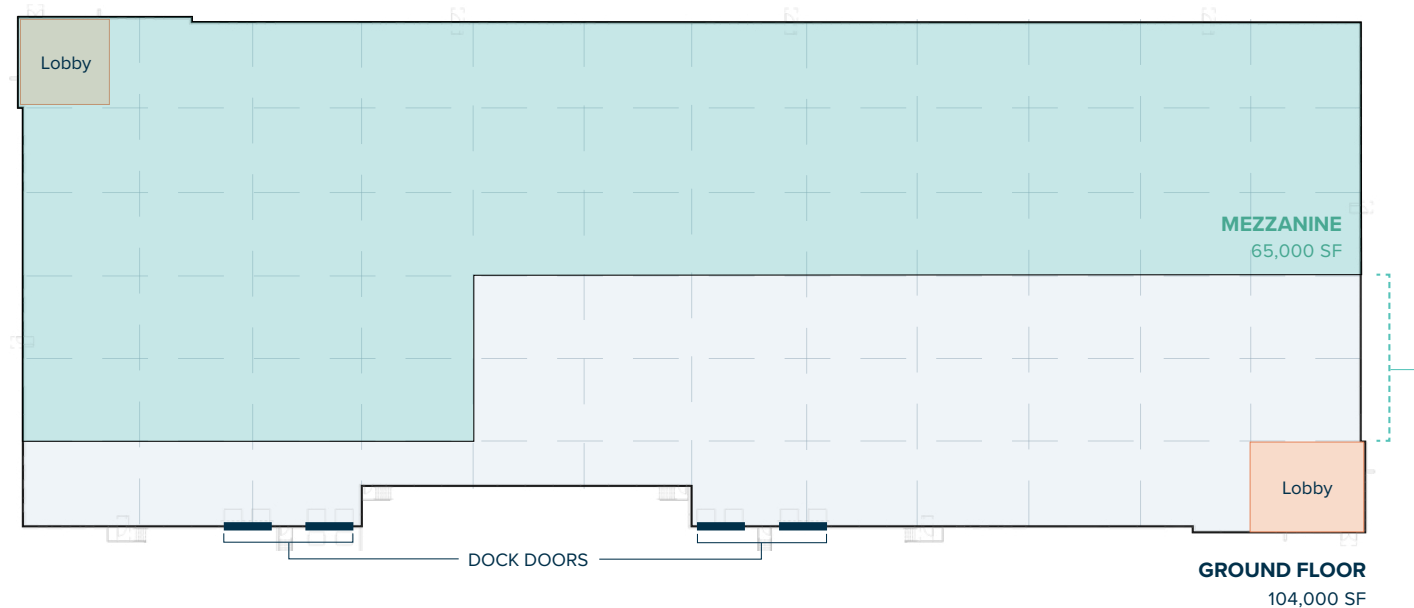
FLOOR PLAN

FULL BUILDING OR MULTI-TENANT OPTIONS

- Flexible options for full-building or multi-tenant suites (~40-80K SF), each with independent metering and HVAC.
- Critical infrastructure installed to enable operations as early as 2027.
- Buildings A&B each support up to 2x15K SS E. coli and 6x2K SUB mAbs. (sample test fits available in the following pages)
- Combined with Buildings C&D expansions, Catalyst can support up to 8x15K SS E. coli and 24x2K SUB mAbs.



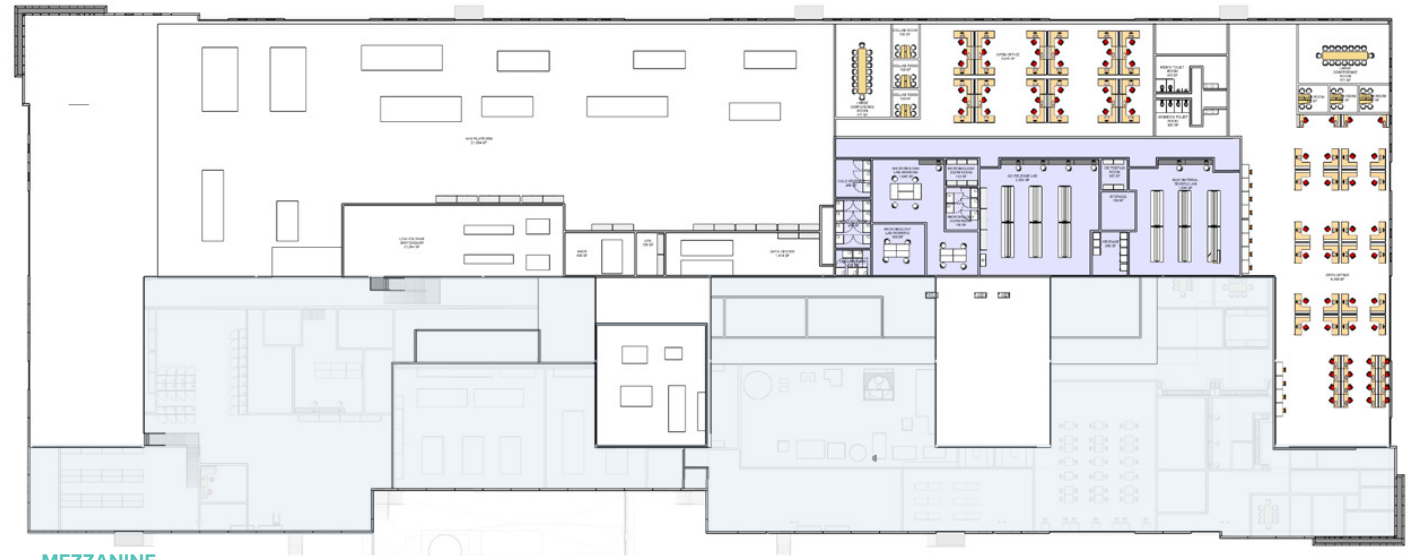
Option to reconfigure Mezzanine to optimize floor plan



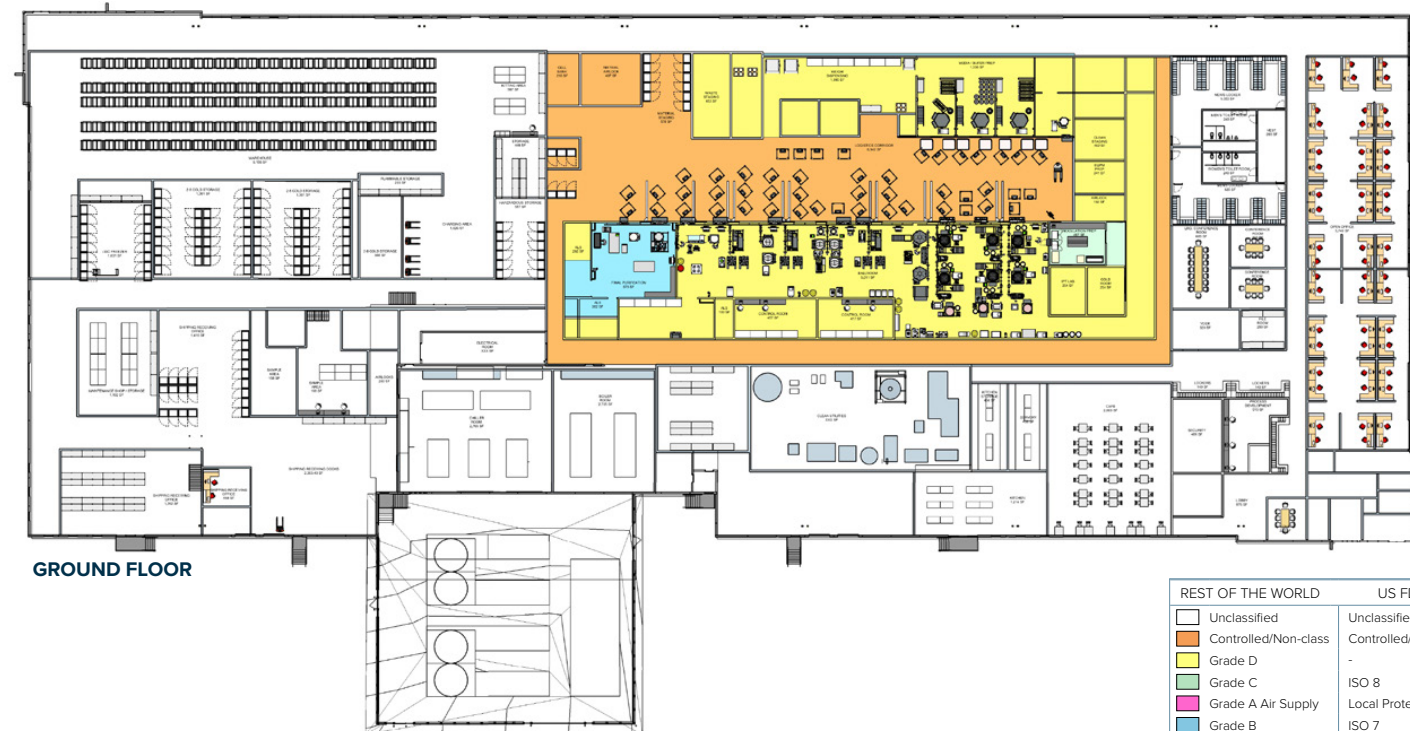
CONCEPTUAL TEST FIT

6x2K SUB mAbs

SINGLE BUILDING
USER CONFIGURATION



MEZZANINE



GROUND FLOOR

REST OF THE WORLD	US FDA
Unclassified	Unclassified
Controlled/Non-class	Controlled/Non-class
Grade D	-
Grade C	ISO 8
Grade A Air Supply	Local Protection
Grade B	ISO 7
Grade A	ISO 5
QC/PD Labs	Unclassified

*Additional conceptual test fits
available upon request

CONCEPTUAL TEST FIT

2x15K SS E. coli

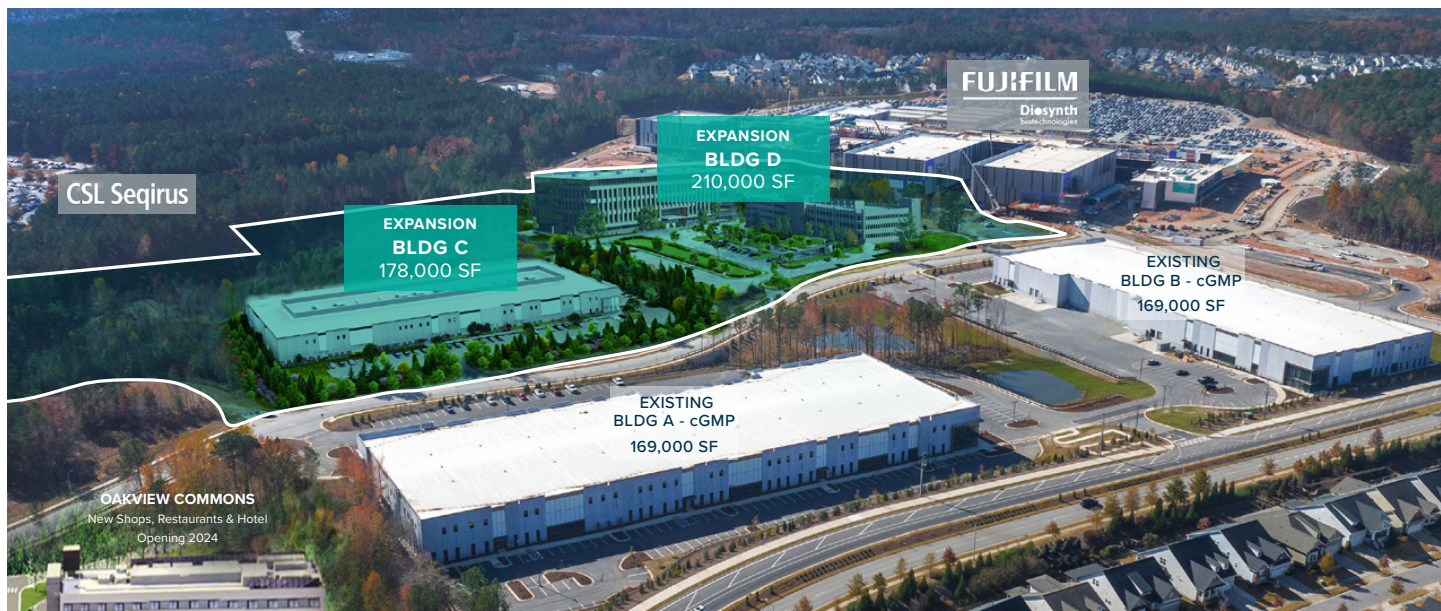
SINGLE BUILDING
USER CONFIGURATION



REST OF THE WORLD	US FDA
Unclassified	Unclassified
Controlled/Non-class	Controlled/Non-class
Grade D	-
Grade C	ISO 8
Grade A Air Supply	Local Protection
Grade B	ISO 7
Grade A	ISO 5
QC/PD Labs	Unclassified

EXPANSION OPPORTUNITY: BUILDINGS C & D

Total Up To: 8x15,000L e.Coli | 24x2,000L mAbs | 700K+ SF



BUILDING C @ 178K SF

Entitlement for 525,000 SF (3-stories) in progress



FULL CAMPUS TIMELINE

Q4 2023

Buildings A & B
Construction Activity Complete
338K SF cGMP

Transformers &
Switchgears Installed
Power Available Immediately



Q2 2025

Expansion Site:
Building C Fully Entitled,
Building D Planning in Process
388K SF cGMP, PD, R&D, Office



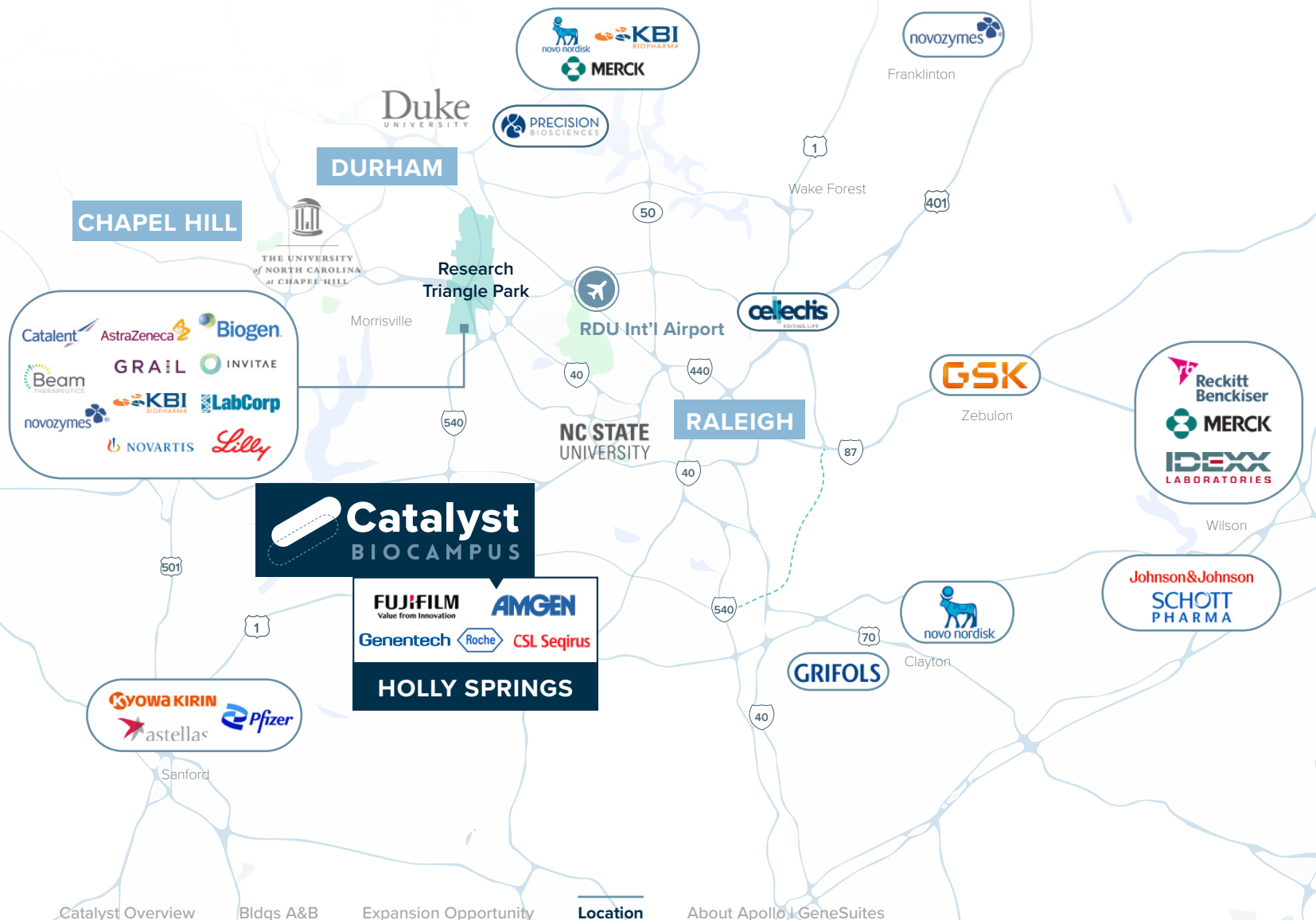
2026

Expansion Site
Ready for Sitework

RALEIGH-DURHAM REGION

THE NATION'S **INNOVATION HUB**

FOR LIFE SCIENCE MANUFACTURING



#1

State for Business
CNBC

#1

Best Business Climate
Business Facilities Mag

#4

Top Life Science Cluster in the U.S.

#4

Highest Concentration of PhDs in the US

840

Life Science Companies

\$9.8B

Life Sciences
Contribution to Gross
Regional Product

5,700

Biological & Biomedical
Sciences Graduates Yearly

2.25%

Nation's Lowest Corporate
Income Tax / 0% by 2030

Sources: NCBiotech,
EDPNC, Research Triangle
Regional Partnership

CATALYST BIOCAMPUS

CENTRALLY LOCATED TO

ATTRACT & RETAIN TOP TALENT

POPULATION

20 Mins: 394,334
35 Mins: 1,533,655

LABOR FORCE

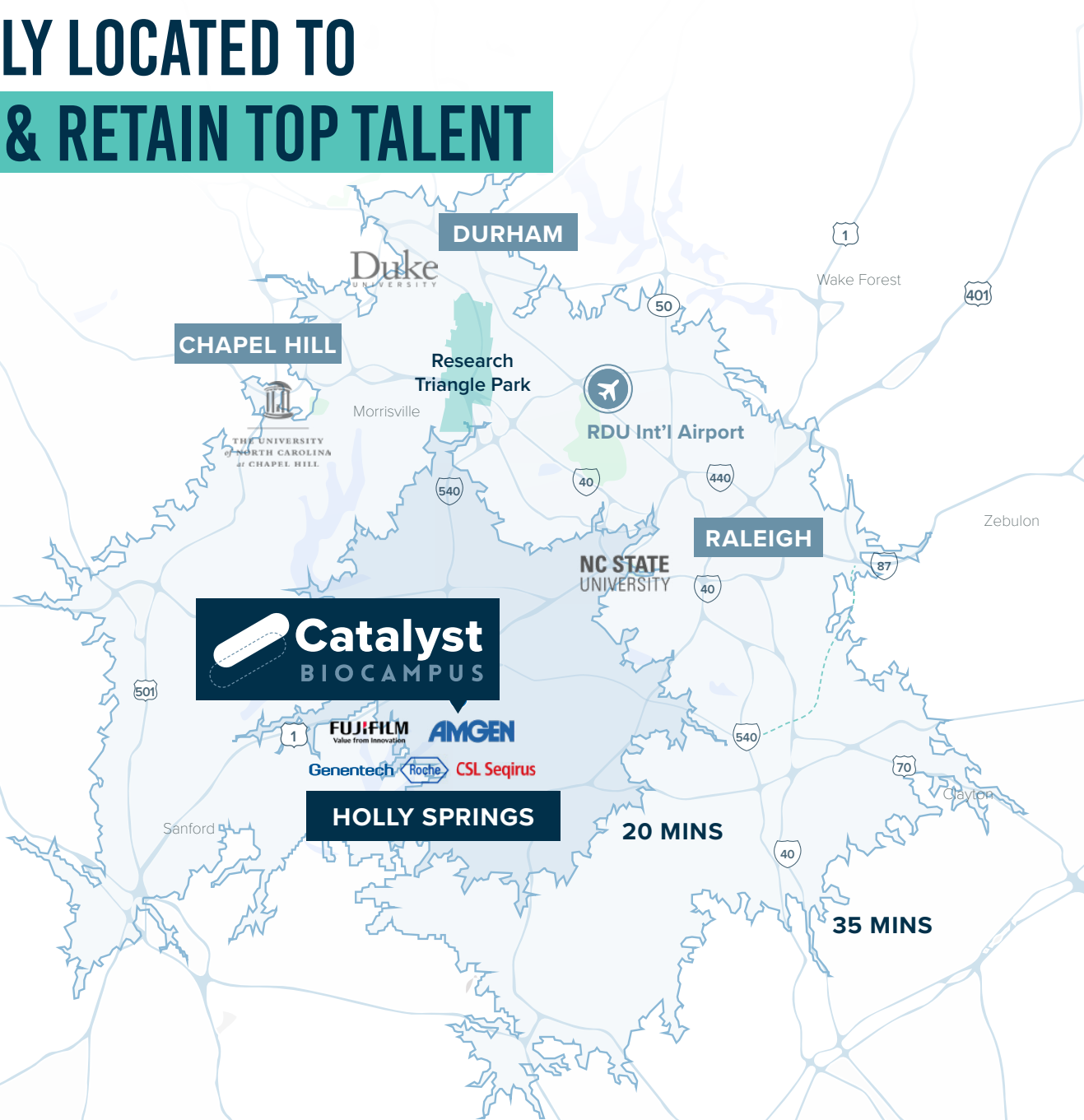
20 Mins: 219,456
35 Mins: 845,069

AVG. INCOME

20 Mins: \$158,655
35 Mins: \$130,582

AVG. HOME PRICE

20 Mins: \$597,690
35 Mins: \$513,027



AREA DRIVE TIMES

22 Minutes

Raleigh Durham
International Airport

23 Minutes

Research Triangle Park

18 Minutes

North Carolina
State University

29 Minutes

Duke University

30 Minutes

University of North
Carolina Chapel Hill

Close to it
all with the
added benefit
of the *reverse
commute.*

\$15.3 B

Total Biomanufacturing
Investments in
Raleigh-Durham
Since 2020

\$5.4 B

INVESTED IN HOLLY SPRINGS SINCE 2020

OVER 27%

of the Total Biomanufacturing
Investments Announced in
Raleigh-Durham¹ have been
made in Holly Springs

2020 - 2022



NEW
201 new jobs
\$83M investment



NEW
209 new jobs
\$109M investment

HOLLY SPRINGS



NEW
725 new jobs
\$2.0B investment



EXPANSION
50 new jobs
\$100M investment



NEW
325 new jobs
\$213M investment



EXPANSION
200 new jobs
\$157M investment



EXPANSION
300 new jobs
\$352M investment



NEW
398 new jobs
\$100M investment

HOLLY SPRINGS



NEW
355 new jobs
\$550M investment



EXPANSION
90 new jobs
\$200M investment



EXPANSION
145 new jobs
TBD investment



EXPANSION
40 new jobs
\$34M investment



NEW
460 new jobs
\$470M investment



EXPANSION
250 new jobs
\$150M investment



EXPANSION
100 new jobs
\$110M investment



NEW
200 new jobs
\$125M investment



EXPANSION
100 new jobs
\$188M investment



Expansion
200 new jobs
\$40M investment

2023 - CURRENT



EXPANSION
100 new jobs
\$450M investment

HOLLY SPRINGS



EXPANSION
300 new jobs
\$1B investment



NEW
102 new jobs
\$200M investment



EXPANSION
TBD new jobs
\$500M investment



NEW
170 new jobs
TBD investment



NEW
275 new jobs
\$147M investment



EXPANSION
1,000 new jobs
\$4.1B investment

HOLLY SPRINGS



EXPANSION
680 new jobs
\$1.2B investment



NEW
289 new jobs
\$145M investment



NEW
420 new jobs
\$1B investment



EXPANSION
124 new jobs
TBD investment



NEW
400 new jobs
\$371M investment



EXPANSION
78 TW Alexander
\$33M investment

HOLLY SPRINGS



NEW
400 new jobs
\$700M investment



EXPANSION
2 new sites
TBD investment

2014 - 2019 : HOLLY SPRINGS

CSL Seqirus

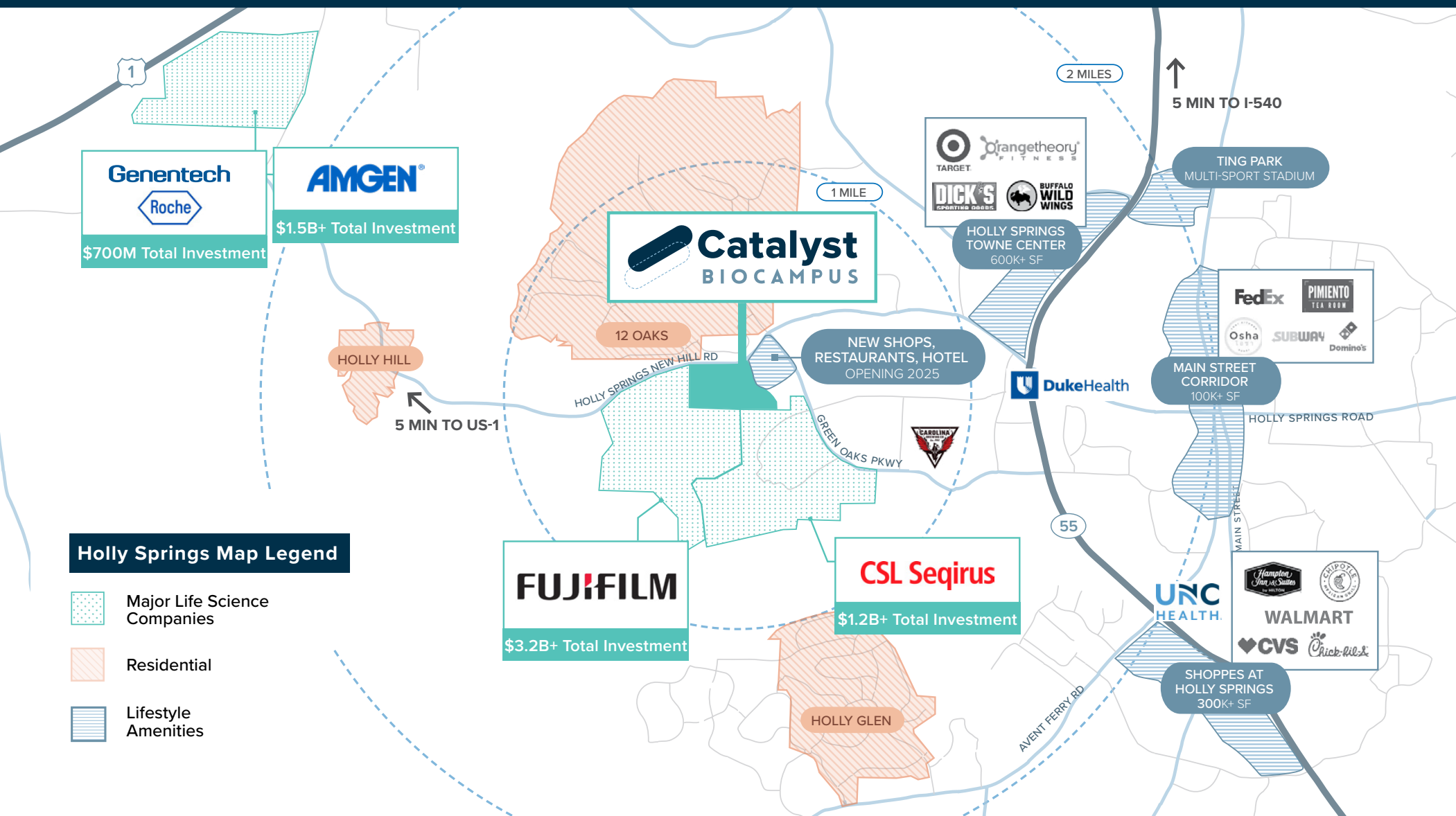
**NEW FACILITY + EXPANSION
\$1.23B investment**

¹Since 2018
²In 2019, CSL Seqirus invested \$140M to expand its facility, in addition to its
\$1.09B investment (2014-2017). **In total, CSL Seqirus invested over \$1.2B in Holly Springs.**

CLOSE TO HOMES, AMENITIES & LIFE SCIENCE LEADERS

OVER \$6.6BN INVESTED IN HOLLY SPRINGS

Home to Fujifilm's record-breaking mAbs facility, Amgen, Seqirus, and now Genentech/Roche's \$700M expansion.



LIFE IS BETTER IN HOLLY SPRINGS

Robust Life Science Ecosystem.

World-Class Intellectual Capital.

Business-Friendly Climate.

#1

**SAFEST CITY IN
NORTH CAROLINA**

SAFEWISE, 2021

#1

**BEST CITIES IN N.C.
TO GET A JOB**

ZIPPIA.COM, 2019

#3

**MOST POPULAR ZIP
CODE IN TRIANGLE**

ZILLOW, 2021

#5

**BEST PLACE IN N.C.
TO RAISE A FAMILY**

WALLETHUB, 2019

TOP
5

**BEST PLACES TO LIVE
IN NORTH CAROLINA**

HOMESNACKS, 2021

TOP
10

**MOST AFFORDABLE
HOUSING IN N.C.**

WALLETHUB.COM, 2019

APOLLO

Founded in 1990, Apollo Global Management, Inc. is a leading global alternative asset manager and a value-oriented investor in private equity, real estate and credit-oriented capital markets.

As of September 30, 2025, Apollo has \$908 billion total assets under management, and has offices in New York, Los Angeles, Houston, Bethesda, San Diego, London, Frankfurt, Madrid, Luxembourg, Mumbai, Delhi, Singapore, Hong Kong and Shanghai.

To date, Apollo and its affiliates manage more than \$5 billion across the healthcare and life sciences industries.

Learn more at: www.Apollo.com



GeneSuites offers the most advanced and cost-efficient cGMP multi-modal manufacturing solution for cell and gene therapy companies looking to accelerate speed to market, minimize operating risk while maximizing process control, capital efficiencies and scalability.

The GeneSuites team has a proven track record of developing, managing and negotiating multi-million square feet of life science and cGMP biomanufacturing space.

Learn more at: www.GeneSuites.com

Supported by a Team of Best-in-Class Experts:

The CBRE logo consists of the letters 'CBRE' in a bold, dark green, sans-serif font.



The CUMMING GROUP logo features the words 'CUMMING' and 'GROUP' stacked vertically in a bold, black, sans-serif font.

LEASED BY

CBRE

LEE CLYBURN, SIOR

Executive Vice President

lee.clyburn@cbre.com

919.831.8266

JOHN HOGAN, III

Senior Associate

john.hogan@cbre.com

919.831.8264

DEVELOPED BY

APOLLO

GeneSuites™
where cures thrive

CatalystBioCampus.com

© 2025 CBRE, Inc., Apollo & GeneSuites. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE, Apollo & GeneSuites, and the CBRE, Apollo & GeneSuites logo are service marks of their respected owners. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE, Apollo & GeneSuites.