

Information brochure



From start-up to scale up;
BioMatTech Campus is the place to grow!

Rental opportunities

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January 2024

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1. In short

The BioMatTech Campus is centrally located in Nijmegen, the oldest city of The Netherlands, and in the heart of Health Valley. A place where business, education and research are linked. Nearby is Radboudumc which is one of the 8 Dutch university hospitals with an excellent international network within research and development with the mission to have a significant impact on healthcare.

The BioMatTech Campus is located at Energieweg 46 in Nijmegen and has a gross floor area (GFA) of 2.000 m² with own parking and a garden. The facility has laboratories, cleanrooms and office space with the following specifications:

- >750 m² of office space, units starting at 25 m², flexible dimensions and design;
- 4 cleanrooms class GMP C (ISO 7); 10 – 25m² per unit;
- 2 cleanrooms class GMP B (ISO 5), 12m² per unit;
- 6 equipped laboratories, 40 – 50 m² unit; option to upgrade to ML 1 or 2 lab.

Benefits of setting up at BioMatTech Campus:

- Access to an accredited Quality Management System (EU and US compliant).
- Operational support for Quality Management, Grants application and Internationalization.
- Near relevant institutions:
 - RadboudUMC at 6 km.
 - Radboud University at 6 km.
 - Noviotech Campus at 3 km.
- Great accessibility for cars and public transport:
 - Trainstations: Nijmegen Goffert (3 km), Nijmegen Centraal (5 km) or Nijmegen Lent (5 km).
 - Airport access: Amsterdam Airport (car and train option), Eindhoven Airport (car option), Weeze Airport (car option) and Dusseldorf Airport (DE) all within 45 minutes to 1,5 hours travel.
- Fully operational laboratories and clean rooms equipped with furniture and basic facilities.
- Access to calibrated equipment.
- Opportunity to divide workspaces as you wish.
- Family culture environment.

2. Focus of BioMatTech Campus

BioMed Elements B.V. started as a spin-off of the Radboud University with a patented process to customize the functionalities of biomaterials by modifying the biopolymer network structure. The BioMed specialists have extensive expertise and knowledge of biopolymer chemistry and medical devices. These functional forms can be sponges, sheets, powders, sprays and gels.

The idea of the BioMatTech Campus is to create a specialized campus where alike companies can grow by combining forces. BioMed wants to share its knowledge and capabilities with the idea that it will result in spinoff opportunities. With a focus on biomaterials, the added value is not only in terms of laboratory space, but even more in available equipment, grant applications and quality management. You will have access to all these capabilities, from conception to commercialisation.

With the support of RadboudUMC, Radboud University and accelerators, this project has started in 2022. With the support of the Province of Gelderland, Europe and our network we have been able to realize BioMatTech Campus. We are confident that the campus will be a suitable place for innovative companies which can make use of the full potential within the Nijmegen area.

The BioMatTech Campus is most suitable for and has the most to offer to companies active in MedTech or Pharma, with a focus on biomaterials. The campus can support these companies with Laboratories, Clean rooms, Workspaces, and are equipped to meet all safety requirements and specific analytical, R&D and manufacturing equipment. Furthermore, we can assist and support on operational level such as quality manufacturing, grant applications and an international network for clinical feedback, marketing and sales.

3. Plans for growth and future development of our tenants

The BioMatTech Campus is not only a facility, it is an interactive community with a focus to change healthcare. This requires engagement and support on various levels. The Campus stimulates this by events, knowledge and a large network. These ingredients will help companies to grow and be inspired.

If you join our Campus, you will not only get access to our facilities, but to resources which require significant investments: quality management system, trainings and grant support. The Campus has the option to do small scale manufacturing for (pre-)clinical activities, clinical studies and commercialization. There are also options to add additional laboratories to the current lay-out.

When you plan on scaling up, or growing outside of the borders, the BioMatTech Campus can help. With our network of contract partners, we can help you navigate in the field of upscaling. Our network will help you with soft landings in the Middle East and US. We have a local office in San Antonio, Texas, USA and a network in the Middle East. Your company and the Campus grow hand in hand.

4. A knowledgeable Health & MedTech Community

BioMatTech Campus will be a vibrant place where many activities will be organized. There will be cooperations in the field of trainings, seminars and social events with other communities in the region with the goal to foster, grow and interact businesses and people. These events will focus on startup and scale ups in HealthTech and Pharma. We cooperate with OostNL, Health Valley, and many more regional players in this field.

5. Details BioMatTech Campus

5.1 General information

The BioMatTech Campus consists of a ground floor with 3 laboratories and 6 cleanrooms (500m² GFA), a basement with natural light where 3 laboratories are realized. Offices are available in the connected building; on the ground floor and 1st floor there is room for offices of different sizes and layouts. Each floor has a community space with a pantry and seating for meetings and social gatherings.

Below you find some special in-house available equipment besides all regular lab equipment:

Bulk freeze dryer sublimator type 1:



Bulk freeze dryer sublimator type 2:



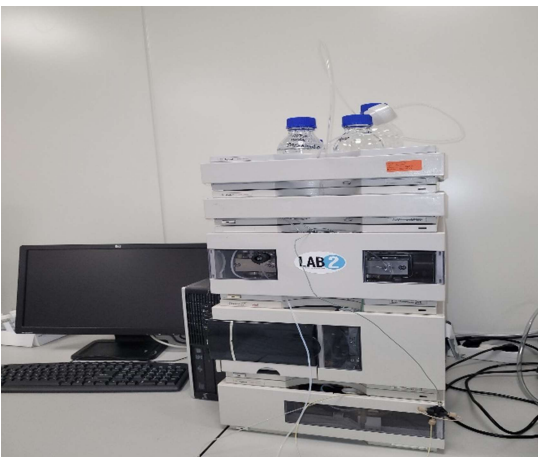
- 80 freezers:



Rheometer:



HPLC:

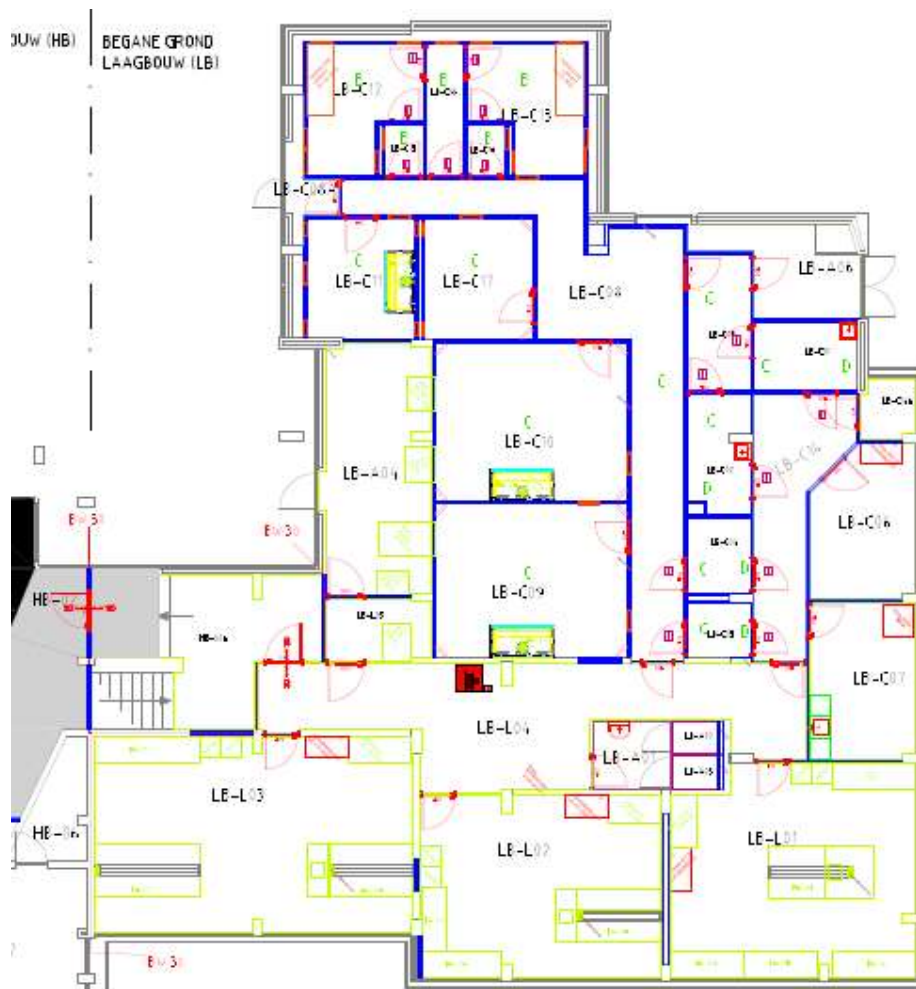


5.2 Sustainability

The BioMatTech Campus is being developed within an existing building updated to the latest standards and on the roof of the whole building over 200 solar panels will be placed to generate part of the required energy. The building is constructed in 1979 and has been renovated to have a future proof function.

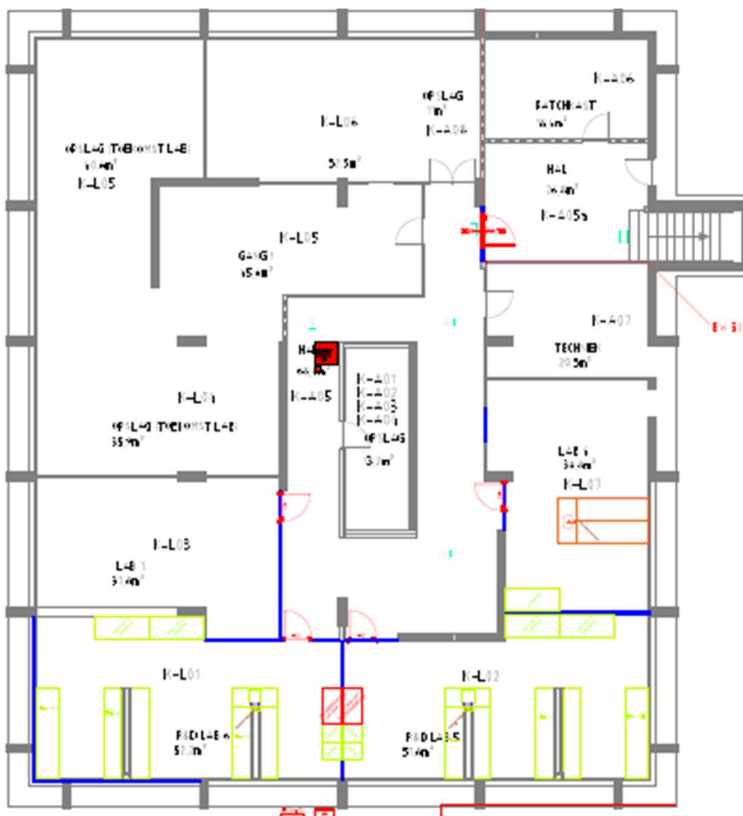
5.3 Layout

Ground floor: Laboratories and cleanrooms





Basement: Laboratories and storage





5.4 Technical specifications

The BioMatTech Campus has several laboratories and manufacturing rooms according to Good Manufacturing Practices. The building is designed according to the latest requirements and technologies, including offices, non-classified laboratories and cleanroom facilities. The facilities are suitable for companies in the R&D phase but also for upscaling and small-scale manufacturing.

Offices are located in the main part of the building on two levels. Each floor has its own toilet block and pantry. The offices are delivered in a shell condition, with finished walls/ceiling/floors and are temperature controlled by floor-heating. Outdoor screens have been installed on the sun-exposed facades (east, south and west). The floors have a load-bearing capacity of 750kg/m². On request, the floor can be portioned at the tenant's expense. If desired, comprehensive structural and installation specifications can be provided.

Laboratories and cleanroom facilities are located in a connecting wing. Ten laboratories ranging, from 35 to 55 m², are delivered in shell conditions and equipped with laboratory tables, (chemical) storage cabinets and airflow cabinets for handling of (toxic) chemicals. The cleanroom facilities comply to the latest requirements (GMP, Annex 1) with airlock systems for entrance/exit of personal and materials. Furthermore, the storage and cleaning facilities

are part of the infrastructure. The cleanrooms are sub-divided into:

- Four cleanrooms (GMP level C, ISO 7), ranging from 14 to 22 m² and are including stainless steel tables, air pressure, pure water facilities, airflow cabinets for handling of (toxic) chemicals and powdering, ventilation ovens, low temperature freezing (-86 °C) and bulk lyophilization.
- Two cleanrooms (GMP level B, ISO 5), both 12 m², with separate airlocks to enter the GMP level B area and are including air flow cabinets to reach GMP level A.

The installations (including air handling units and air ventilation) are well equipped to maintain the high purity level required with temperature and (partially) relative humidity control. For the basis installation of the laboratory and/or cleanrooms, the following specifications are taken into account:

- 6-fold ventilation: laboratory
- 20-fold ventilation: cleanrooms (GMP level C, ISO 7)
- 40-fold ventilation: cleanrooms (GMP level B, ISO 5)
- Positive pressure regulated per level with 15 Pa
- Temperature 20 ± 2 °C
- Relative humidity 30 – 70 % (for cleanroom with dry powdering handling)

5.5 Timeline

The BioMatTech Campus will be completed in April and accreditation is expected in June, 2024.

6. Rental details

Rental prices

- For each type of room (laboratory, cleanrooms class C, cleanrooms class B and offices) separate prices per m² NLA will be charged.
- An overhead will be applied for use of common areas as a percentage on top of the above mentioned.

Service costs per year

- Service costs (advance payment): will be charge per m² NLA, excluding energy.
- Service costs energy and water (advance payment): will be charged per m² NLA with an additional charge for use of common areas.
- All service costs are calculated based on actual costs incurred and an administration fee of 5% will be added.

Lease term

- Various terms are possible; quarterly, yearly and 2 yearly leases
- Flexible lease of cleanrooms, labs and equipment possible
- Sharing of spaces possible

VAT

All amounts mentioned are exclusive of VAT. Sales tax will be charged on the rent.

7. Contact

For more information, please contact us

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