

PHOENIX
IS BIO 



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PHOENIX ARIZONA

Setting the standard for technology and precision medicine.

Join the frontier of personalized medicine in Phoenix where unprecedented collaboration among innovators and institutions of excellence sets a new standard. This is where ideas are nurtured, innovation is celebrated and new explorers are welcomed.

From discovery to delivery, in Phoenix it's personal because **YOU** make the difference.

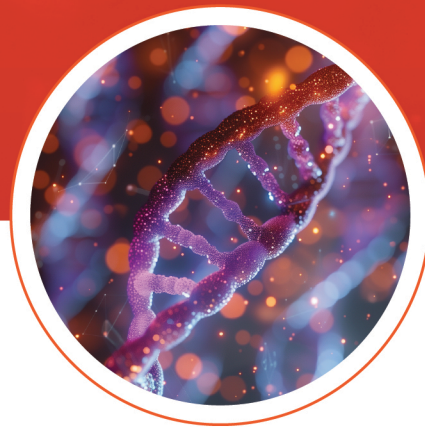


PHOENIX COTTON CENTER

South Phoenix
200-acre Corporate Campus
Precision Diagnostics

A rising force in Phoenix's bioscience landscape, the Phoenix Cotton Center is emerging as a key location for corporate life science labs and advanced bio-manufacturing.

- **Multinational diagnostics and research labs, medical device manufacturers, and design and development**
 - o Labcorp
 - o Caris Life Sciences
 - o GE Healthcare
 - o Reference Medicine
 - o PETNET Solutions
- **German-based SCHOTT MINIFAB chose the Phoenix Cotton Center for its North American Center of Excellence - This milestone underscores Phoenix's growing reputation as a preferred destination for international biotech expansion**
- **Strategic focus areas:**
 - o Corporate life science laboratories
 - o Molecular profiling & diagnostic platforms
 - o Advanced manufacturing facilities



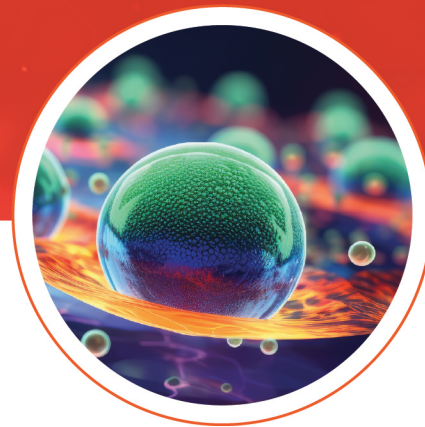
PHOENIX BIOSCIENCE CORE

Downtown Phoenix
30 Acres for Accelerating Discovery

Discovery accelerates, companies scale and collaboration drives real-world breakthrough innovation and impact on Phoenix's 30-acre urban life sciences campus in the heart of Downtown Phoenix.

Home to the Translational Genomics Research Institute (TGen), part of City of Hope and the International Genomics Consortium - pioneers in genomics and molecular profiling who define precision medicine for personalized treatments of disease.

- **All 3 Arizona public universities – Arizona State University (ASU), University of Arizona (UofA), Northern Arizona University (NAU)**
 - o \$2+ billion annual research investment
 - o 2 medical schools
 - o 29+ university colleges & research centers
- **40+ bio/health companies and organizations**
- **Bioscience Growth Accelerator Soft landing program**
- **Current: 2 million square feet**
- **At build-out: 6 million square feet**



PHOENIX MEDICAL QUARTER/ MIDTOWN

Advanced Clinical Innovation

Nationally distinguished healthcare corridor advancing medical education, clinical research and care delivery.

- **6 top-ranked teaching and research hospitals**
- **12+ Institutes of Research Excellence**
- **Cutting-edge facilities, including the WearTech Applied Research Center**
- **Centers of Research Excellence:**
 - o Banner Alzheimer's Institute
 - o Banner MD Anderson Cancer Center
 - o Barrow Neurological Institute
 - o Ivy Brain Tumor Center
 - o Norton Thoracic Institute
- **Creighton University's Health Sciences Campus and Medical School**
- **Research Hospitals – Dignity Health, Banner University Medical Center, Phoenix Children's, Phoenix VA, Phoenix Indian Medical Center, Valleywise Health**

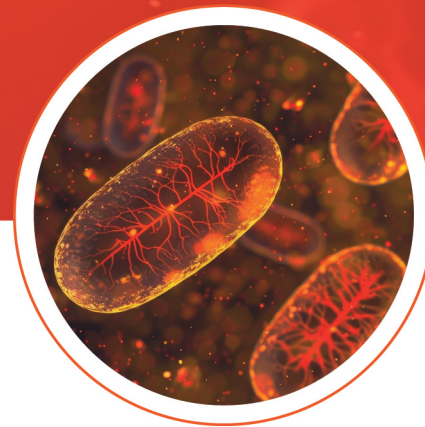


MAYO CLINIC/DISCOVERY OASIS

North Phoenix
120-Acre Biotechnology Corridor

The pairing of world-renowned Mayo Clinic, the top-ranked medical institution in the U.S., with Discovery Oasis makes for an unparalleled ecosystem of biomedical innovation, which fosters a community of collaboration for established and early-stage biotechnology companies, researchers, educators, entrepreneurs and medical practitioners who are leading the transformation of healthcare.

- **Part of Mayo Clinic's 450-acre Phoenix campus, currently undergoing a \$1.9 billion expansion for a 4.2 million-square-foot campus**
- **Build-to-Suit Class A Facilities: Wet/dry labs, biomanufacturing, and flexible office space**
- **Arizona State University (ASU) Health Futures Center (150,000 sq. ft.)**
- **Home to the Mayo Clinic-ASU MedTech Accelerator, and the Mayo Clinic Alix School of Medicine inside of the Mayo Clinic College of Medicine and Science**
- **Mayo Clinic Platform**



WHAT'S NEXT: HALO VISTA SONORAN OASIS & TECHNOLOGY PARK

North Phoenix
2,300 Acres of Opportunity

Poised to become a cornerstone of Arizona's next wave of industrial innovation, Halo Vista will host the Sonoran Oasis Research and Technology Park for biotech innovation, a critical complement to the expanding Taiwan Semiconductor Manufacturing Company (TSMC) campus.

- **TSMC's U.S. investment to reach \$165 Billion**
- **Largest foreign direct investment in U.S. history**
- **Plans include:**
 - o Three state-of-the-art fabrication plants
 - o Two advanced packaging facilities
 - o A major R&D campus
- **Target industries: advanced manufacturing, aerospace, bioscience**



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Driving Translational Discoveries

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PHOENIX IN THE U.S. BIOMEDICAL
INNOVATION RANKINGS:

7st in Life Science Job Growth in Life Science Markets

7st in Life Science Graduate Growth Rate

7th in Life Science Total Employment Growth

11th in Life Science Research and Development Growth

Top 20 in Life Science Markets



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Since 2019, the Phoenix biomedical and healthcare ecosystem has undergone unprecedented growth.

- **\$6.7+ billion** in new capital investment
- **8+ million square feet** of new primary facilities
- **14,000+** new quality jobs

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