

Brownfield Development on Campus Kundl Building B3



August 2024

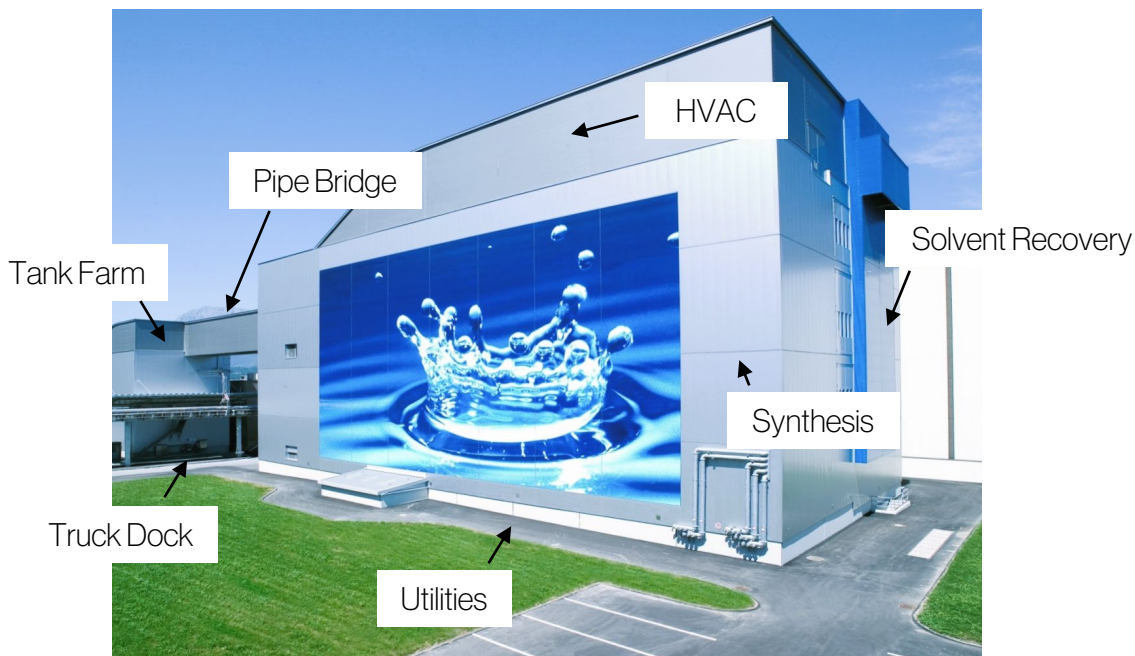
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Site Plan

The B3 building complex incorporates a modern chemical synthesis plant (B155) and a dedicated tank farm (B175), which are connected via a walkable pipe bridge. Greenfield of 900m² (G5) is available for further manufacturing expansion.



Key Facts



B155

Location:	Kundl, Austria
Former use:	cGMP multi-purpose chemical synthesis
Product:	Cephalosporin intermediates and APIs
Year of construction:	2004
End of production:	2021
Current status:	The building is mothballed. Manufacturing equipment is available and can be readily taken in operation.
Object Category:	Production Building incl. Tank Farm B175 (connected via pipe bridge)
Land Area:	n.a.
Land Register:	484
Land Zoning:	Industrial Estate
Built-up Area:	1124m ²
Height of Building:	29m
Building Floors:	6

Room categories in B155 (floor area in m²)

Infrastructure:	1822
Laboratory:	50
Office:	210
Other:	108
Production:	2031
Social:	123
Traffic:	1026
Warehouse:	255
Total:	5623

Available utilities in B155

<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	<input checked="" type="checkbox"/> Cooling Water
<input checked="" type="checkbox"/> Potable Water	<input 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)	

Equipment

The facility is a state-of-the-art multi-purpose synthesis plant (B155 production building and the affiliated tank farm B175) suitable for various chemical reactions under a broad range of reaction conditions. The key equipment includes:



Reactors

- Stainless steel and glass lined carbon steel vessels
10 reactors ranging from 2m³ – 13m³



Centrifuges

- 2x Hastelloy peeler centrifuges



Dryers

- 2x Hastelloy cone dryers



Distillation Columns

- Solvent recovery for various solvents is integrated in the building.



Product Charging and Filling

- Material charging and product filling areas are operated under “Class D Clean Room” conditions.



Production Equipment

- Further equipment like e.g., pumps, filters, buffer tanks, condensers, recuperators, vacuum pumps etc. is in place.

Besides the manufacturing and utility areas also offices, analytical / troubleshooting labs, storage space and other rooms are available in the building. Manufacturing operations are processed by means of a fully automated Distributed Control System operated from a control room.

The dedicated tank farm B175 was constructed in 2003 and is connected to B155 by a pipe bridge. The built-up area covers 304 m², the net floor area is 936 m² and the building height is 19m. The total tank capacity is 540m³.

Charging Station



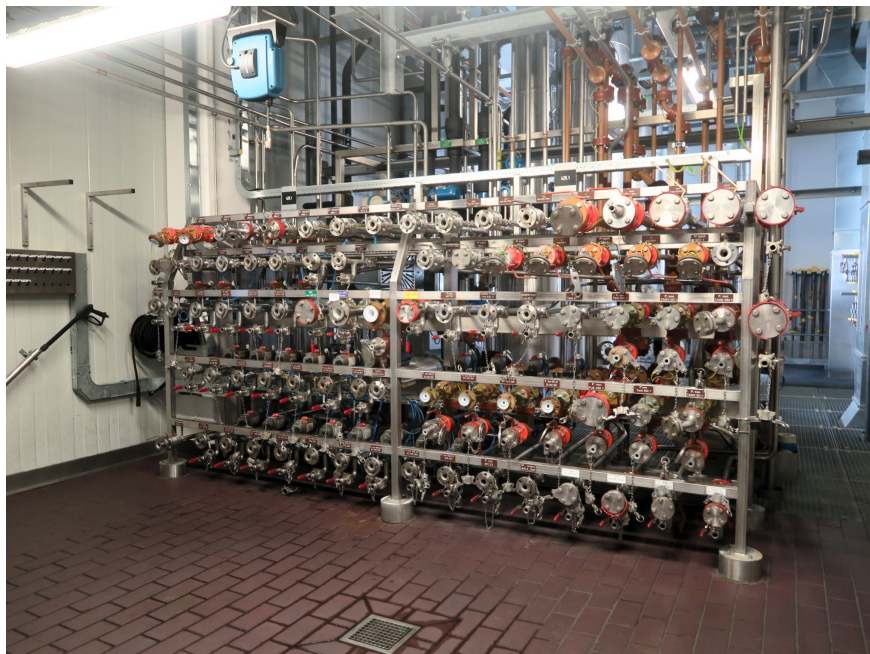
Glass Lined Reactors



Reactor Detail



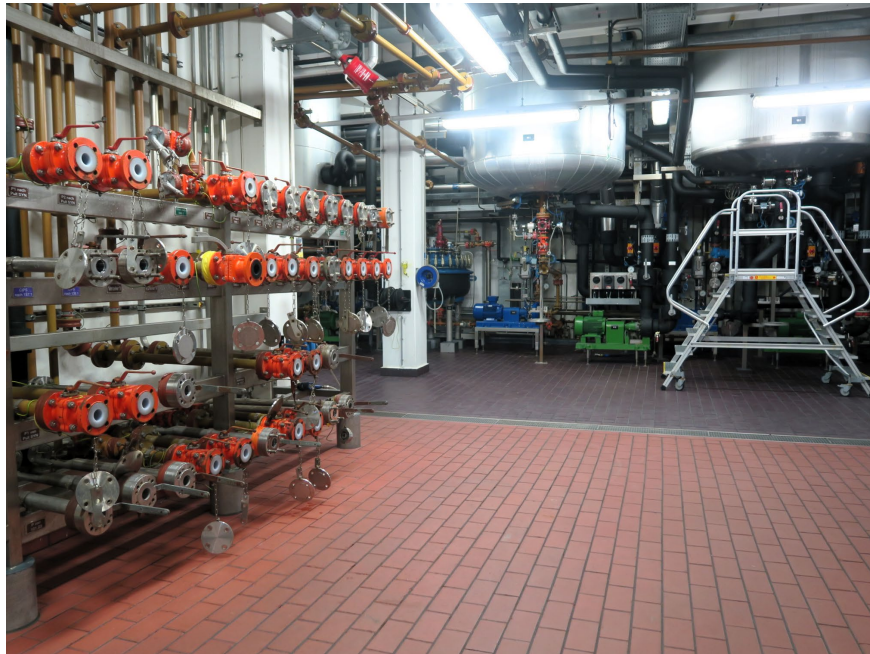
Media Distribution Panel



Production Room



Production Room



Centrifuge



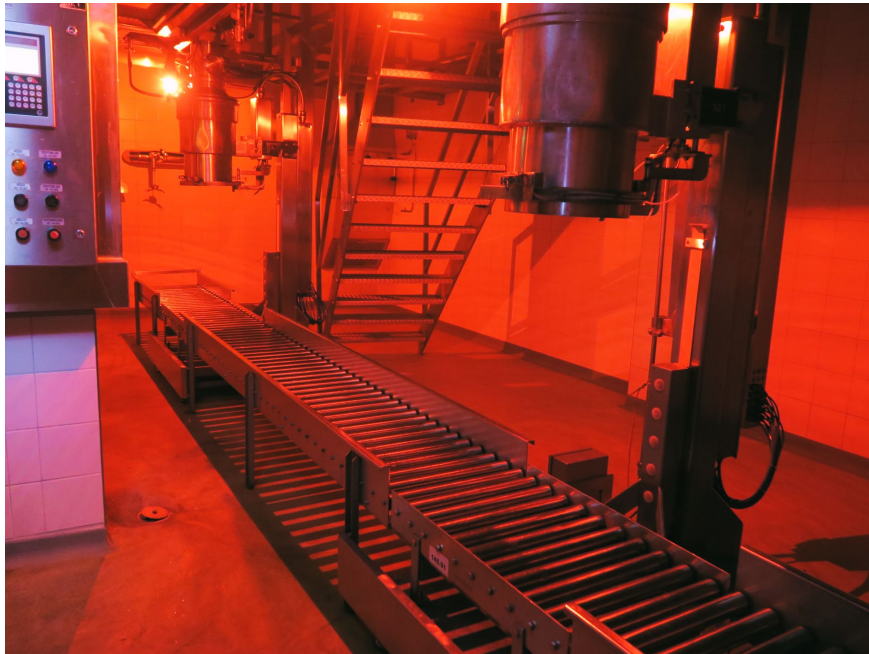
Centrifuge Detail



Cone Dryer



Filling Station



Material Handling Area



Distillation Columns



Distillation Columns



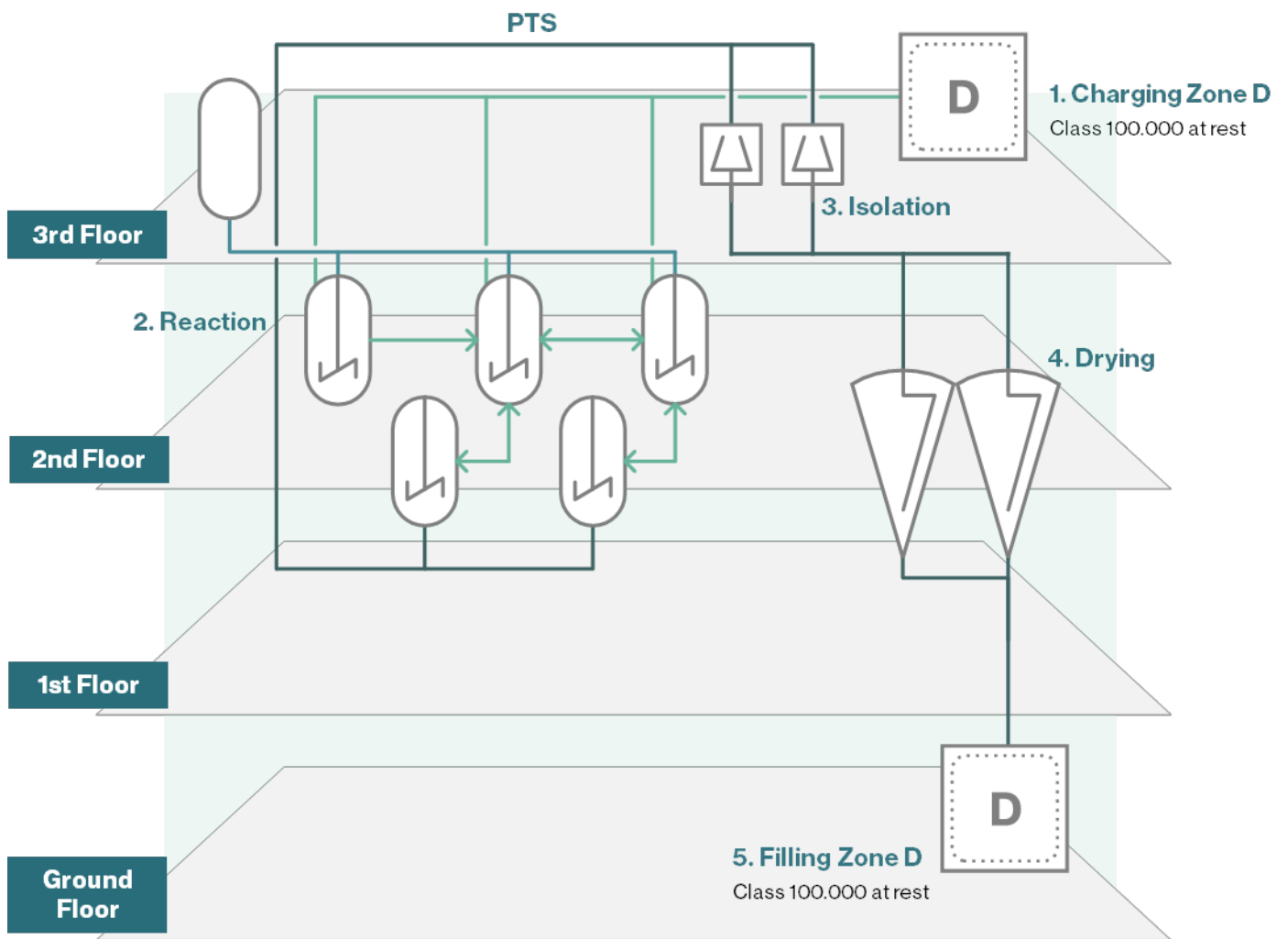
Storage Tank



Workshop and Offices



Material Flow Diagram



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

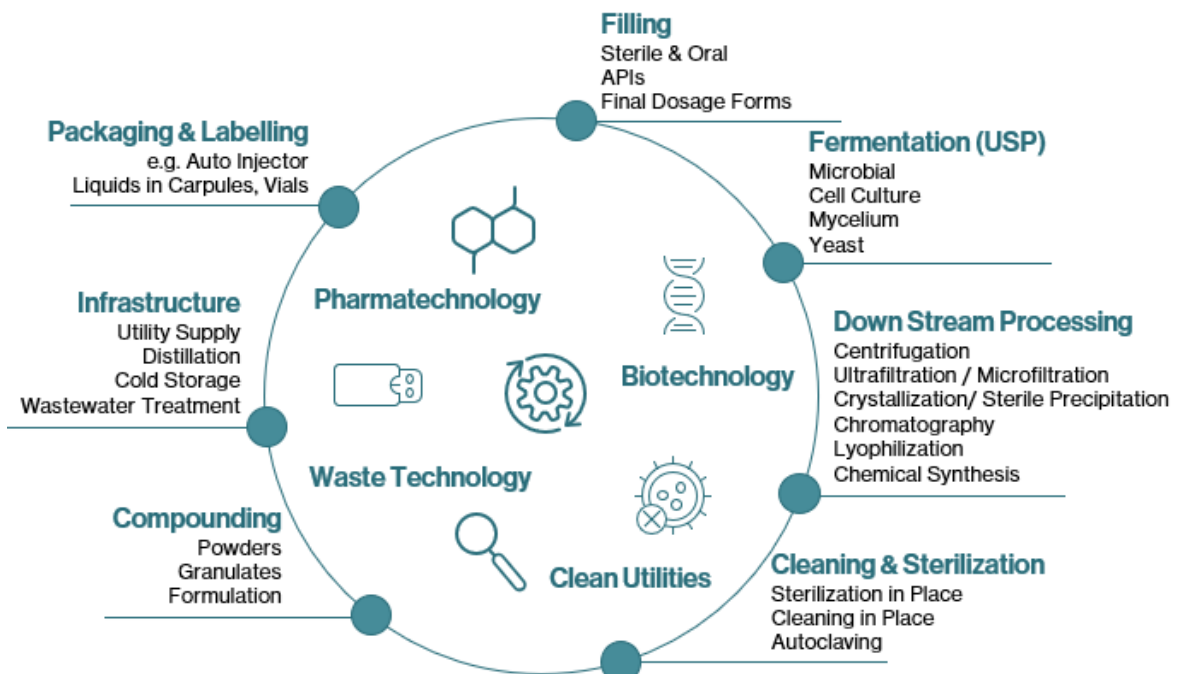
Mobility: Supra regional Connections

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, 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



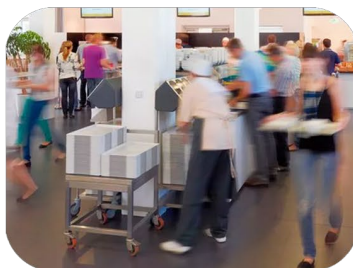
Utilities & Media

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