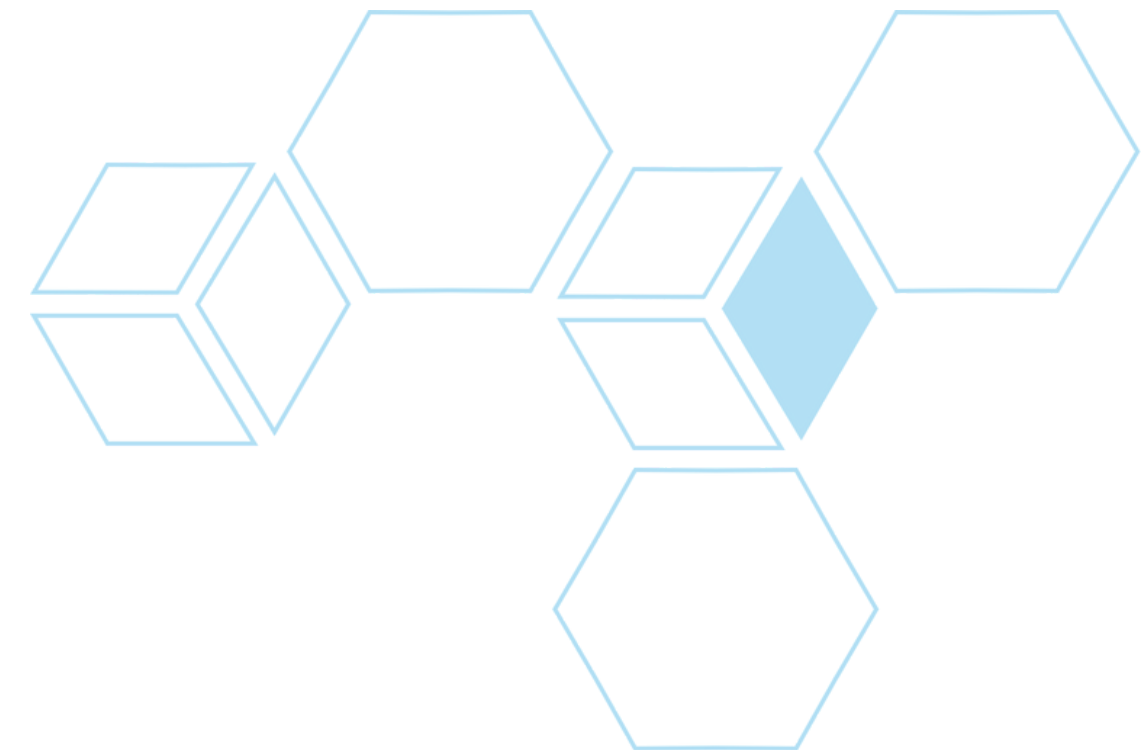


ENABLING

the future of life sciences
manufacturing facilities in Mexico.

DELIVERING

build-to-suit clean rooms w/GMP's
in record times.



Democratizing access to world-class BioPharma-grade facilities w/GMP's for product development and manufacturing processes

Why

We are passionate about increasing the affordability, and availability of innovative therapies in Mexico, through delivering financially accessible, tailor made, independent and compact facilities for the life sciences industry, in record times and the outmost quality and reliability.

Parque Pharma was born to address one main defining challenge:

Life sciences manufacturing infrastructure has not evolved to match industry pace and needs. Until now, the best solution for companies had always been to develop their own stand-alone facility:

- Time intensive: 2-4 year development lead times for a new plant.
- Unaffordability: very capital intensive.
- Utilization inefficiency: low capacity utilization and overall equipment effectiveness (OEE).
- Highly complex project development execution and compliance requirements.
- Heavily regulated market with constant regulatory changes.
- Limited number of specialized, quality developers.
- Unavailability of quality plants for sale/rent.

We deliver customized long-term rental development and manufacturing facilities

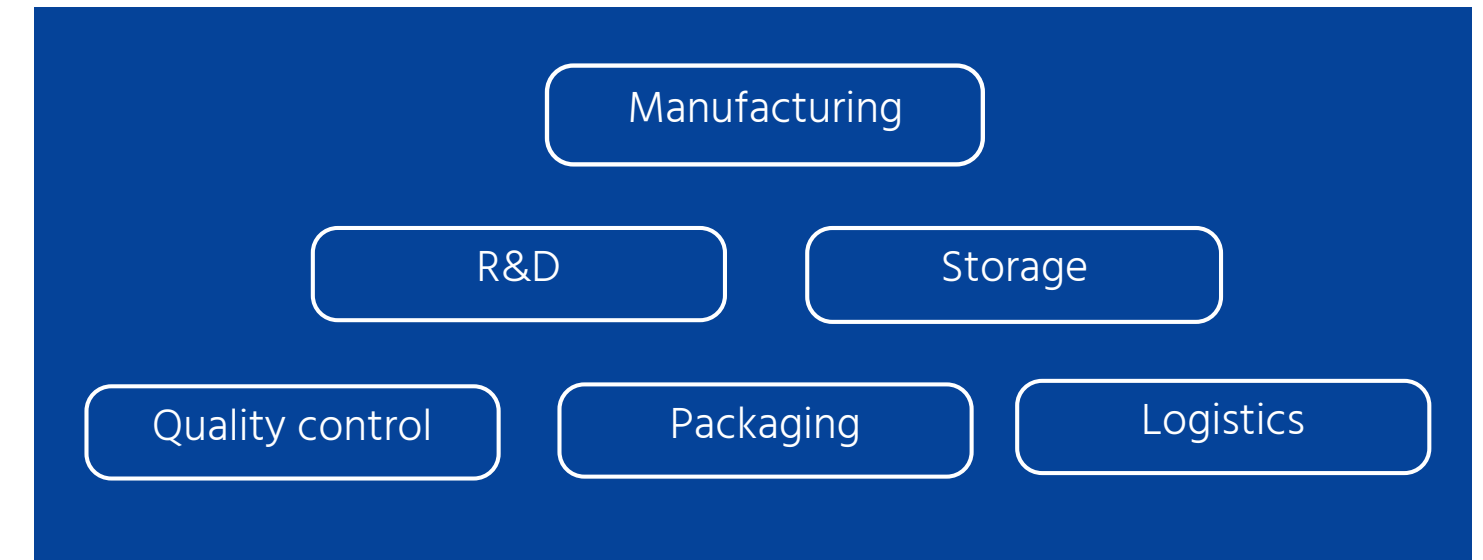
- We specialize in the design-build of innovative manufacturing sites within our multi-tenant facilities, for the biopharmaceutical industry.
- Completely self-contained and certified manufacturing facilities with shared common areas for our partners to operate independently and more efficiently.

Parque Pharma facility advantages

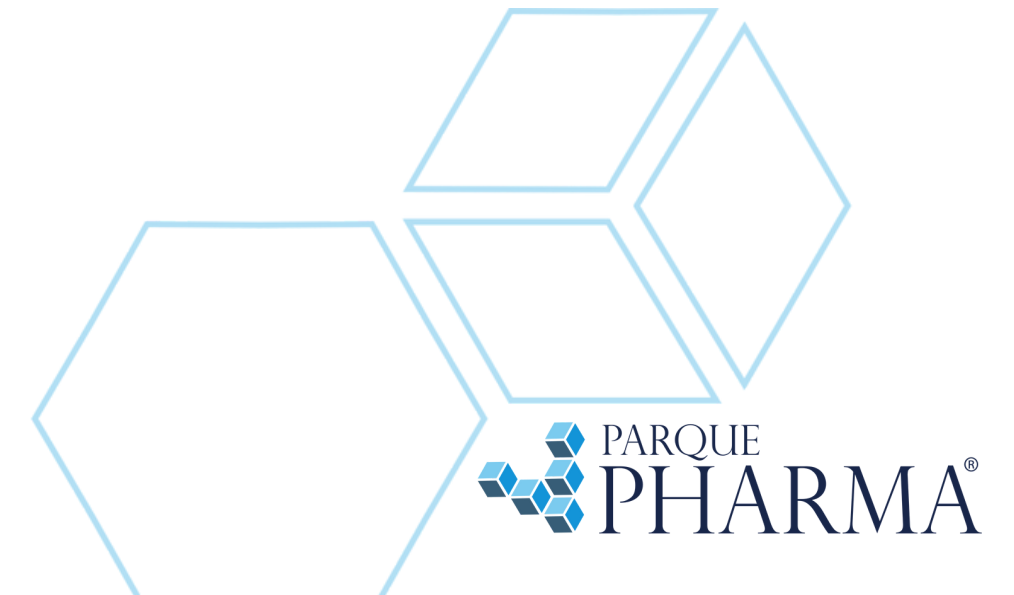
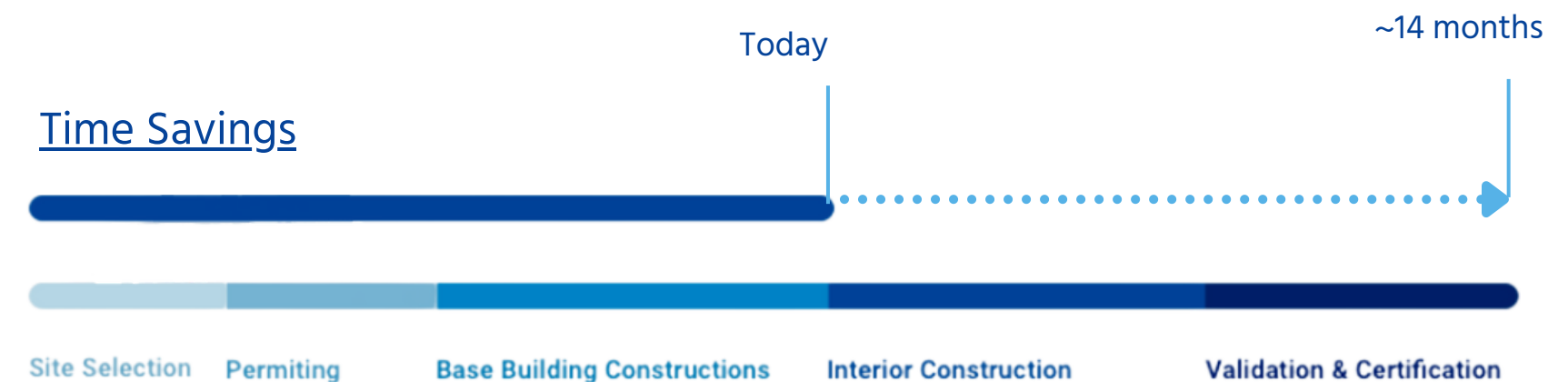
No CapEx and shorter lead times to product launch, saving you the complex, risky and costly process of remodeling, enlarging or building the facility yourself.

- **Reliability:** regulatory compliance and legal certainty.
- **Efficiency:** improvement in overall equipment effectiveness (OEE) and utilization.
- **Cost effectiveness:** shared infrastructure leading to lower maintenance and operational costs, converting fixed costs into variable costs.
- **Turnkey:** flexibility to deliver from interior customization, to fully equipped w/GMP's.
- **Financial flexibility:** Long-term rental agreements and leasing solutions.
- **Prime location:** near Toluca International Airport, inside one of the top industrial parks in Mexico, 24/7 security.
- ~10% of the investment required to develop a stand-alone facility.
- ~85% faster than building your own facility.

Facility Flexibility



Time Savings



We create a broad mix of operational solutions for the pharmaceutical industry

We deliver a broad mix of development and manufacturing capabilities, allowing our partners to focus on product innovation and pipeline marketing efforts. Because we understand the complexity required to operate a manufacturing facility and the importance of delivering quality and reliability.

1. Facility and product regulatory compliance services:

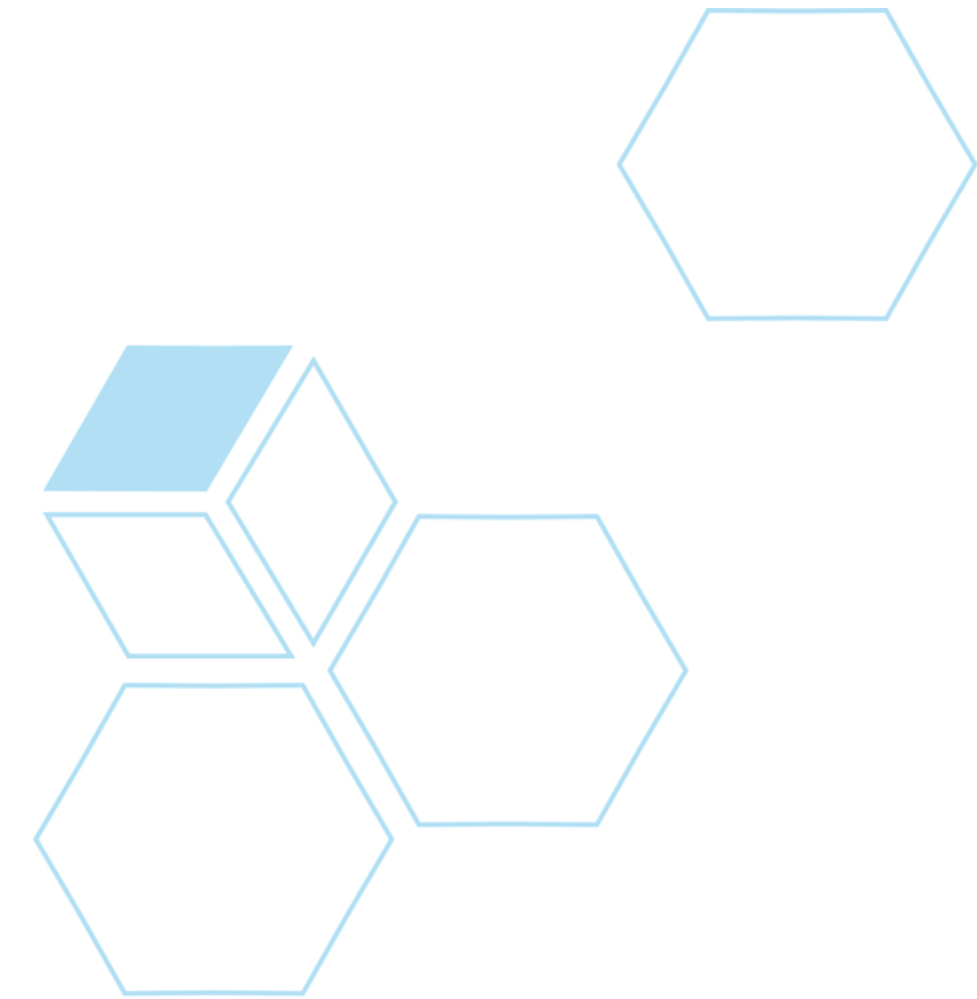
- a. Complying with local, international sanitary regulations and Good Manufacturing Practices (GMP's).
- b. Broad range of consulting services: product and facility regulatory compliance, imports and exports, legal and corporate solutions.

2. Supply chain development capabilities:

- a. Specialized warehousing, manufacturing, formulation, packaging, quality control, design and medical device assembly, among others.

3. Soft-landing capabilities:

- a. We support foreign companies break into the Mexican market by offering flexible financial solutions to our facilities and legal and regulatory services, along with our supply chain development capabilities.



Advantages:

- One-stop-shop platform serving the needs of life sciences companies at all stages of their development process.
- Strategic location inside a prestigious industrial park, minutes away from an international airport.
- Growth flexibility.
- Quality infrastructure and service reliability.
- We lower risks, CapEx and complexity for a successful market entry.

Parque Pharma is strategically located in the industrial park of Toluca 2000

Toluca 200 is one of the best industrial parks in Central Mexico. It has great communication infrastructure through highways, railways and Toluca International Airport.

Toluca also offers a mature life sciences labor market, which facilitates recruitment for our partner's and our own facility operations.

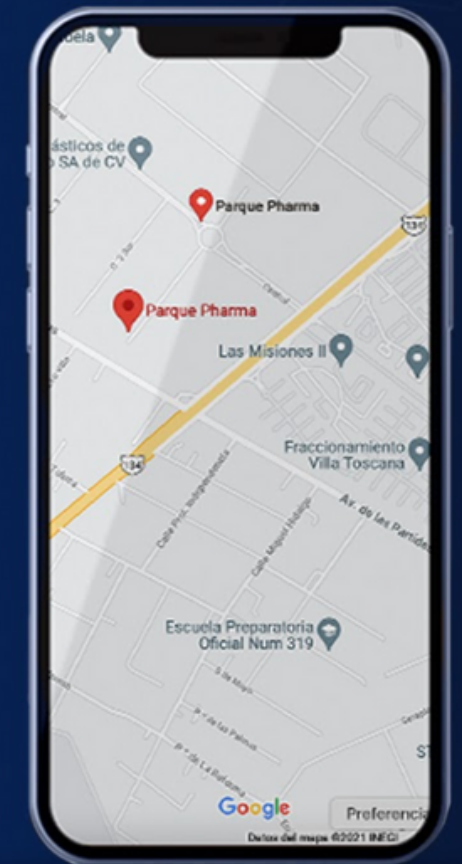


Only five minutes away from Toluca International Airport and thirty minutes away from the corporate office park of Santa Fe in Mexico City.

STRATEGIC LOCATION



TOLUCA 2000



PARQUE PHARMA

We are pioneers designing and developing life sciences multi-tenant facilities with GMP's in Mexico

Parque Pharma is the first and only real estate project of its kind in Mexico.

GIPSA has specialized in the design build of manufacturing facilities for the pharmaceutical and medical devices industry in Mexico for +25 years, building lasting partnerships across the industry and helping companies like yours navigate the real estate process and regulatory hurdles, all the way to GMP's.

Meet some of our tenants and clients that have entrusted us to solve their facility needs:

Wyeth

Lilly



PHILIP MORRIS

 Schering-Plough

Polaroid

Hoechst 


CHEMICAL
BANK

 FAR
VET®

 MERCK

 medix®

3M

AstraZeneca 

 M


DUOPHARMA

 Boehringer
Ingelheim

 Pfizer

 BAYER

 NOVARTIS

 Abbott

Biodiseño provides services for the pharmaceutical industry since 1995

Through years of experimentation with pharmaceutical companies we gained recognition as a company specialized in the pharmaceutical engineering field, as well as a contractor recognized for covering a full spectrum of engineering, procurement and construction (EPC) services with dedicated professionals who gained experience from very important projects supporting industrial, commercial and institutional clients.

Biodiseño understands your challenges and can provide planning, design and construction solutions tailored to meet your business objectives. Whether you need a partner to design a facility expansion, renovate or retrofit a legacy facility, consolidate your master planning or maximize the capacity and efficiency of your current operations.

Prior to Biodiseño, we gained experience through our real estate development firm, Naveta, founded in 1993 and named within the top fifty firms in Mexico (Grupo Expansión).

+36

-Years of experience

+330

-projects successfully completed

+500,000

-m2 developed





Appendix - General Technical Aspects

Description

- Our industrial facility is a two story building approx. 65m long and 31m wide, in which five mini-facilities, each approx. 31m long and 13m wide, are separated by a dividing wall to make them independent and self-contained.
- Each mini-facility is designed to operate independently from the rest, with the exception of the access and loading & unloading driveway and the guard hut.
- Along the 65m side, there is a driveway approx. 6m wide, with capacity for light truck turning only.

General Specs

Structure:

- Steel structure with insulated multi-panel walls and panel roofing.
- Mezzanine slab of metal deck with concrete superflat floors.

Masonry Work:

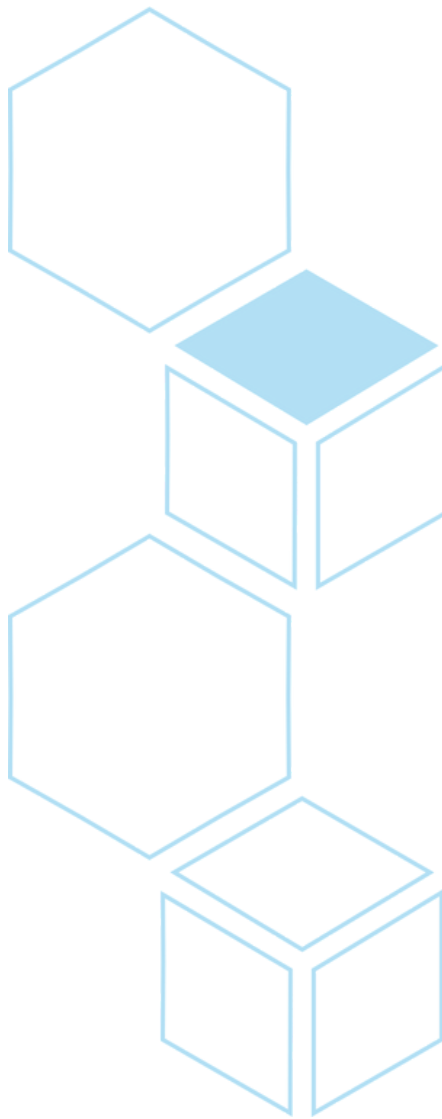
- Hollow concrete block walls in perimeter of each mini-facility.
- Reinforced concrete floors with arc-welded steel.
- Concrete floors “super flat”.
- Sanitary and process sewage.

Dimensions:

- The height of the industrial building (shell) is approx. 7 m.
- The height of the rooms of the ground floor is approx. 2.50m, with the exception of the warehouse, which has in excess of 6.8m.

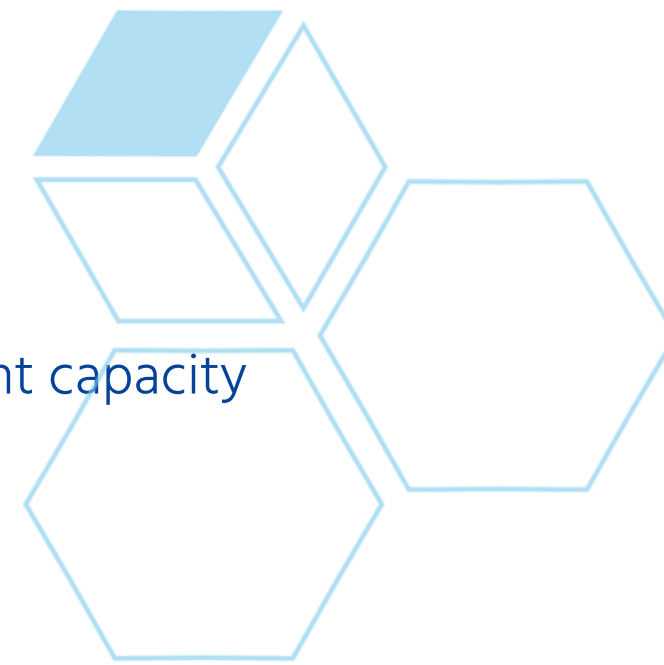
Other:

- Common electric substation and water cistern with hydro-pneumatic equipment.
- 3m wide free corridor maintenance personnel and access/exiting of the utilities equipment to be installed on the facilities.
- The premises are confined with a perimeter fence built with a light wall and a fence.



Opportunity based on vacancy

- Our capabilities allow us to accommodate anywhere from a compact facility of 200m², all the way to our our current vacant capacity of 2,000m².
- On average we are able to plan more efficient layouts in our facility, compared to that of a stand-alone plant.



2,500m²

Minimal lot size inside a
Class A industrial park



200m²

Parque Pharma's most
compact solution



92%

Savings

24 months

Minimal timeframe to develop
a new stand-alone facility



5 months

Parque Pharma's facility
solution



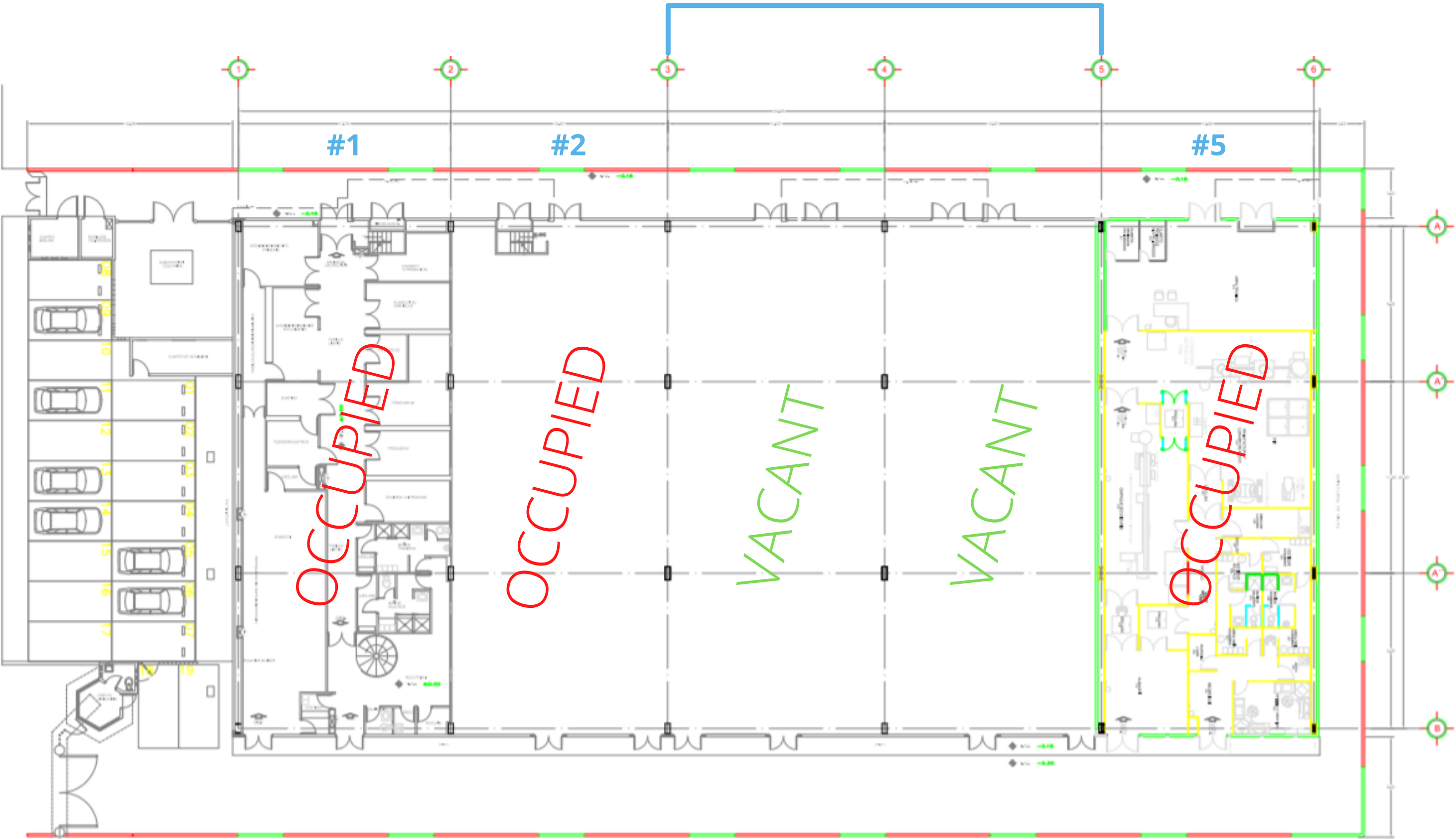
80%

Savings

And only **~10%** of the investment required to develop a facility as the annual lease.

Lower level

800m2



GIPSA

Grupo Inmobiliario Pharma S.A. de C.V.

World trade center de Mexico
Piso 22 oficina No 2
Tel : 9000-5283 Fax : 9000-5204

NUMERO	PLANOS DE REFERENCIA

A	15-DIC-08	REVISION Y APROBACION	RPM

No	FECHA	REVISION	PCR	Vo.Bo.



1,600m²



Outer view



Vacancy: 2,000 m2



THANK YOU