

## **Brownfield Development on Campus Kundl Building B1**

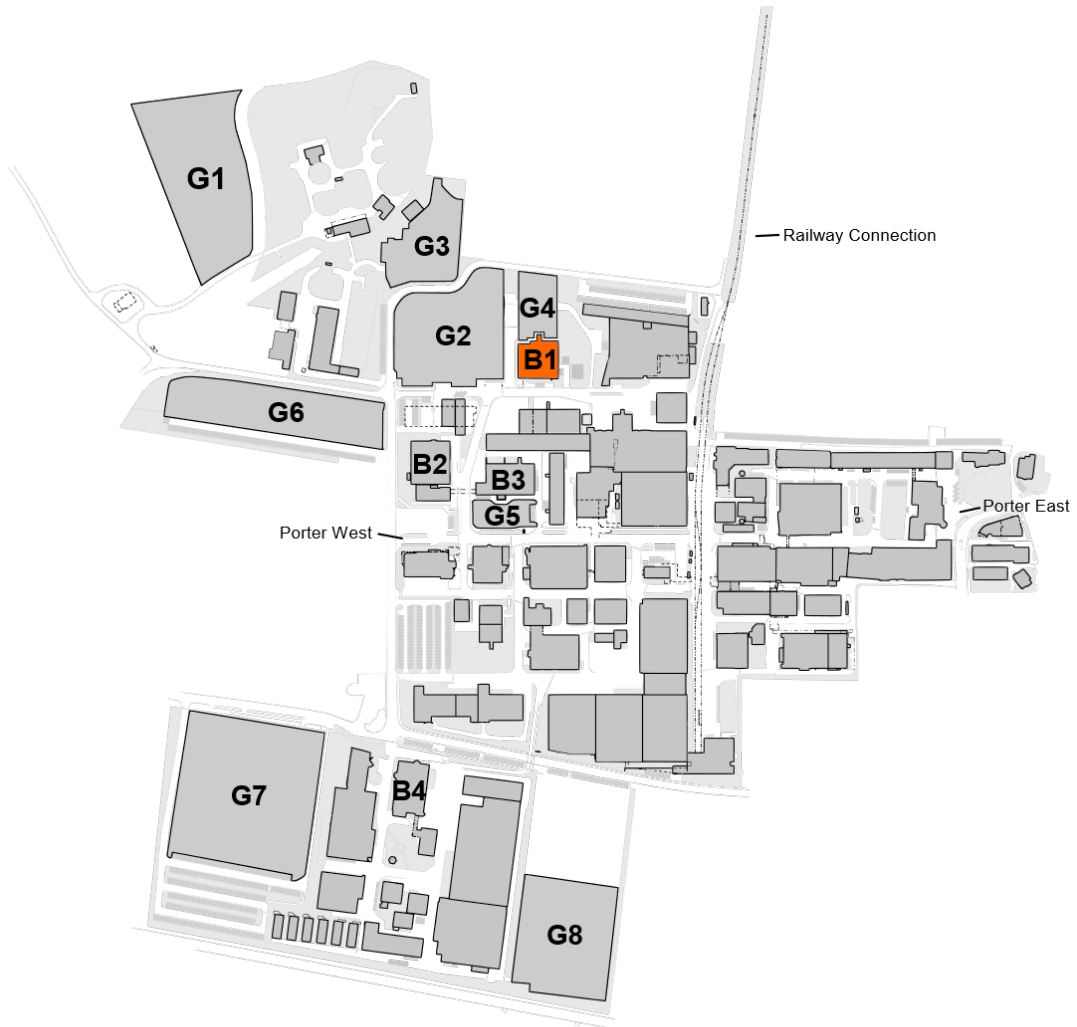


**August 2024**

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## Site Plan

The B1 building incorporates class “C” cleanrooms for production purposes. Expansion on G4 is possible.



## Key Facts



### B183

Location:	Kundl, Austria
Former use:	Sterile production of bulk antibiotics
Product:	Cephalosporin APIs
Year of construction:	1995
End of production / operation:	2019
Current status:	The production equipment is dismantled; class C cleanrooms are fully functional. The building is mothballed.
Object Category:	Production Building
Land Area:	5402m <sup>2</sup>
Land Register:	479/1 (a dedicated plot will be created)
Land Zoning:	Industrial Estate
Gross Area:	4264m <sup>2</sup>
Energy-Performance Label:	C; HWB <sub>Ref,SK</sub> 80,7 kWh/m <sup>2</sup> a
Built up Area:	1014m <sup>2</sup>
Height of Building:	20m
Building Floors:	4 + 1 Mezzanine

**Room categories (floor area in m<sup>2</sup>)**

Infrastructure:	1794,15
Laboratory:	36,42
Office:	143,2
Other:	452,9
Production (class „C“ cleanrooms):	403,62
Social:	18
Traffic:	696,55
Warehouse:	234,82
<b>Total:</b>	<b>3779,66</b>

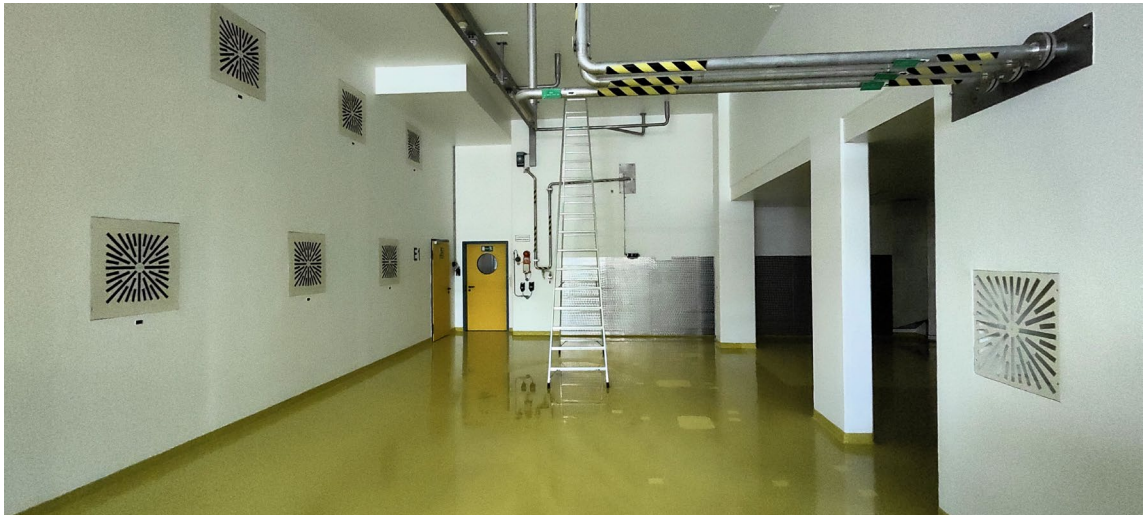
**Available utilities in B183**

<input checked="" type="checkbox"/> Black Steam	<input checked="" type="checkbox"/> Compressed Air
<input checked="" type="checkbox"/> Nitrogen (liquid / gaseous)	<input checked="" type="checkbox"/> Purified Water
<input checked="" type="checkbox"/> Electricity - Installation	<input checked="" type="checkbox"/> Cooling Water
<input checked="" type="checkbox"/> Potable Water	<input checked="" type="checkbox"/> Solvent Vapour Treatment
<input checked="" type="checkbox"/> Industrial Wastewater Treatment	<input checked="" type="checkbox"/> Hot Water
<input checked="" type="checkbox"/> Acids and Bases (to be evaluated in detail)	

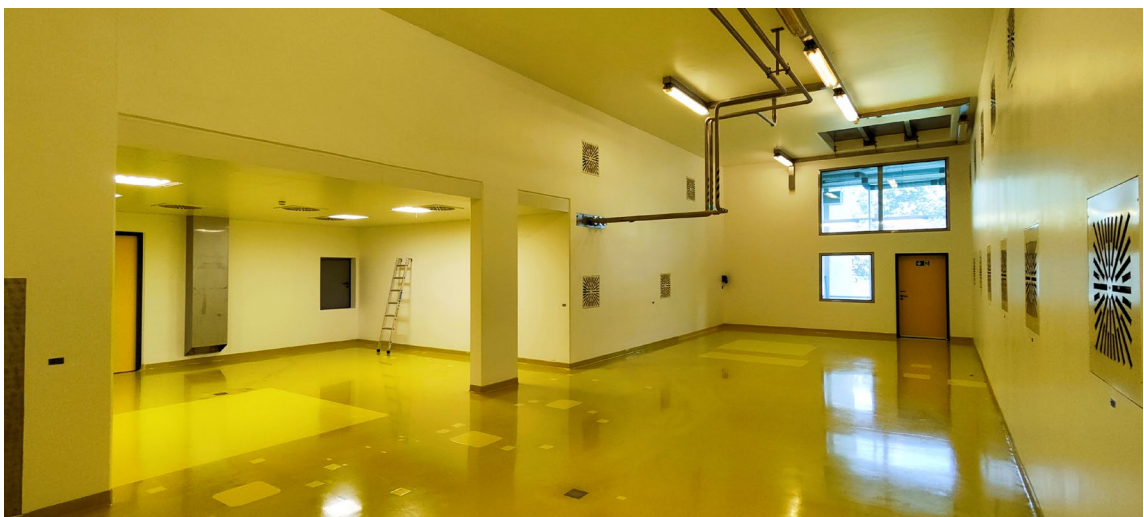
Besides the manufacturing and utility areas, the building incorporates office rooms, labs, workshops, storage space, gowning areas, and other rooms. There are areas for delivery, handling and manipulation of materials, double door systems for material and personnel flow are in place. The building can be easily taken in operation on short term.

## Room Examples

### Clean Room Ground Floor



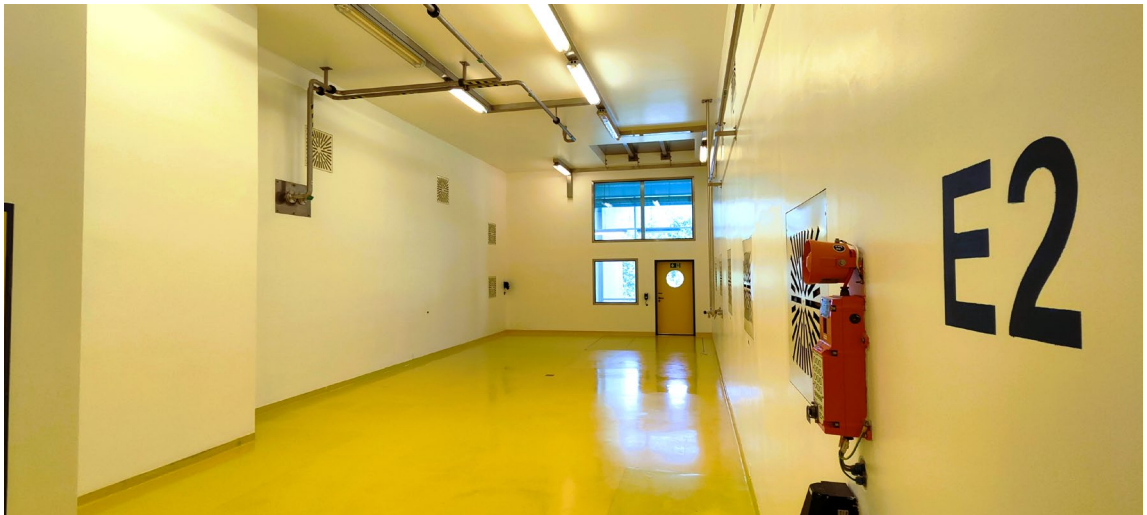
### Clean Room Ground Floor



**Clean Room First Floor**



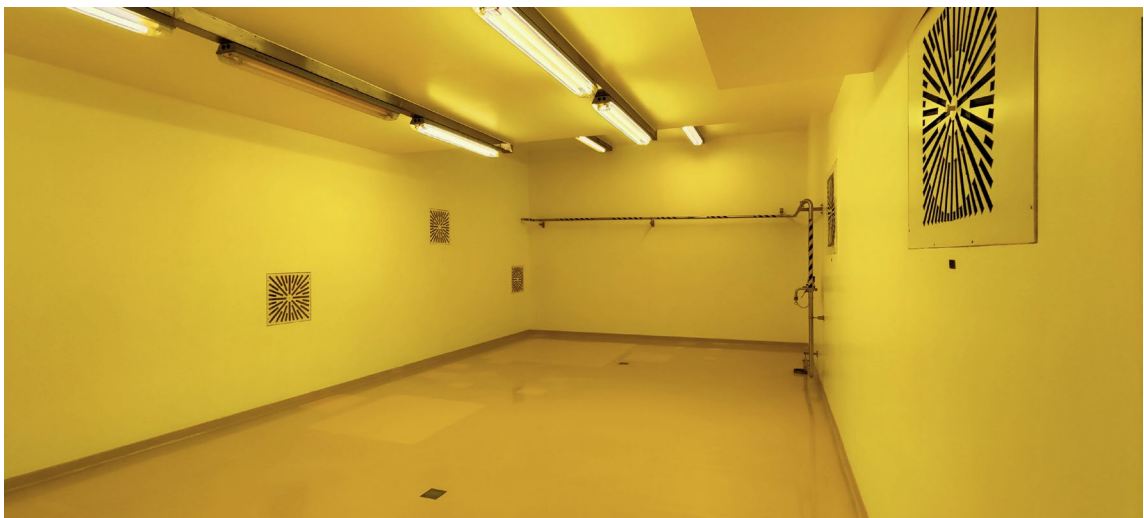
**Clean Room First Floor**



**Clean Room Second Floor**



**Clean Room Third Floor**



### Material Handling and Manipulation Areas



### Offices

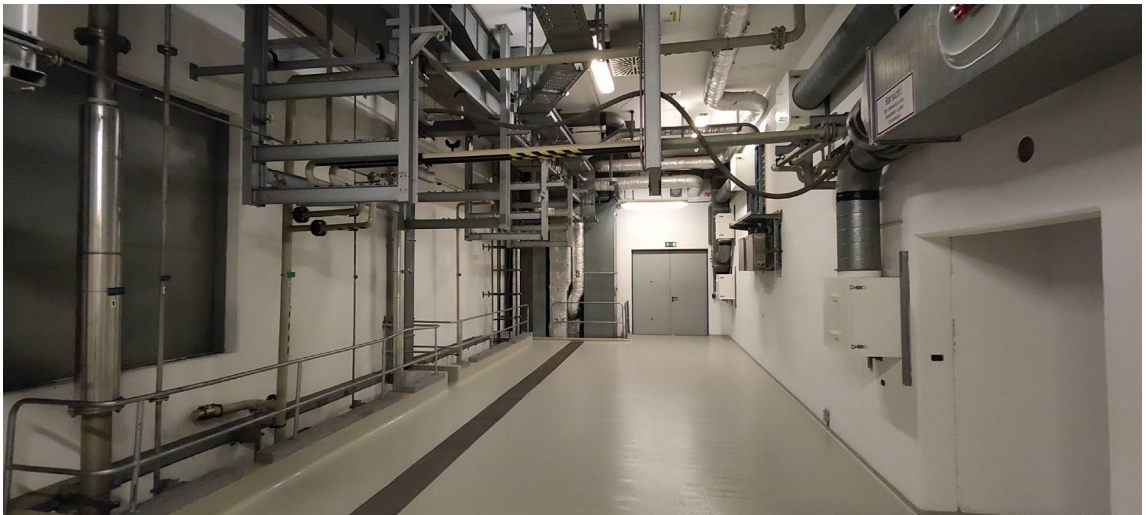




**Utilities**



**Machine Room**



### Workshop and Office



### Material Delivery Ramp



## Campus Location

The production site in Kundl offers clients everything they need to grow their manufacturing footprint. The modern campus, located at the sites Kundl and Schafftenau is technologically fully equipped and can supply a wide range of utilities, professional services, and amenities for new clients.

### Attractive and well connected

The campus is situated in the heart of Europe with established Life Science Communities and major markets within driving distance.



### Mobility: Driving Distances

Approx. Distance by Train and Car

Kundl – Salzburg	1h50	1h30
Kundl – Munich	< 2h	< 2h
Kundl – Zurich	4h45	4h00
Kundl – Vienna	4h15	4h20
Kundl – Frankfurt FFM	5h50	5h30
Kundl – Milan	6h00	5h00

### Mobility: Supra regional Connections

INNTAL MOTORWAY  
(WEST-EAST-AXIS)

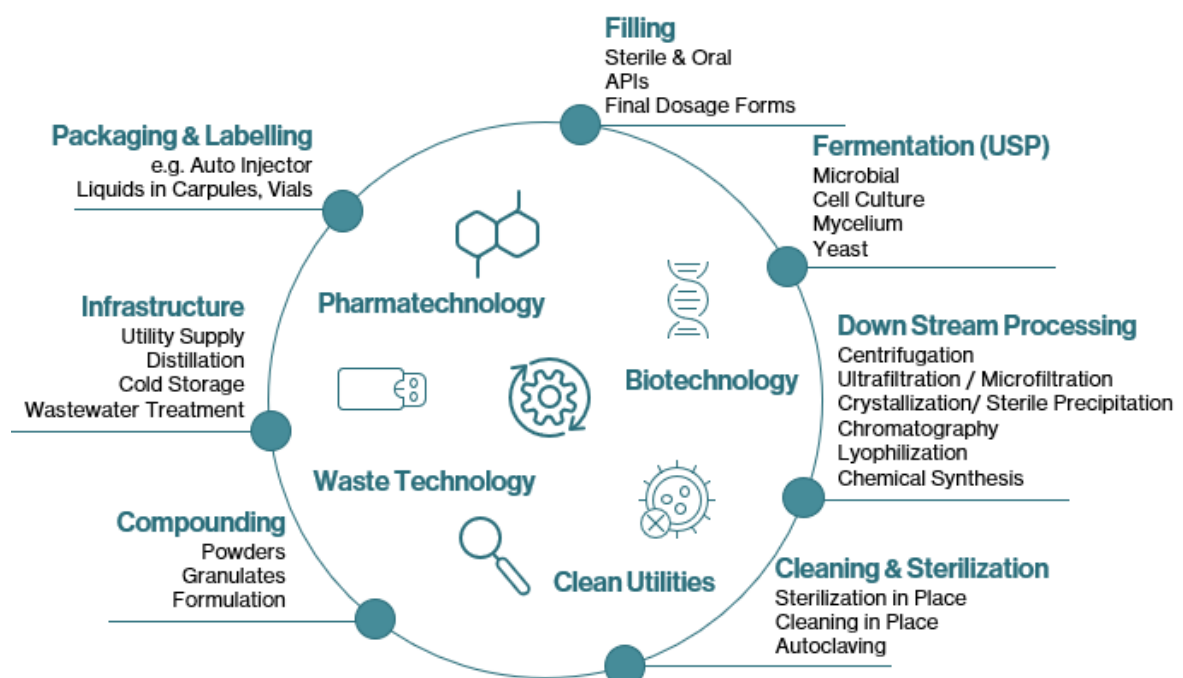
A12, A13  
DISTANCE < 2 KM

NATIONAL HIGHWAY

B171  
DISTANCE < 3 KM

Good accessibility through an excellent road network and a short distance (railway, car) to nearby business hubs (Kufstein, Woergl, Innsbruck).

## On Campus Technologies & Expertise



## On Site Services

We support our customers with obtaining necessary authority permits for their operations (Authority Affairs Management). Technology Campus Tirol provides dedicated Key Account Management as a single point of contact for clients. The account managers support and supervise the projects. Various professional service providers settled on-site and are managed by Technology Campus:

- IBG: Outpatient Clinic
- Veolia: Technical services & Engineering
- Haberkorn: Logistics
- Axils: Training Center (apprenticeship and adult trainings)
- CBRE, ISS: Real Estate and Facility Services



### Waste Water Treatment

- Both process and slightly contaminated wastewater are treated in own two-stage anaerobic and aerobic wastewater treatment plant (WWTP).
- The capacity of the plant could be recently significantly expanded by installation of a state-of-the-art membrane system.



### REFS

- Canteen
- Facility Cleaning & Maintenance
- Grounds, Landscaping & Snow Removal
- Reception & Mail Service
- Porter, Access Control, Alarm Management
- Company bus
- Kindergarden
- Parking



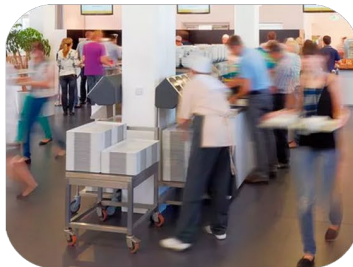
### Utilities & Media

- Black Steam (pressure ranging from 1.5 to 9 bar)
- Nitrogen (liquid) and gaseous (1500 Nm<sup>3</sup>/h)
- Potable water
- Industrial Wastewater Treatment
- Compressed Air (1.2 to 14 bar)
- Purified Water (pharmaceutical quality)
- Cooling Water (-10 °C)
- Hot Water (-90 °C)



### Warehousing & Logistics

- Hazardous Warehouse
- Truck and rail cargo unloading
- Incoming goods management
- Internal Transport
- Additional external warehousing capacities nearby



### HSE

- Technical Safety
- Process Safety
- Occupational Safety
- Environmental Management
- Outpatient Clinic
- Fire Brigade & Security
- Authority Affairs Management
- Emergency & Safety Management