



ACCELERATING THE PRODUCTION OF BREAKTHROUGH THERAPIES

Up to 478,000 SF cGMP, PD, Lab, Office
Operational-Ready by Q4 2023

RALEIGH-DURHAM, NC

APOLLO

GeneSuites[™]
where cures thrive

CBRE | Raleigh



START BIOMANUFACTURING IN 1 YEAR — OR SOONER

EARLIEST AVAILABILITY

Raleigh-Durham's newest cGMP biomanufacturing campus is under construction in the Town of Holly Springs and is on track to be operational by Q4 2023.

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.

HIGH-PERFORMANCE AT THE OUTSET WITH CRITICAL ADVANTAGES



**Accelerate
Speed to Market**



**Improve
Capital Efficiencies**



**Maximize Control
of Manufacturing
Process & Protect IP**



**Optimize Scalability
& Flexibility**

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.

	Typical Cold Shell	Catalyst Shell	Catalyst HPS
MECHANICAL			
Chiller Plants			✓
Boiler Plants			✓
ELECTRICAL			
Backup Generators			✓
Switchgear		✓	✓
ADDITIONAL INFRASTRUCTURE			
Mezzanine		✓	✓
cGMP-Specific Components			✓



WALKABLE CAMPUS EXPERIENCE

Bldg.	Size	Type	Bldg. Shell Complete
A	169,000 SF	cGMP Single-Story with Mezzanine	Complete
B	169,000 SF	cGMP Single-Story with Mezzanine	Complete
C	Up to 140,000 SF	PD/Lab/Office Up to 5-Stories	Winter 2023
Total Campus: Up to 478,000 SF			

BRINGING THERAPIES TO MARKET

Building A - 169,000 SF

Single-Story cGMP Building with Mezzanine



OPTIMIZING MANUFACTURING PROCESSES

Building B - 169,000 SF

Single-Story cGMP Building with Mezzanine



BUILDINGS A&B



Oakview Commons
New Shops,
Restaurants & Hotel
Opening 2023

Parking
Structure

BLDG C
PD/Lab/Office

BLDG A- cGMP

BLDG B- cGMP

FUJIFILM
DiaSynth
BioTech Industries



169,000 SF
Per Building



32'
Clear Height



515
Parking Spaces (1.7:1,000)



8"
Water Service

65,000 SF
Mezzanine



20'
Clear Under Mezzanine



5,312 KW*
Power



220 BTUs/SF
Natural Gas

104,000 SF
Ground Floor

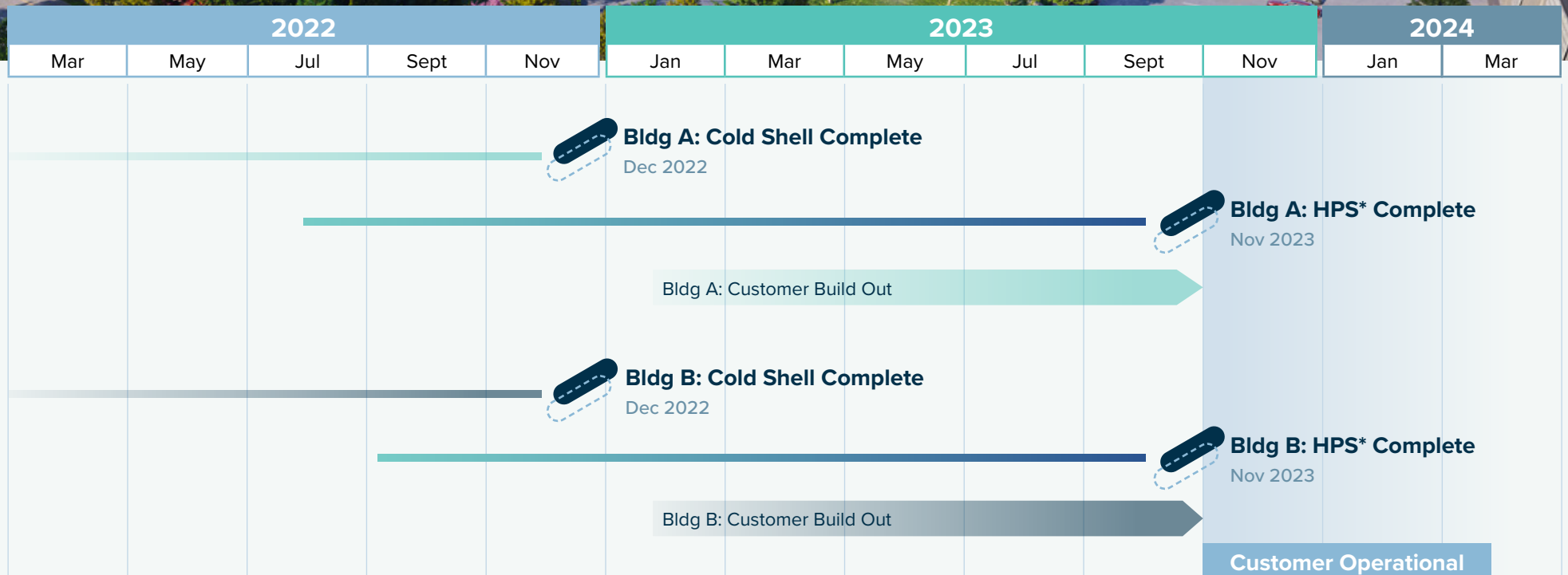
*Catalyst BioCampus has secured an agreement to service power to the site. Additional power can be added upon request.

BUILDINGS A&B - SCHEDULE

BLDG A - cGMP
169,000 SF

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

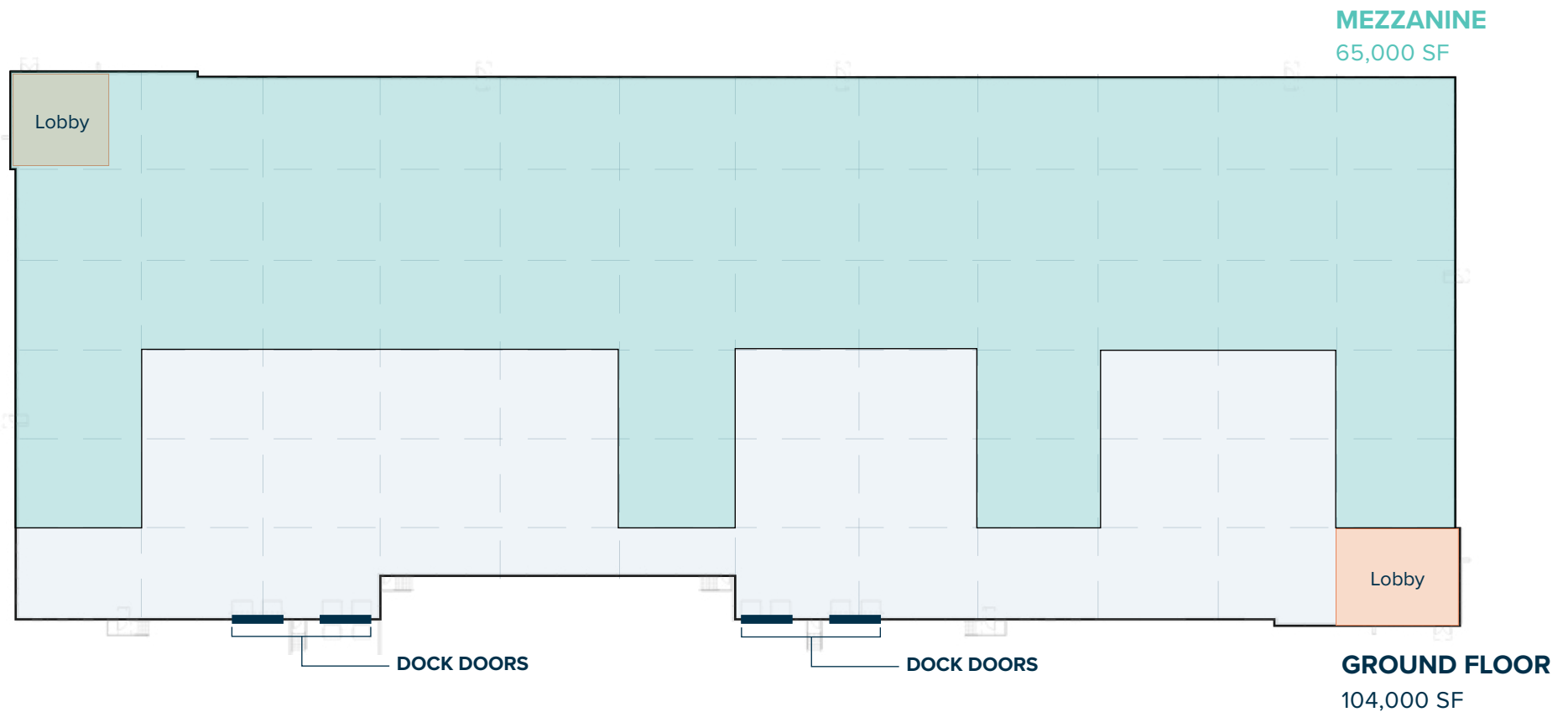
BLDG B - cGMP
169,000 SF



*HPS: High-Performance Shell

BUILDINGS A&B

FLOOR PLAN



BUILDINGS A&B - CONCEPTUAL TEST FIT

2-SUITE OPTION

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

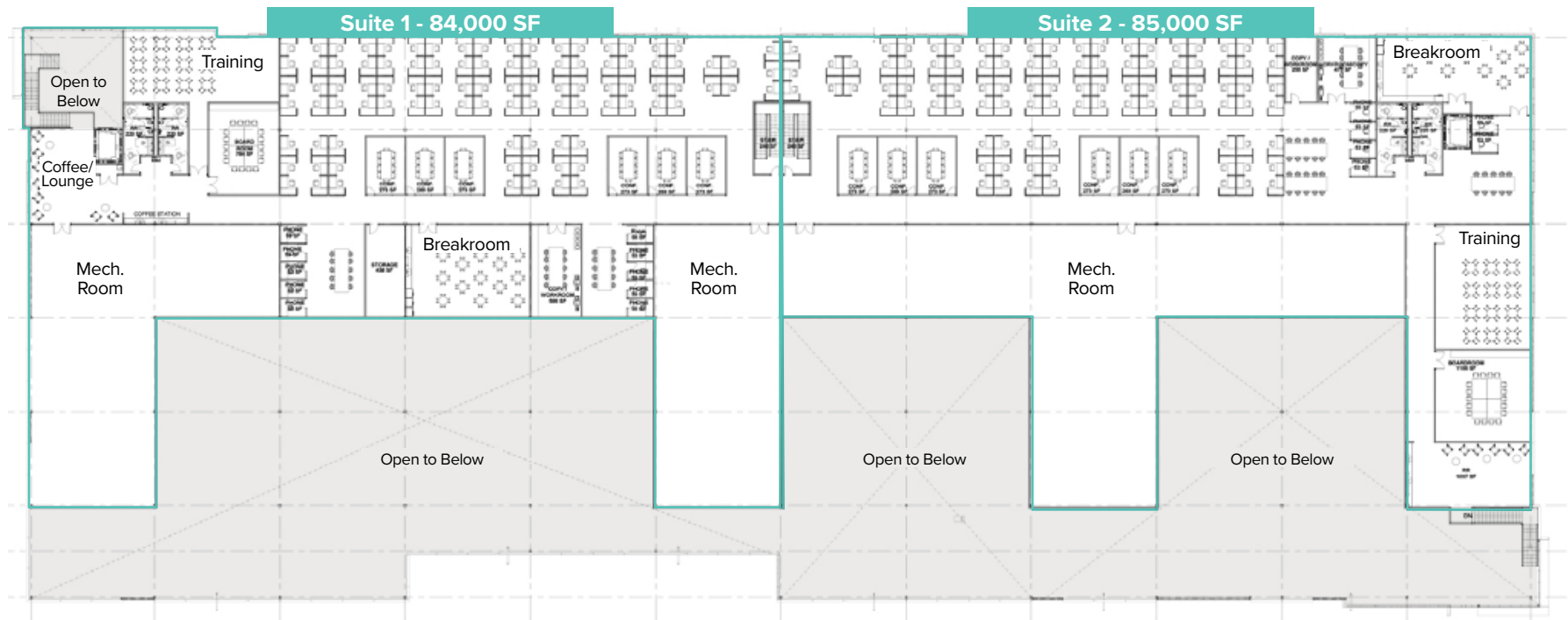


Total SF shown for Suite 1 and 2 includes both Ground Floor and Mezzanine.
 Ground Floor: Approx. 51,000 SF per suite
 Mezzanine: Approx. 33,000 SF per suite

BUILDINGS A&B - CONCEPTUAL TEST FIT

2-SUITE OPTION

MEZZANINE



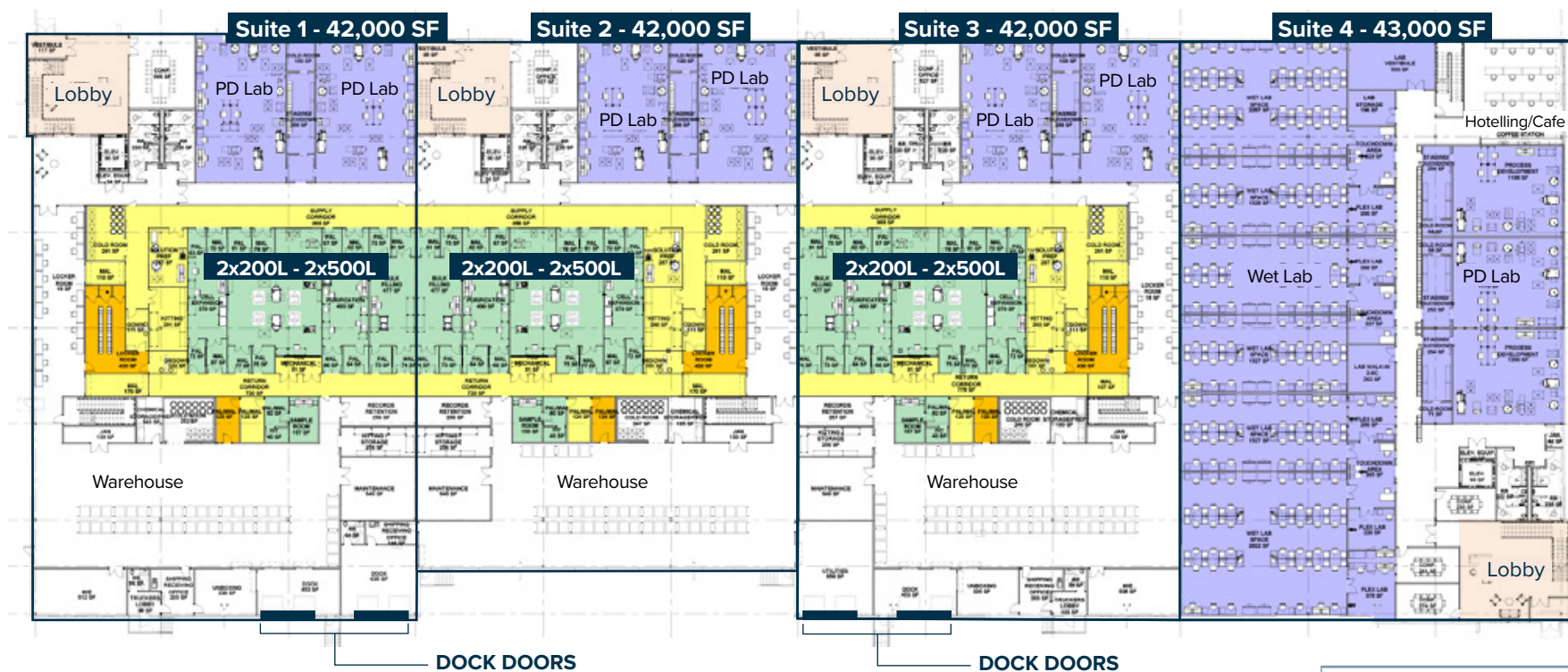
Total SF shown for Suite 1 and 2 includes both Ground Floor and Mezzanine.
Ground Floor: Approx. 51,000 SF per suite
Mezzanine: Approx. 33,000 SF per suite

BUILDINGS A&B - CONCEPTUAL TEST FIT

4-SUITE OPTION

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

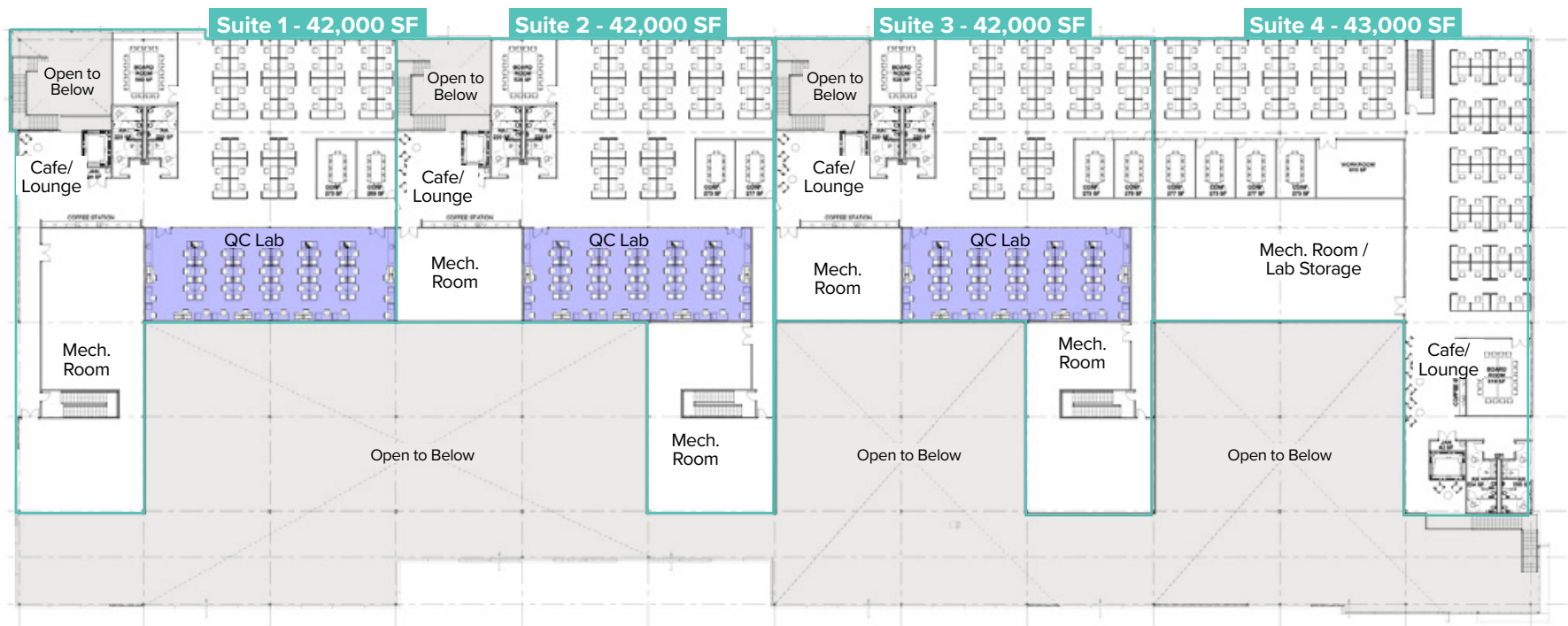


Total SF shown for all Suites include both Ground Floor and Mezzanine.
Ground Floor: Approx. 26,000 SF per suite
Mezzanine: Approx. 16,000 SF per suite

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

4-SUITE OPTION

MEZZANINE



Total SF shown for all Suites include both Ground Floor and Mezzanine.

Ground Floor: Approx. 26,000 SF per suite

Mezzanine: Approx. 16,000 SF per suite

THE LAUNCHPAD FOR CURES & NEW DISCOVERIES

Building C

PD / Lab / Office — Up to Five Stories

Up to 140,000 SF

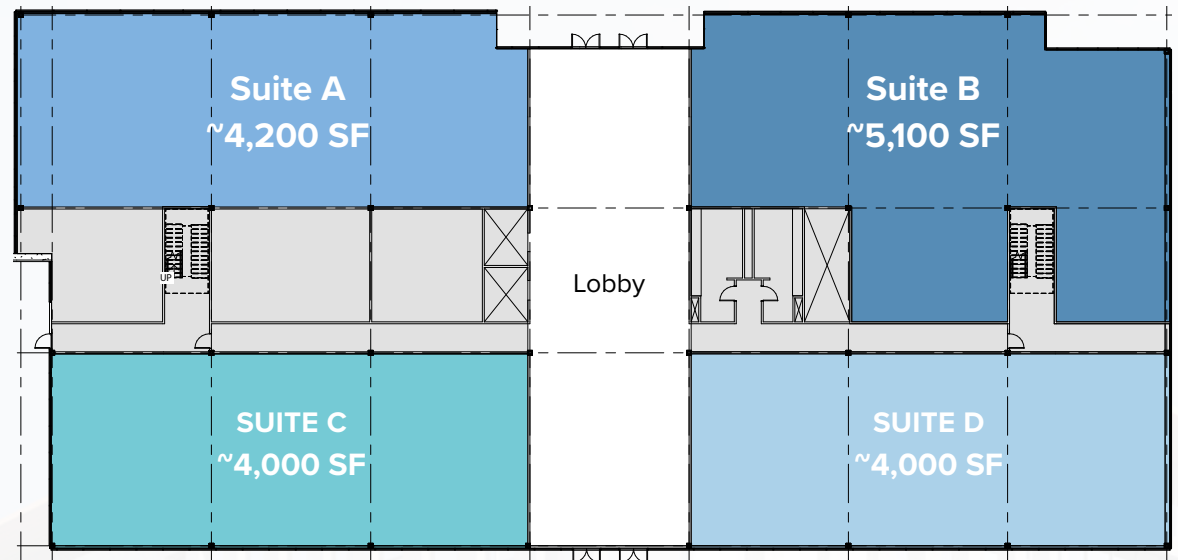
Available as Early as Winter 2023



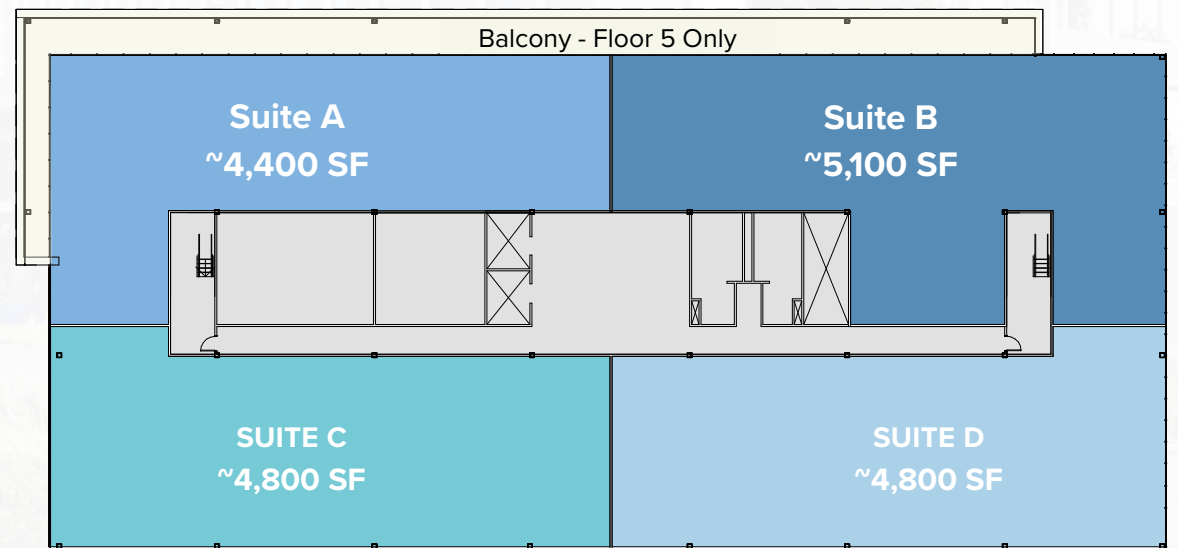
BUILDING C

CONCEPTUAL FLOOR PLANS

PD/Lab/Office - Up to Five Stories



FLOOR 1



FLOORS 2-5

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

#2

Top Real Estate Market to Watch in 2022

PWC US, 2021

#3

Most Resilient Tech Hubs in the U.S.

LINKEDIN, 2021

#4

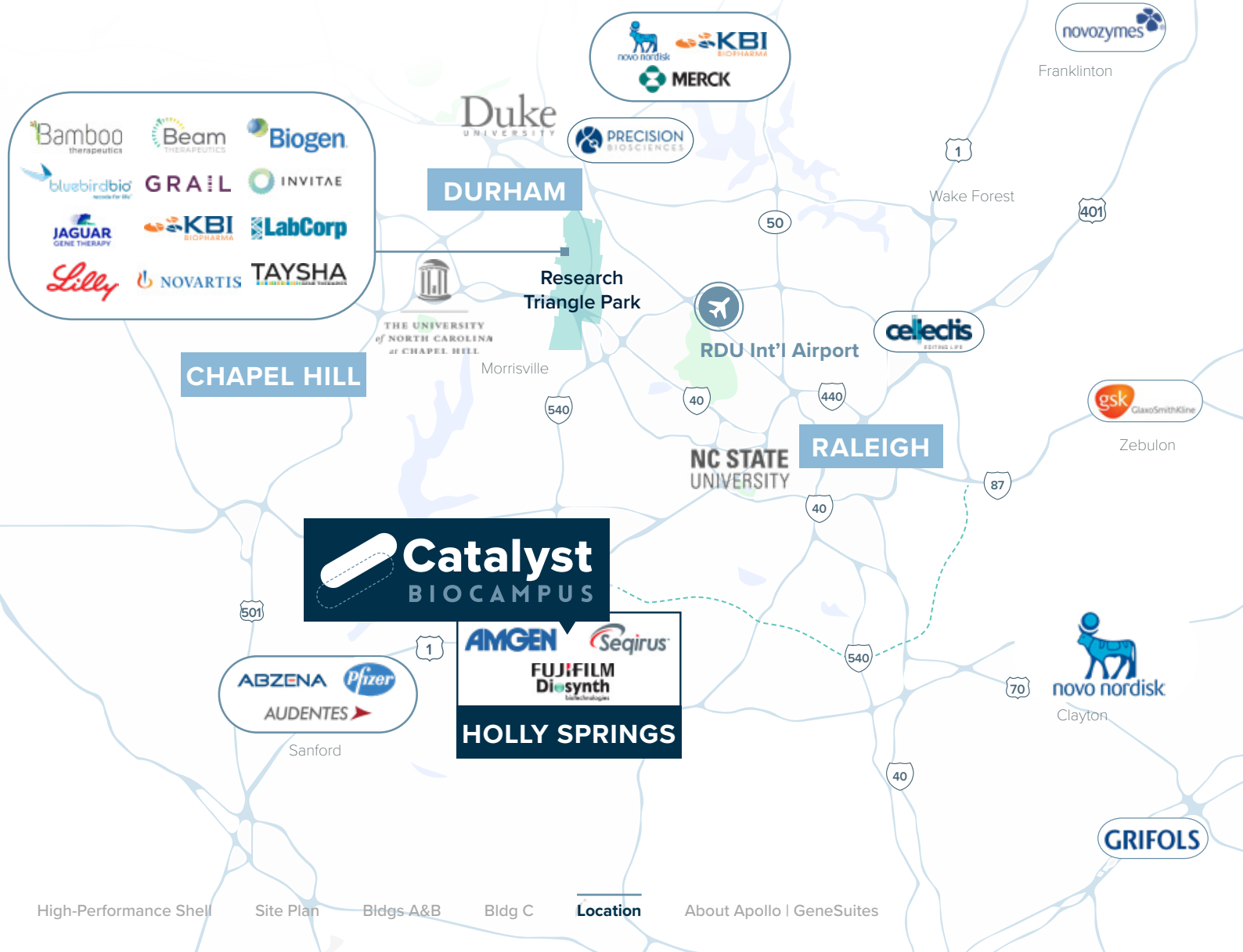
City for Best Quality of Life in the World

NUMBEO, 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%

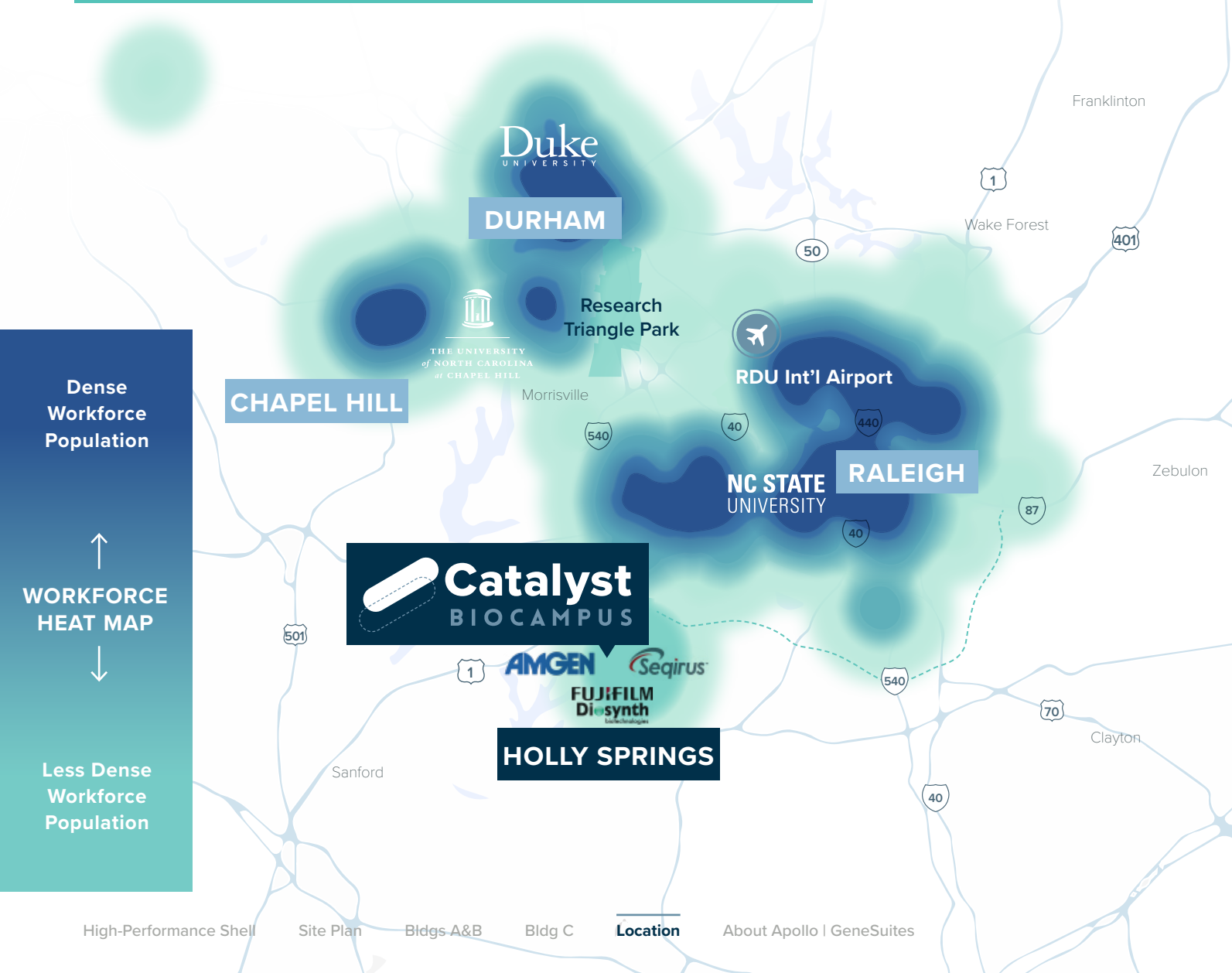
Projected population growth by 2046

Source: Research Triangle Regional Partnership

CATALYST BIOCAMPUS

CONVENIENTLY LOCATED TO

EXISTING LIFE SCIENCE TALENT



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.***

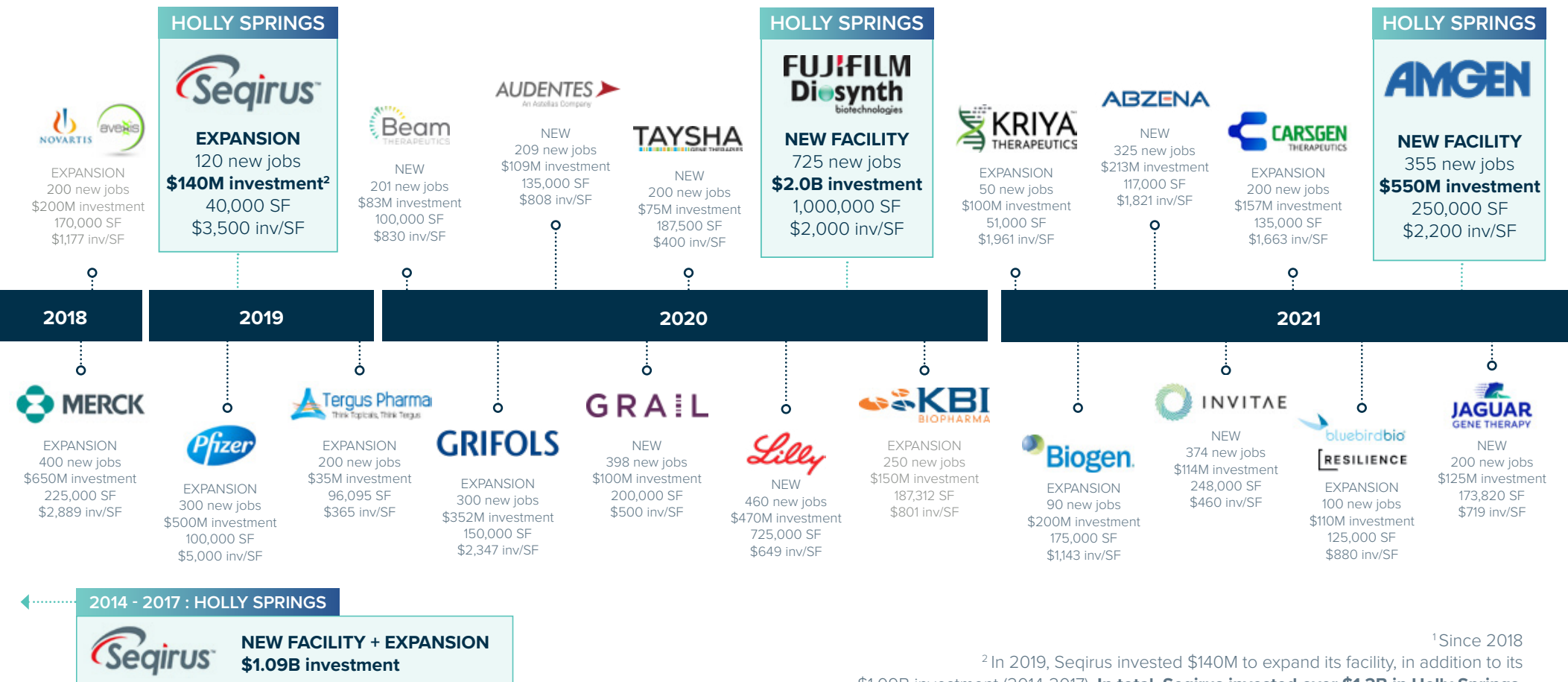
\$6.4 B

Total Biomanufacturing
Investments in
Raleigh-Durham
Since 2018

\$2.7 B INVESTED IN HOLLY SPRINGS SINCE 2018

OVER 40%

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



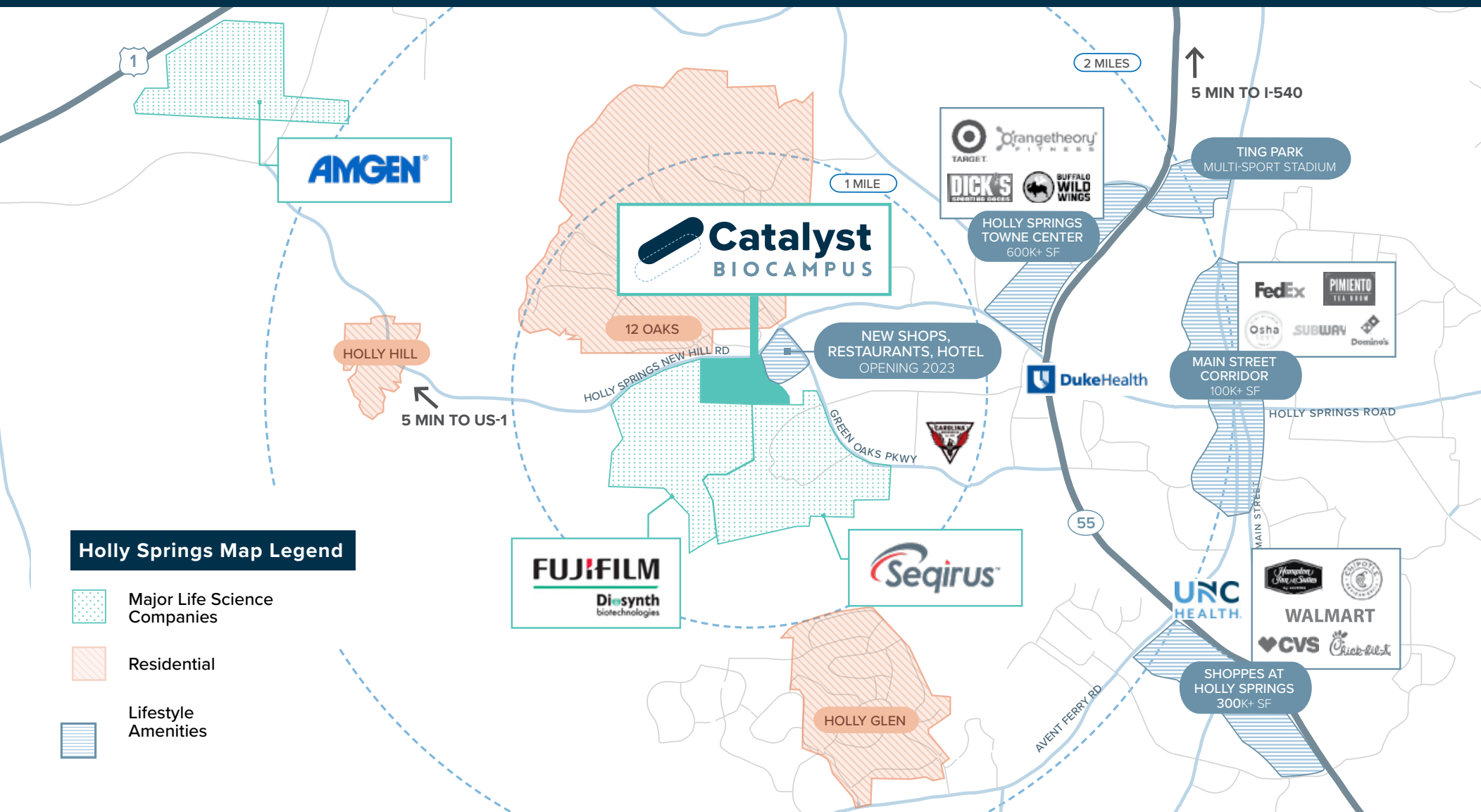
¹ Since 2018

² In 2019, 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



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, 2022, Apollo has \$523 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:



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

CatalystBioCampus.com

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DEVELOPED BY

APOLLO  **GeneSuites™**
where cures thrive

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