ACCELERATING THE PRODUCTION OF BREAKTHROUGH THERAPIES

Up to 446,000 SF cGMP, PD, Lab, Office
Available as Early as Q4 2022

RALEIGH-DURHAM, NC
EARLIEST AVAILABILITY

Raleigh-Durham’s newest cGMP biomanufacturing campus is currently under construction in the Town of Holly Springs and is available as early as Q4 2022.

SET UP FOR RAPID SUCCESS

In addition to its advanced cold shell, Catalyst BioCampus offers a High-Performance Shell to accelerate speed to market.

PRE-EQUIPPED TO MINIMIZE RISK

High-Performance Shell buildings come pre-equipped with primary mechanical, electrical and significant building infrastructure.
Catalyst BioCampus’ High-Performance Shell (HPS) minimizes risk through the installation of primary mechanical, electrical and building infrastructure specific to cGMP biomanufacturing facilities.

Unique to Catalyst BioCampus is its ability to accelerate critical manufacturing capacity and speed to market for biopharmaceutical companies by 9-15 months.

<table>
<thead>
<tr>
<th>Infrastructure</th>
<th>Typical Cold Shell</th>
<th>Catalyst BioCampus Cold Shell</th>
<th>High-Performance Shell</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>MECHANICAL</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chiller Plants</td>
<td></td>
<td>![Checkmark]</td>
<td>![Checkmark]</td>
</tr>
<tr>
<td>Boiler Plants</td>
<td></td>
<td>![Checkmark]</td>
<td>![Checkmark]</td>
</tr>
<tr>
<td><strong>ELECTRICAL</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Backup Generators</td>
<td></td>
<td>![Checkmark]</td>
<td>![Checkmark]</td>
</tr>
<tr>
<td>Switchgear</td>
<td></td>
<td>![Checkmark]</td>
<td>![Checkmark]</td>
</tr>
<tr>
<td>Additional Infrastructure</td>
<td></td>
<td>![Checkmark]</td>
<td>![Checkmark]</td>
</tr>
<tr>
<td>cGMP-Specific Components</td>
<td></td>
<td>![Checkmark]</td>
<td>![Checkmark]</td>
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</table>
WALKABLE CAMPUS EXPERIENCE

<table>
<thead>
<tr>
<th>Bldg.</th>
<th>Approx. Size</th>
<th>Type</th>
<th>Bldg. Shell Complete</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>153,000 SF</td>
<td>cGMP Single-Story with Mezzanine</td>
<td>Nov 2022</td>
</tr>
<tr>
<td>B</td>
<td>153,000 SF</td>
<td>cGMP Single-Story with Mezzanine</td>
<td>Dec 2022</td>
</tr>
<tr>
<td>C</td>
<td>Up to 140,000 SF</td>
<td>PD/Lab/Office Up to 5-Stories</td>
<td>Winter 2023</td>
</tr>
</tbody>
</table>

Total Campus: **Up to 446,000 SF**
BRINGING THERAPIES TO MARKET

Building A
Single-Story with Mezzanine

153,000 SF cGMP Available as Early as Nov 2022
OPTIMIZING MANUFACTURING PROCESSES

Building B
Single-Story with Mezzanine

153,000 SF cGMP Available as Early as Dec 2022
Bldg A - cGMP

Bldg B - cGMP

Bldg C - PD/Lab/Office

153,000 SF
Per Building

103,000 SF
Ground Floor

50,000 SF
Mezzanine

32’
Clear Height

20’
Clear Under Mezzanine

515
Parking Spaces (1.7:1,000)

8,000 AMPS
Power (277/480v)

220 BTUs/SF
Natural Gas

4”
Water Service
BUILDINGS A&B - SCHEDULE

BLDG A - cGMP
153,000 SF

BLDG B - cGMP
153,000 SF

BLDG C - PD/Lab/Office
Up to 140,000 SF (Avail. 2023/2024)

Buildings A&B - Schedule

2022

Mar  May  Jul  Sept  Nov

2023

Jan  Mar  May  Jul  Sept  Nov

2024

Jan  Mar

Bldg B: Cold Shell Complete
Dec 2022

Bldg A: Cold Shell Complete
Nov 2022

Bldg A: HPS* Complete
Aug 2023

Bldg B: HPS* Complete
Oct 2023

Bldg A: Customer Build Out

Bldg B: Customer Build Out

Customer Operational

*HPS: High-Performance Shell

High-Performance Shell  Site Plan  Bldg A&B  Bldg C  Location  About Apollo | GeneSuites  8
**Suite 1:** End-to-End cGMP manufacturing of 2x500L scale adherent or suspension cell culture based gene therapies

**Suite 2:** End-to-End cGMP manufacturing of 2x2000L scale adherent or suspension cell culture based gene therapies
BUILDINGS A&B - CONCEPTUAL TEST FIT

2-SUITE OPTION

MEZZANINE
Suites 1-3: End-to-End cGMP manufacturing of 2x200L to 2x500L scale adherent or suspension cell culture based gene therapies

Suite 4: Lab space with a variety of PD, QC labs and lab support spaces
MEZZANINE

BUILDINGS A&B - CONCEPTUAL TEST FIT

4-SUITE OPTION
THE LAUNCHPAD FOR CURES & NEW DISCOVERIES

Building C
PD / Lab / Office — Up to Five Stories
Up to 140,000 SF
Available as Early as Winter 2023
### Building C

#### Conceptual Floor Plans

**PD/Lab/Office - Up to Five Stories**

**FLOOR 1**

<table>
<thead>
<tr>
<th>Tenant</th>
<th>Area (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tenant 100</td>
<td>4,237</td>
</tr>
<tr>
<td>Tenant 110</td>
<td>5,096</td>
</tr>
<tr>
<td>Tenant 120</td>
<td>3,982</td>
</tr>
<tr>
<td>Tenant 130</td>
<td>4,001</td>
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</table>

**FLOORS 2-5**

<table>
<thead>
<tr>
<th>Tenant</th>
<th>Area (SF)</th>
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<tbody>
<tr>
<td>Tenant 200</td>
<td>5,152</td>
</tr>
<tr>
<td>Tenant 210</td>
<td>5,356</td>
</tr>
<tr>
<td>Tenant 220</td>
<td>4,742</td>
</tr>
<tr>
<td>Tenant 230</td>
<td>4,711</td>
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</table>

<table>
<thead>
<tr>
<th>Tenant</th>
<th>Area (SF)</th>
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</thead>
<tbody>
<tr>
<td>Tenant 300</td>
<td>5,560</td>
</tr>
<tr>
<td>Tenant 310</td>
<td>5,770</td>
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<tr>
<td>Tenant 320</td>
<td>4,742</td>
</tr>
<tr>
<td>Tenant 330</td>
<td>4,761</td>
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</table>

<table>
<thead>
<tr>
<th>Tenant</th>
<th>Area (SF)</th>
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<tbody>
<tr>
<td>Tenant 400</td>
<td>5,538</td>
</tr>
<tr>
<td>Tenant 410</td>
<td>5,795</td>
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<tr>
<td>Tenant 420</td>
<td>4,742</td>
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<tr>
<td>Tenant 430</td>
<td>4,761</td>
</tr>
</tbody>
</table>

**Suite A**
- ~4,200 SF

**Suite B**
- ~5,100 SF

**Suite C**
- ~4,000 SF

**Suite D**
- ~4,000 SF

**Lobby**

**Balcony - Floor 5 Only**

**NOTE:** Floor 1 has a lobby, and floors 2-5 have a balcony exclusively on Floor 5.
THE RIGHT ENVIRONMENT IN RALEIGH-DURHAM

RAPID GROWTH. GLOBAL LIFE SCIENCE HUB.
BEST QUALITY OF LIFE.

#1
Strongest Life Sciences Job Growth in the Southeast
U.S. LIFE SCIENCES TRENDS, 2021

#2
Top Places to Live in the U.S.
U.S. NEWS & WORLD REPORT, 2021

#2
Top U.S. Growth Cities in 2021
U-HAUL, 2022

#3
Most Resilient Tech Hubs in the U.S.
LINKEDIN, 2021

#4
City for Best Quality of Life in the World
NUMBEEO, 2021
RALEIGH-DURHAM REGION

THE NATION’S INNOVATION HUB FOR LIFE SCIENCE MANUFACTURING

#5 Top Life Science Cluster in the U.S.

$6.4B Life Science Investment Since 2018

569 Life Science Companies

$9.8B Life Sciences Contribution to Gross Regional Product

#4 Highest concentration of PhDs in the U.S.

70% Projected population growth by 2046

Source: Research Triangle Regional Partnership
CATALYST BIOCAMPUS

CONVENIENTLY LOCATED TO EXISTING LIFE SCIENCE TALENT

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

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
$2.7 B INVESTED IN HOLLY SPRINGS SINCE 2018

$6.4 B Total Biomanufacturing Investments in Raleigh-Durham Since 2018

Over 40% of the Total Biomanufacturing Investments Announced in Raleigh-Durham have been made in Holly Springs.

<table>
<thead>
<tr>
<th>Company</th>
<th>Year</th>
<th>Expansion Type</th>
<th>Jobs</th>
<th>Investment</th>
<th>SF</th>
<th>Inv/SF</th>
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</thead>
<tbody>
<tr>
<td>Seqirus</td>
<td>2014-2017</td>
<td>NEW FACILITY + EXPANSION</td>
<td>400</td>
<td>$1.09B</td>
<td>1,000,000</td>
<td>$1,090</td>
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<tr>
<td>Pfizer</td>
<td>2018</td>
<td>EXPANSION</td>
<td>200</td>
<td>$650M</td>
<td>225,000</td>
<td>$2,889</td>
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<tr>
<td>Merck</td>
<td>2018</td>
<td>EXPANSION</td>
<td>400</td>
<td>$625M</td>
<td>400,000</td>
<td>$1,563</td>
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<tr>
<td>Biogen</td>
<td>2018</td>
<td>EXPANSION</td>
<td>100</td>
<td>$250M</td>
<td>125,000</td>
<td>$2,000</td>
</tr>
<tr>
<td>Fujifilm Diosynth Biotechnologies</td>
<td>2019</td>
<td>NEW FACILITY</td>
<td>725</td>
<td>$2.0B</td>
<td>1,000,000</td>
<td>$2,000</td>
</tr>
<tr>
<td>Taysha</td>
<td>2019</td>
<td>EXPANSION</td>
<td>200</td>
<td>$500M</td>
<td>135,000</td>
<td>$3,750</td>
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<tr>
<td>Terasus Pharmaceuticals</td>
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<td>200</td>
<td>$250M</td>
<td>170,000</td>
<td>$1,471</td>
</tr>
<tr>
<td>ABZena</td>
<td>2019</td>
<td>EXPANSION</td>
<td>250</td>
<td>$325M</td>
<td>248,000</td>
<td>$1,342</td>
</tr>
<tr>
<td>AMGEN</td>
<td>2019</td>
<td>NEW FACILITY</td>
<td>355</td>
<td>$550M</td>
<td>250,000</td>
<td>$2,200</td>
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<tr>
<td>KBI Biosciences</td>
<td>2020</td>
<td>EXPANSION</td>
<td>100</td>
<td>$30M</td>
<td>187,500</td>
<td>$1,625</td>
</tr>
<tr>
<td>Lilly</td>
<td>2020</td>
<td>EXPANSION</td>
<td>100</td>
<td>$100M</td>
<td>135,000</td>
<td>$745</td>
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<tr>
<td>Tenax Therapeutics</td>
<td>2020</td>
<td>EXPANSION</td>
<td>100</td>
<td>$100M</td>
<td>187,500</td>
<td>$526</td>
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<tr>
<td>GRAIL Biotechnology</td>
<td>2020</td>
<td>EXPANSION</td>
<td>200</td>
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<td>$1,256</td>
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<tr>
<td>Biotherapeutics</td>
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<td>EXPANSION</td>
<td>200</td>
<td>$200M</td>
<td>175,000</td>
<td>$1,154</td>
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<tr>
<td>Biogen</td>
<td>2020</td>
<td>EXPANSION</td>
<td>200</td>
<td>$250M</td>
<td>250,000</td>
<td>$1,000</td>
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<tr>
<td>Invitae</td>
<td>2020</td>
<td>EXPANSION</td>
<td>200</td>
<td>$250M</td>
<td>225,000</td>
<td>$1,111</td>
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<tr>
<td>Tarsus Pharmaceuticals</td>
<td>2020</td>
<td>EXPANSION</td>
<td>200</td>
<td>$250M</td>
<td>225,000</td>
<td>$1,111</td>
</tr>
<tr>
<td>Jaguar Gene Therapy</td>
<td>2020</td>
<td>EXPANSION</td>
<td>200</td>
<td>$250M</td>
<td>225,000</td>
<td>$1,111</td>
</tr>
</tbody>
</table>

Since 2018, Seqirus invested $140M to expand its facility, in addition to its $1.09B investment (2014-2017). In total, Seqirus invested over $1.2B in Holly Springs.
HOLLY SPRINGS

$3.8B TOTAL INVESTMENT BY TOP LIFE SCIENCE COMPANIES

2,000+ New Jobs in a Vibrant Community with a High Quality of Life

Holly Springs Map Legend

- Major Life Science Companies
- Residential
- Lifestyle Amenities

AMGEN

$550M Total Investment
355 Jobs

12 OAKS
1,000+ resort-style community with 18-hole Golf Course

Catalyst
BIOCAMPUS

FUTURE RETAIL & HOSPITALITY
OPENING 2023

FUJI FILM

$2B Total Investment
725 Jobs

Seqirus

$1.2B Total Investment
900 Jobs

HOLLY SPRINGS TOWNE CENTER
600K+ SF

TING PARK
MULTI-SPORT STADIUM

SHOPPES AT HOLL SPRINGS
300K+ SF

MAIN STREET CORRIDOR
100K+ SF

Duke Health

WALMART

HOLLY SPRINGS ROAD

OLD HOLLY SPRINGS
APX ROAD

HOLLY HILL

12 OAKS PKWY

HOLLY GLEN

5 MIN TO US-1

5 MIN TO I-540

5 MILES

2 MILES

1 MILE
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

#3 MOST POPULAR ZIP CODE IN TRIANGLE
ZILLOW, 2021

TOP 5 BEST PLACES TO LIVE IN NORTH CAROLINA
HOMESNACKS, 2021

#1 BEST CITIES IN N.C. TO GET A JOB
ZIPPIA.COM, 2019

#5 BEST PLACE IN N.C. TO RAISE A FAMILY
WALLETHUB, 2019

TOP 10 MOST AFFORDABLE HOUSING IN N.C.
WALLETHUB.COM, 2019
GenesSuites 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 GenesSuites 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.GenesSuites.com

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CBRE | Raleigh

DPR Construction

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Cumming

Building Value Through Expertise