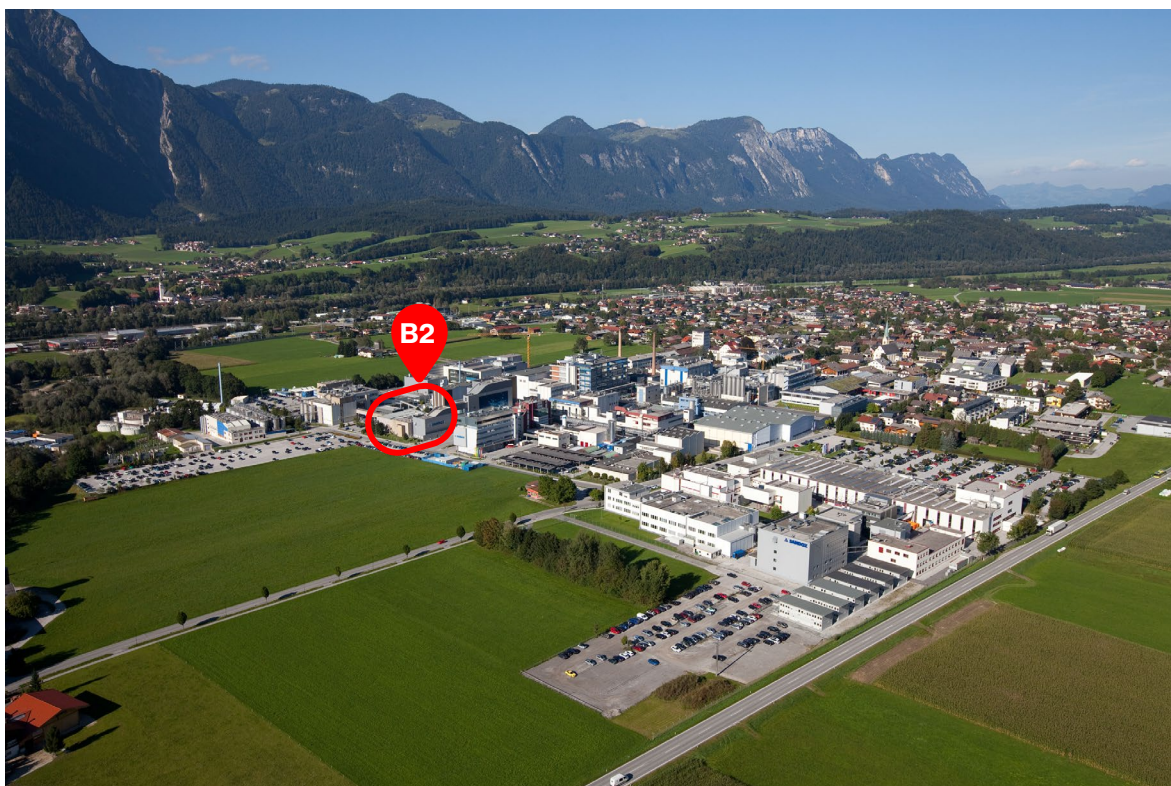


Brownfield Development on Campus Kundl Building B2

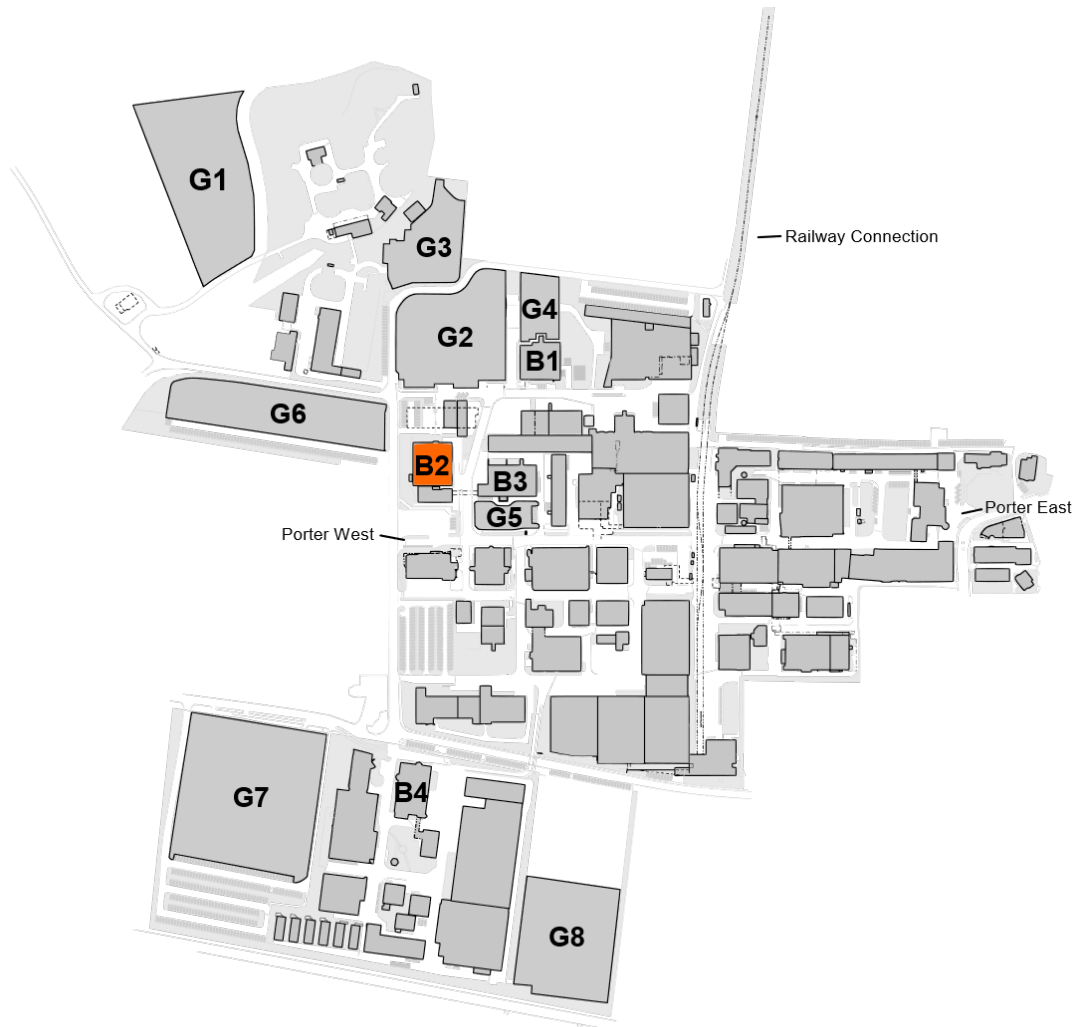


August 2024

Disclaimer: All information presented in this document should be considered as a confidential and non-binding discussion paper without any legal obligation. The figures contained therein are to be understood as non-binding estimates. Novartis Pharmaceutical Manufacturing GmbH and the Novartis Group cannot be held liable for the information and figures contained in this presentation.

Site Plan

The B2 building is a mothballed tank farm.



Key Facts



B156

Location:	Kundl, Austria
Former use:	Tank farm to supply Cephalosporin production buildings
Product:	Various solvents
Year of construction:	1989
End of production / operation:	2020
Current status:	The building is mothballed. Tanks are available.
Object Category:	Liquid Storage Facility
Land Area:	n.a.
Land Register:	484
Land Zoning:	Industrial Estate
Energy-Performance Label:	n.a.
Built up Area:	1152m ²
Height of Building:	10m
Building Floors:	3
Building Volume:	11.800m ³

Room categories (floor area in m²)

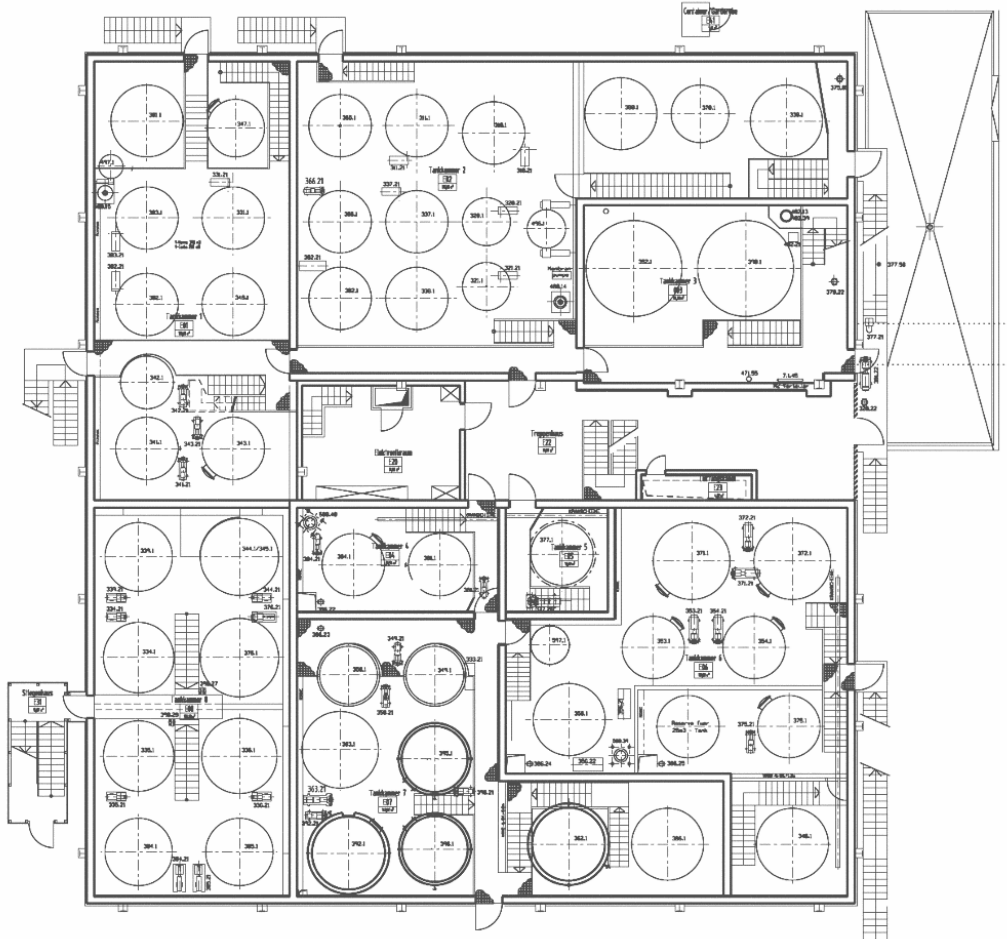
Infrastructure:	183,51
Traffic:	389,73
Warehouse:	2125,34
Total:	2698,58

Available utilities in B156

- Electricity
- Utility supply available via dedicated piping/supply line per media system up to building border.

The tanks can be removed from the building. The grid flooring / floor height is adaptable. No social rooms are currently available, and no heating is in the building. Building modifications for future use are possible. Railway connection and unloading terminal is available on site.

Plant Layout



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

INTAL MOTORWAY
(WEST-EAST-AXIS)

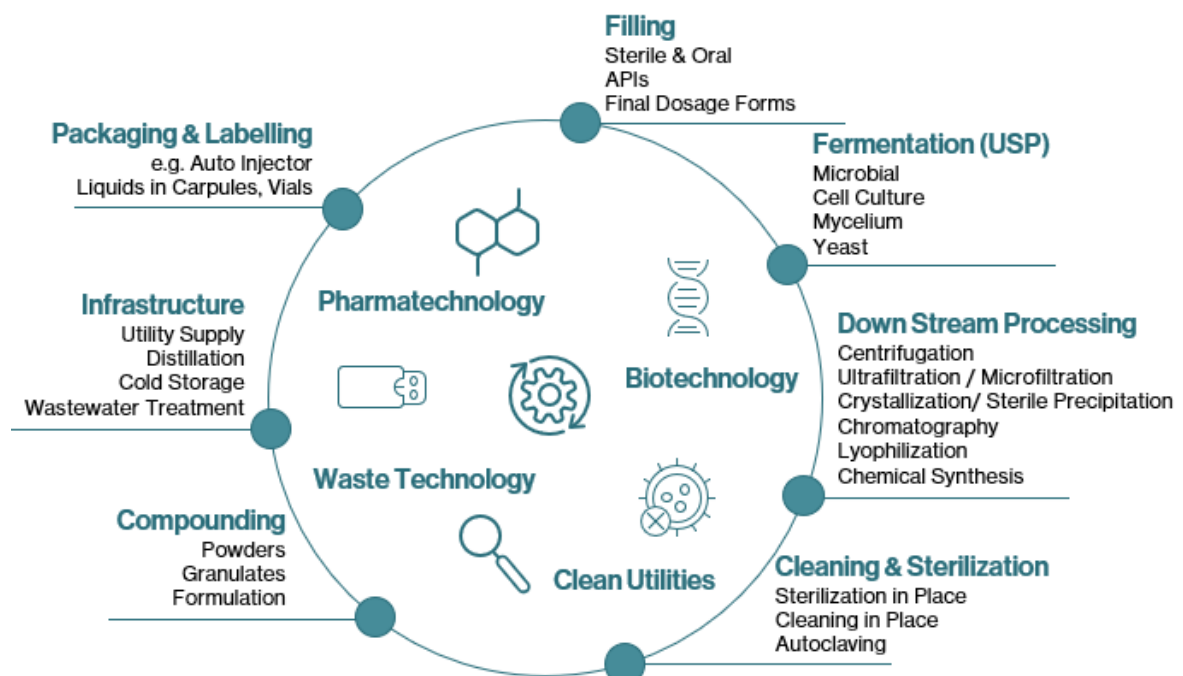
A12, A13
DISTANCE < 2 KM

NATIONAL HIGHWAY

B171
DISTANCE < 3 KM

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



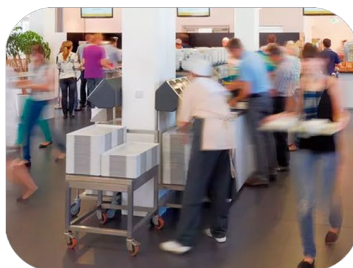
Utilities & Media

- Black Steam (pressure ranging from 1.5 to 9 bar)
- Nitrogen (liquid) and gaseous (1500 Nm³/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