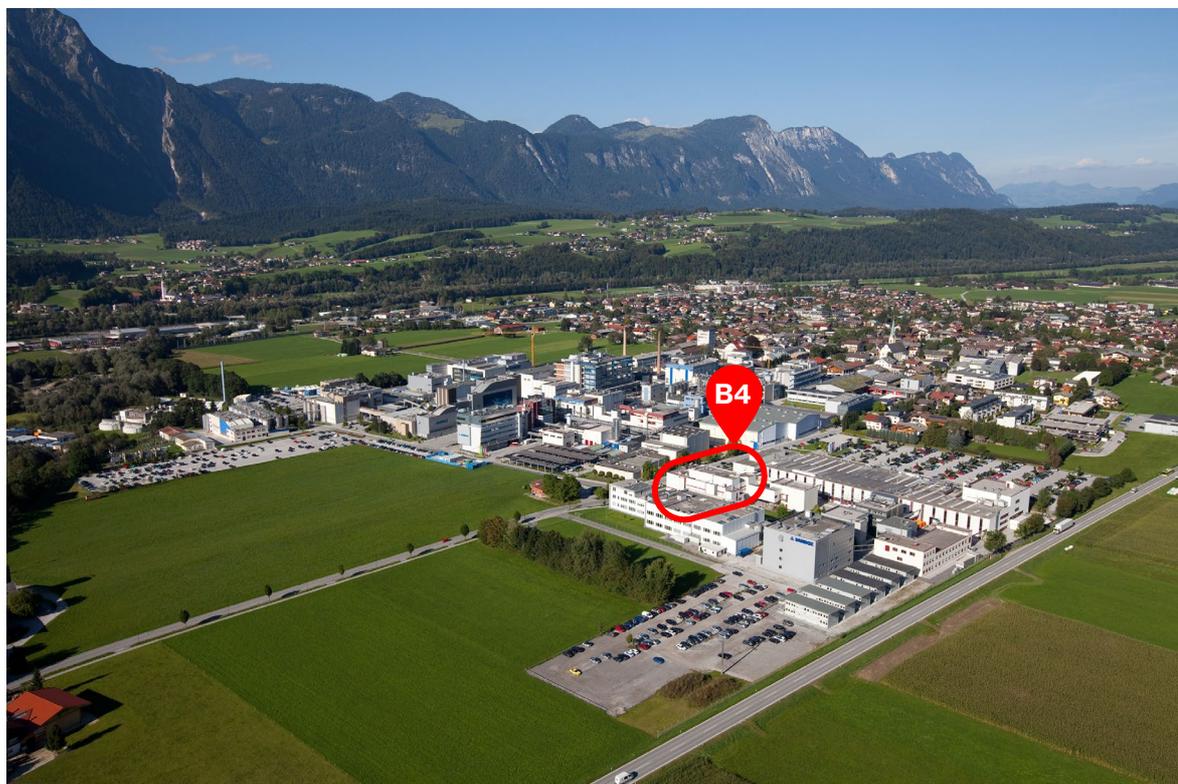


Brownfield Development on Campus Kundl Building B4

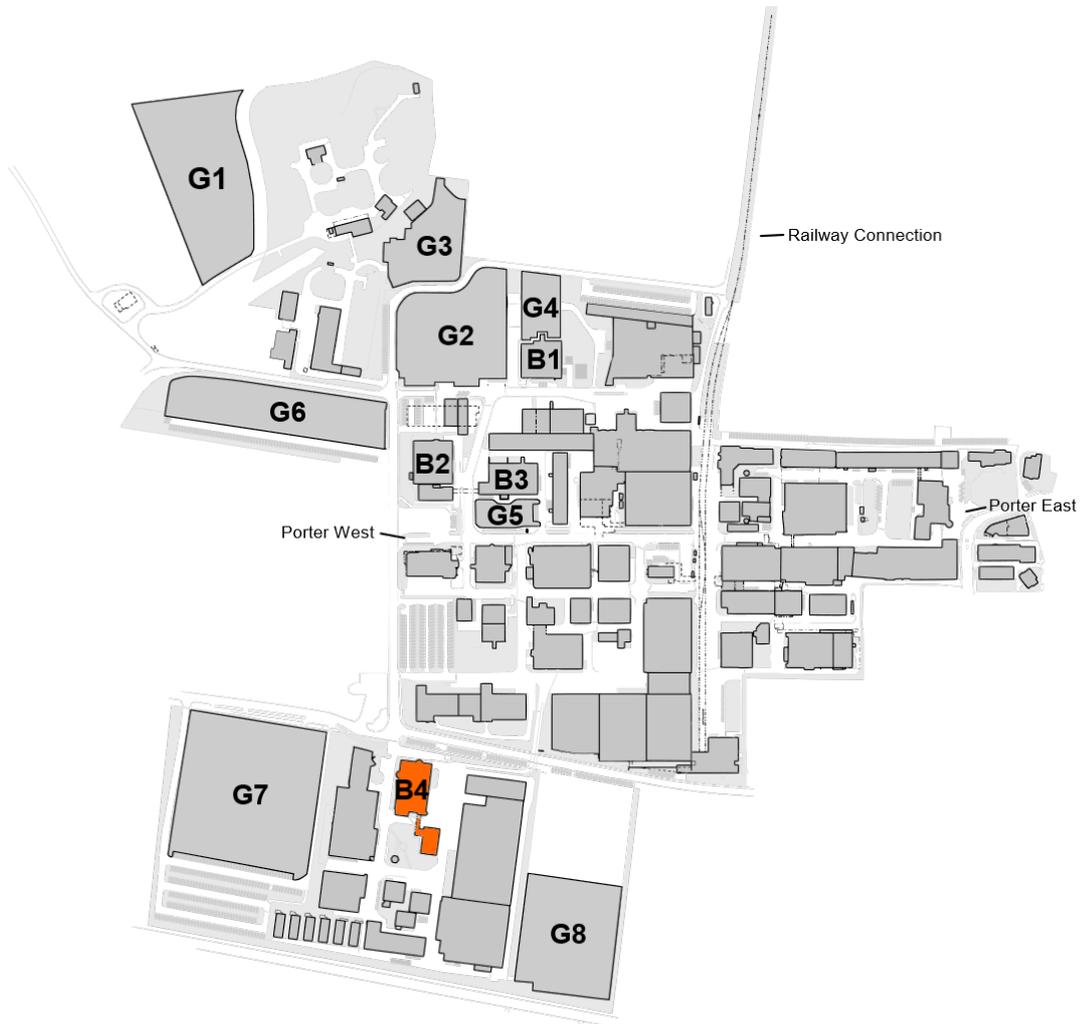


August 2024

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 building B4 is a former production plant with dedicated tank farm.



Key Facts



B210

Location:	Kundl, Austria
Former use:	Downstream processing plant
Product:	Multiple
Year of construction:	1989
End of production:	2019
Current status:	The production equipment is dismantled. The building is mothballed.
Object Category:	Production Building
Land Area:	n.a.
Land Register:	1059/3
Land Zoning:	Industrial Estate
Built up Area:	1143m ²
Height of Building:	17m
Building Floors:	4

Room categories (floor area in m²)

Infrastructure:	721,89
Laboratory:	31,62
Office:	137,51
Other:	180,18
Production:	1034,34
Social:	19,05
Traffic:	276,27
Warehouse:	1074,09
Total:	3474,95

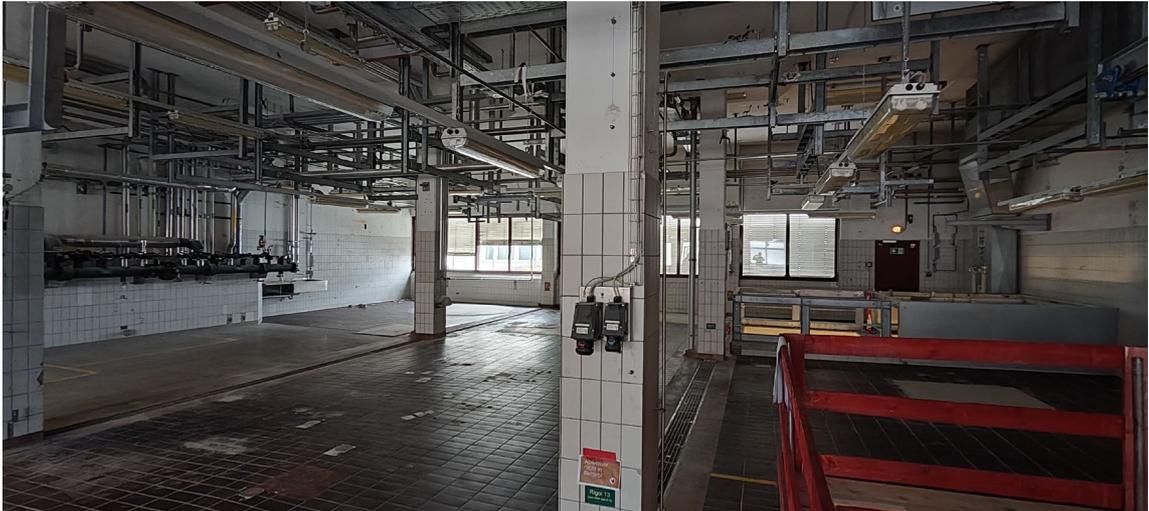
Available utilities in B210

<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)	

The building offers additional areas like office rooms, labs, storage space, and others. There are areas for delivery, managing and manipulation of materials. The adaption of the building is possible. The building can be taken in operation on short term.

Room Examples

Production Room First Floor



Production Room First Floor



Production Room Ground Floor



Production Room Ground Floor



Material Delivery Ramp



Basement



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)

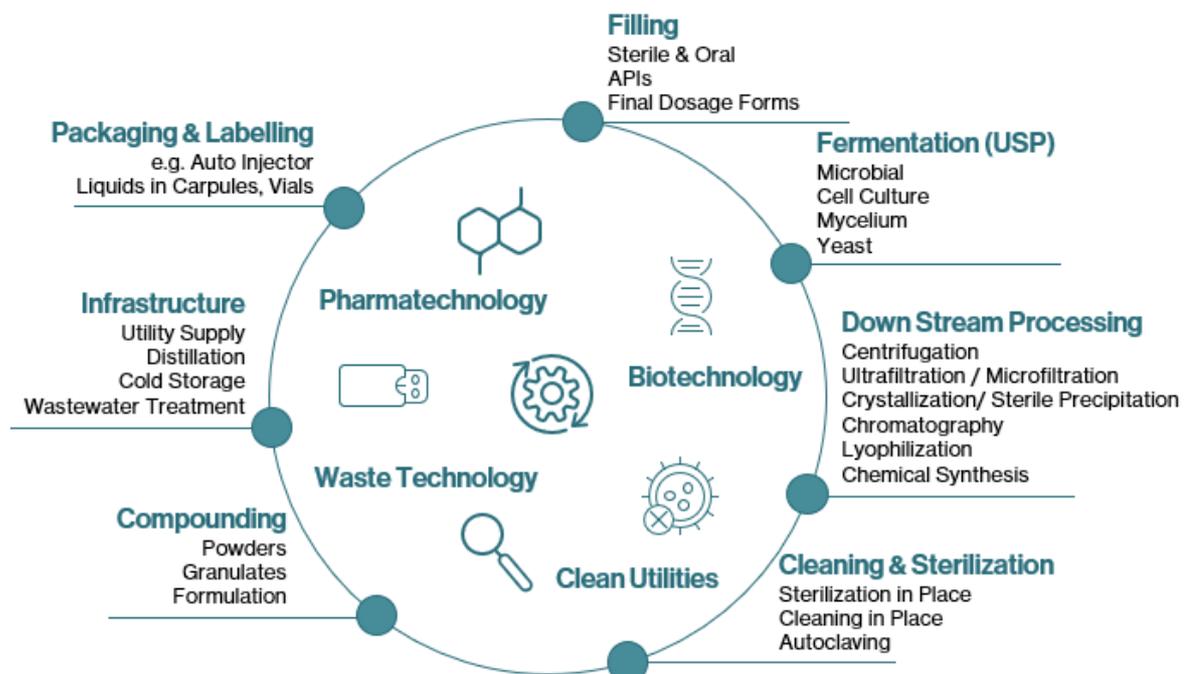
A12, A13
DISTANCE < 2 KM

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