



Novartis Technical Operations

**Prevalje site -  
Unique opportunity to kick-start your  
business with expansion options**

# Flexible opportunity to establish a presence in Slovenia with extension options



## Immediately available

- Newly constructed multi-floor flexible empty building of 19 500 sqm
- Available land next to the building of ~ 11 300 sqm
- All site supporting infrastructure with plug and play concept (utilities, IT, UPS, Steam boiler, Water system, Compressed air, WPU systems, site services)



2 Restricted

## Development opportunities



- Highly skilled Pharma GMP trained workforce progressively available until end 2021 if of interest for buyer
- Additional 18 600 sqm of free land and/or building available by year 2023 for interested parties

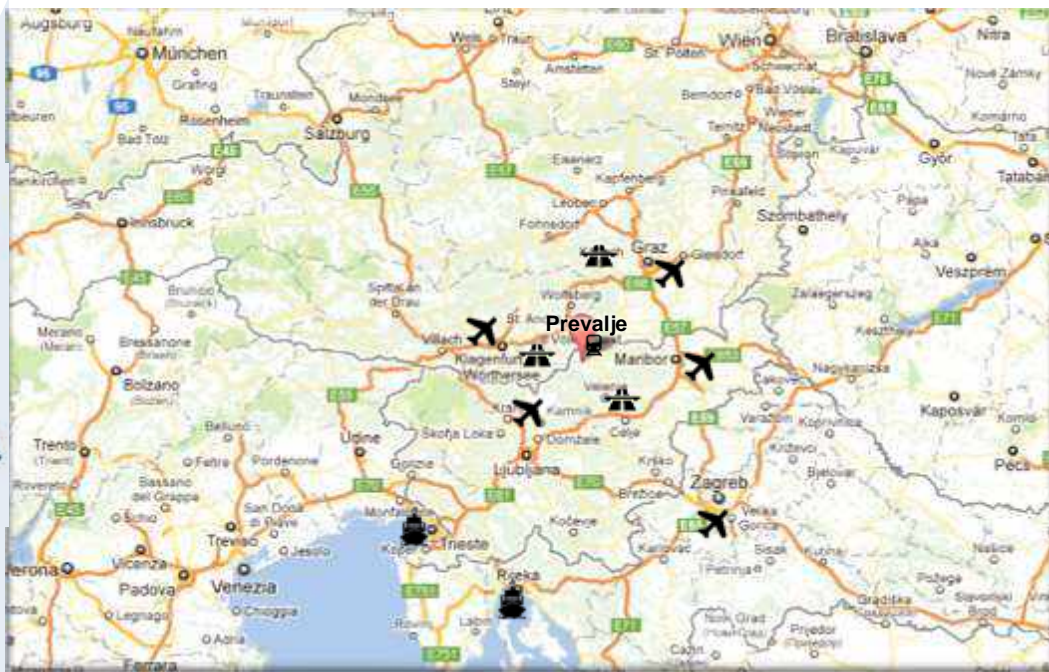


# Slovenia - gate way to mid/central Europe












- **Strategic position**
  - At the heart of Europe with 500 million consumers easily accessible in Slovenia, Austria, Hungary, Croatia and Italy
  - Access to Adriatic sea thru Port Koper Slovenia, Port Rijeka Croatia or Port Trieste Italy
- **Export-driven economy embedded in international economic community**
  - Member of EU, Eurozone and Schengen area and OECD
  - Significant manufacturing sector
  - Top export products: cars, packed medicines, refined petroleum, vehicle parts.
- **People & Quality of life**
  - High level of educated and skilled workforce
  - Good foreign language ability: 70% of population speaks at least 2 world languages and 91% speaks one world language
  - Well functioning social system & social cooperation
- **Corporate culture & government**
  - A corporate culture of transparency and accountability
  - Legal and institutionally designed to facilitate investment
  - Single-access points to register a limited liability company
- **Tax**
  - Tax allowances for R&D investments (100%)
  - Corporate tax rate of 19%

# Prevalje – attractive accessible location



## Infrastructure integration:

-  Airport Klagenfurt, 60 km
-  Airport Maribor, 85 km
-  Airport Ljubljana, 90 km
-  Airport Graz, 120 km
-  Railway station, 2 km
-  2 Highways, 30 km & 40km
-  Koper port, 223 km
-  Rijeka port, 230 km
-  Austria boarder 8km away

# Site Prevalje - kick start with extension options



SITE AREA	
Integrated site with shared infrastructure	Total land size of 34.700m <sup>2</sup>
1 Readily available full flex building	Total building size of 19.500m <sup>2</sup>
2 Mid-term extension options	Total building size of 10.500m <sup>2</sup>

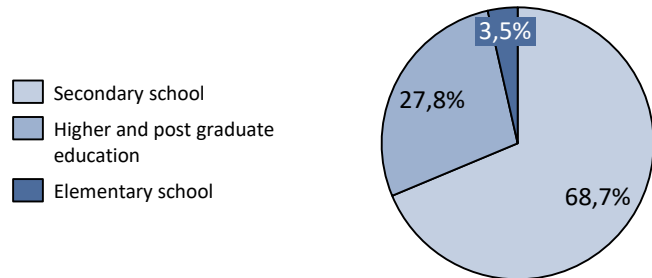
# Site utilities capacity allows quick start

Type	Units	Utility Capacity
Steam	t/h	9
Electricity	MVA	3000
Cooling Water	MW	3.6
Potable Water	m3/h	126
Warm Water	m3/y	18,500
Purified Water	m3/h	2,0
Compressed Air	m3/h	15,5 (max)

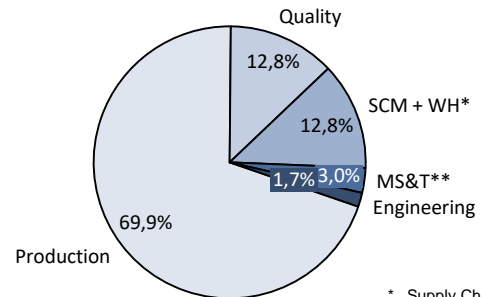
# Highly skilled and Pharma GMP trained workforce

N = 300 employees

## Education



## Work skills



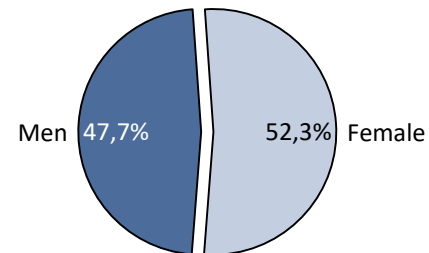
\* Supply Chain Management + Warehouse  
\*\* Manufacturing Science and Technology

## Attrition rate



BELOW  
**1%**  
TURNOVER RATE

## Gender diversity



# Immediately available watertight empty shell facility



## Highlights

### State of the art building

- Water tight empty shell building
- Highly flexible space usage
- Connection to existing site infrastructure possible or design as stand alone

### Individual multi-usage free space of 19.500 sqm

- Separated from adjacent manufacturing building
- Private logistics bay feasible incl. truck ramp
- Work stations included



# Exterior building details



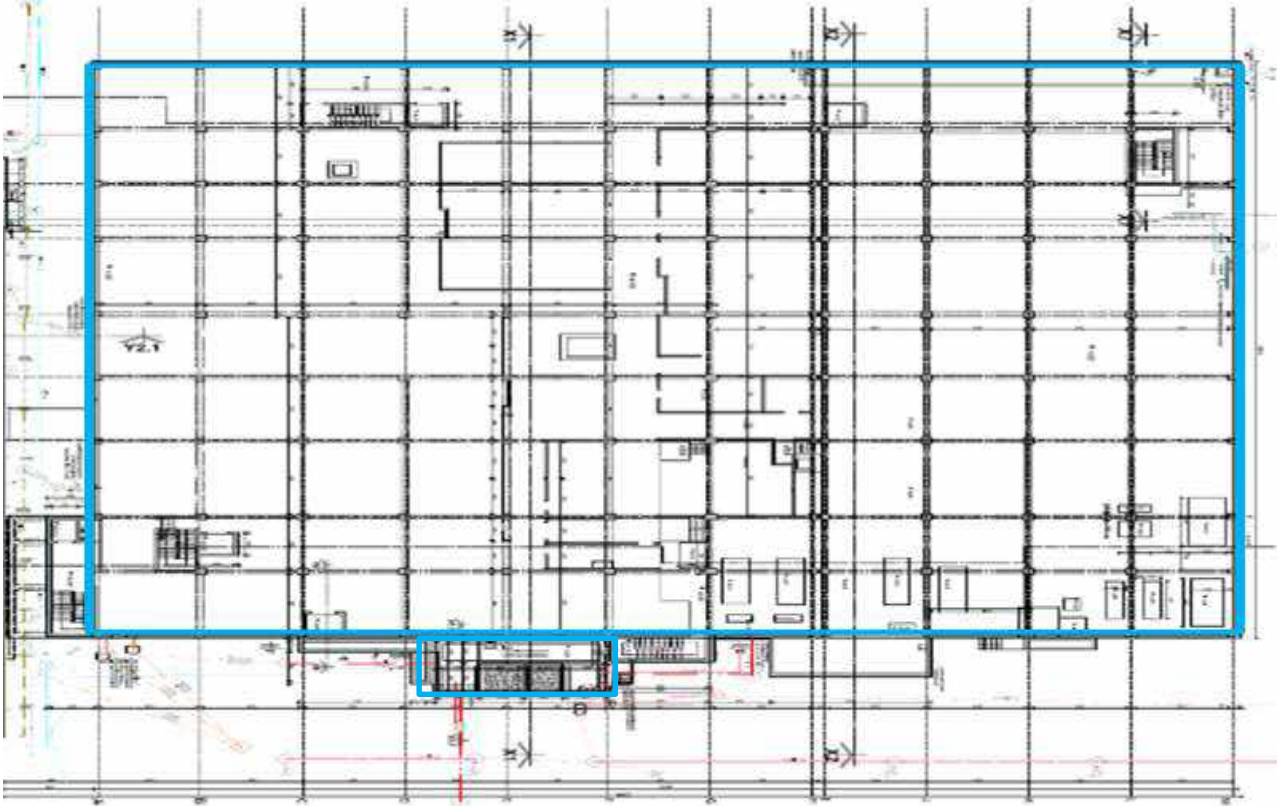
Details	KPIs
Construction year	2019
Current main tenant	Novartis
Land area	16.840 sqm
Useable building area	19.500 sqm
Useable area per floor	Basement floor: 5.500 sqm 4 floors: 3.500 sqm
Numbers of floors	5 floors
Frame Construction	Basement, ground floor, floor 1&2: concrete frame construction Floor 3: Steel frame construction
Roof	Roof panels with skylights
Outer Walls	Partially concrete with facade panels, partially facade panels
Elevator	Shafts for potential elevators available
Potential building expansion	10.500 sqm

# Interior building details



Details	KPIs
Basement	Area: 5.500 sqm Celling height: 440cm
Ground floor	Area: 3.500 sqm Celling height: 425cm
First floor	Area: 3.500 sqm Celling height: 460cm
Second floor	Area: 3.500 sqm Celling height: 465cm
Third floor	Area: 3.500 sqm Celling height: 435cm
Slabs	Reinforced concrete, 25 cm
Distance between pillars	700 to 900 cm
Length x width of the building	80,0 m x 67,5 m
Frame Construction	Basement, ground floor, floor 1&2: concrete frame construction Floor 3: Steel frame construction
Floor connect ability	Ready

# Basement layout - 5.500 sqm



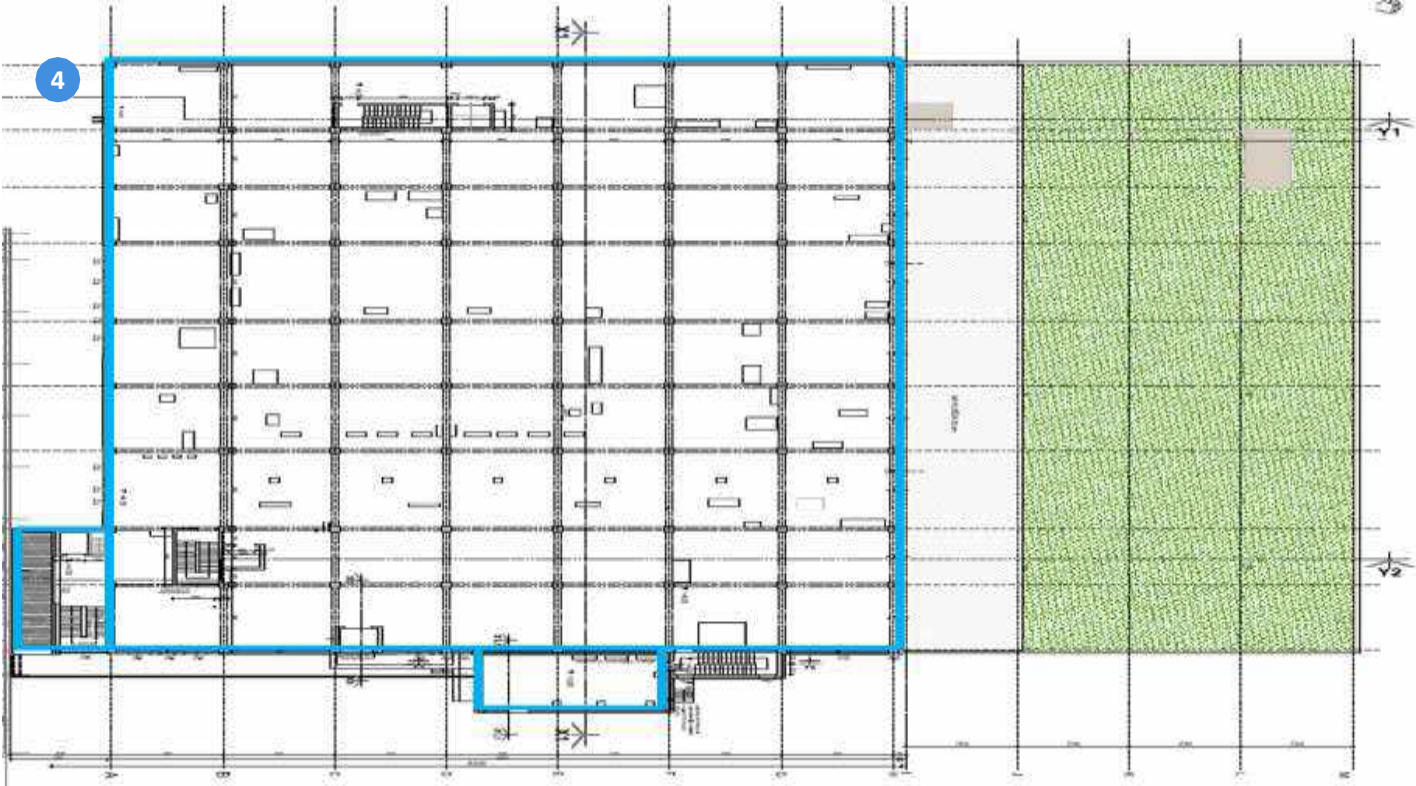
# Ground floor layout – 3.500 sqm



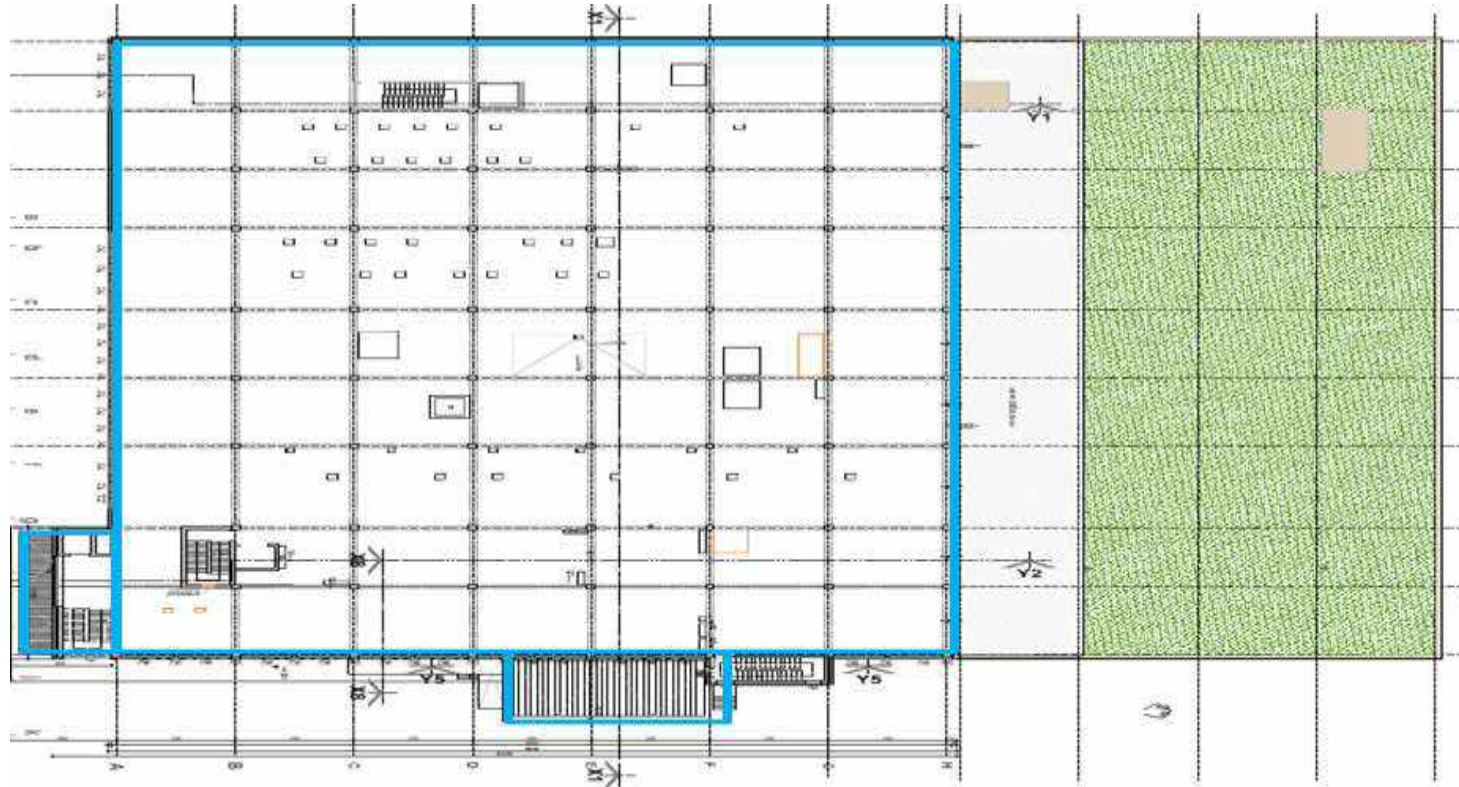
Total ground floor total area of 5.500 sqm with inner and outer area of:

- Inner area of 3.500 sqm (blue square)
- Outside area of 2.000 sqm (green square)

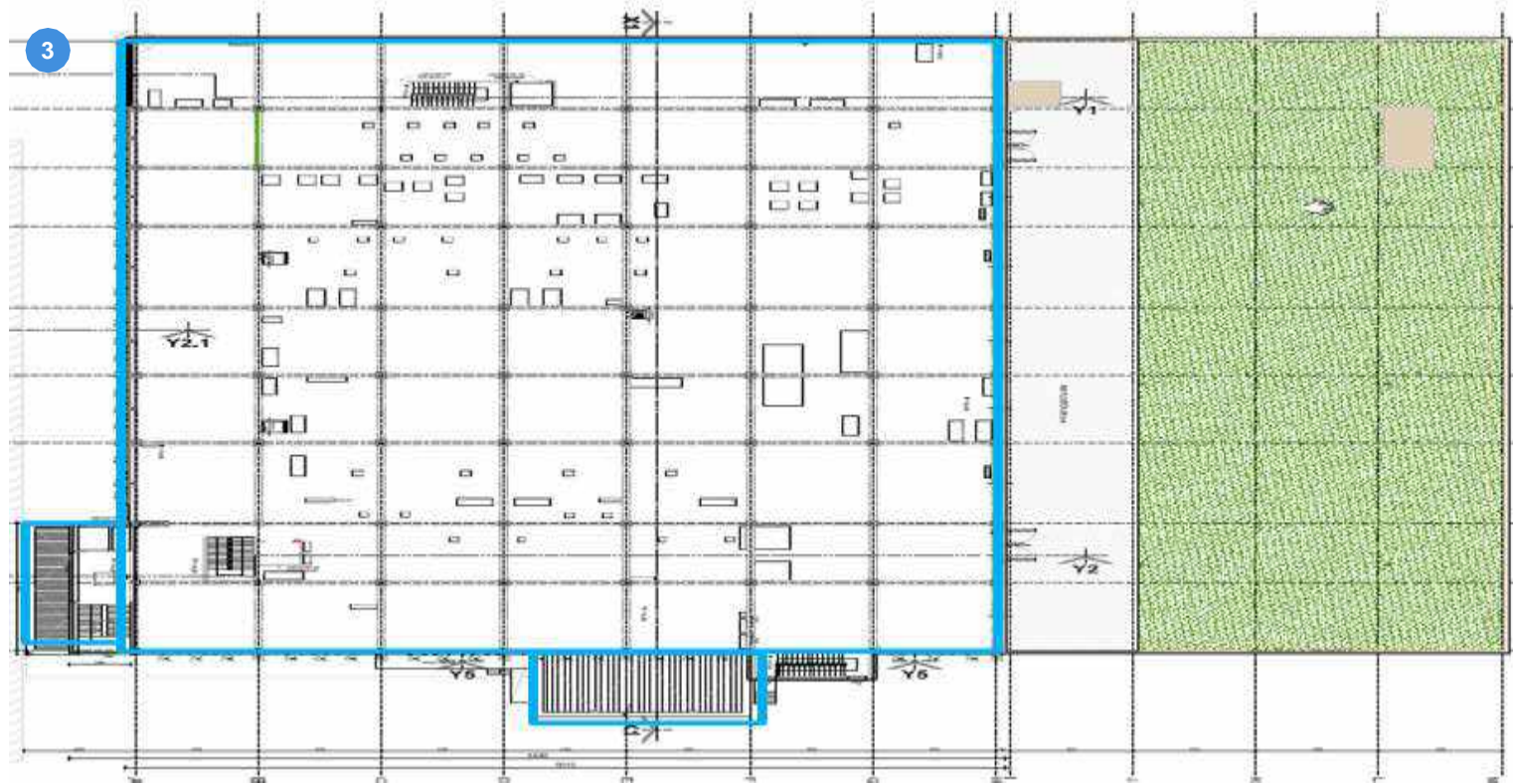
# First floor layout – 3.500 sqm



# Second floor layout – 3.500 sqm



# Third floor layout - 3.500 sqm



# Roof floor layout





# Future expansion opportunities of building

## Opportunity for future facility extension



- Production building extension on each four floors (excluding basement) from current 3.500m<sup>2</sup> to 5.500m<sup>2</sup>
- Additional production or auxiliary facilities with footprint of 1.000m<sup>2</sup>
- Potential storage facilities up to 1.500m<sup>2</sup>



## Modular approach for further growth opportunities





# Thank you

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