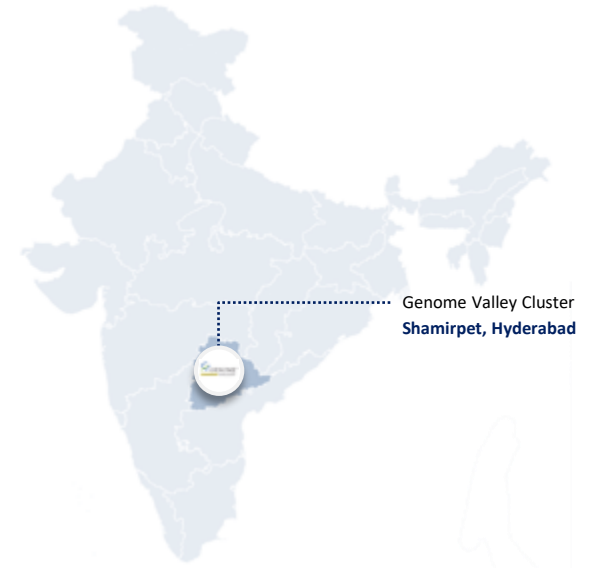




March 2022



Genome Valley Cluster, Hyderabad



TELANGANA STATE SNAPSHOT

1/3rd of global Vaccine output

35% of India's Pharmaceutical production

20+ Lifesciences and Medtech incubators in Hyderabad



40% of total API production and 50% of API export



Only state to have 200+ USFDA approved facilities

Overview

Genome Valley is India's first systematically developed lifesciences cluster, offering world-class single and multi-tenanted infrastructure

200+
COMPANIES

60+
START-UPS
INCUBATED

3.2
MN SQ FT WORLD-
CLASS LAB SPACE

3
INCUBATION
CENTERS

20,000+
WORKFORCE



GENOME™
HYDERABAD VALLEY

Why Genome Valley?



Ecosystem

- Spread over 25 sq. kms, Genome Valley is a **highly networked and sustainable ecosystem** that enables the companies to achieve success at both national and international level.
- The purpose-built cluster is home to **200+** major domestic and global including leading Contract Research Organizations (CROs), vaccine manufacturers and world renowned R&D organizations.
- Over the years, Genome Valley has emerged as a **CRO hub, vaccine hub** and a preferred destination for **R&D companies**.



Why Telangana?

- The **investor friendly policies**, public investment and availability of skilled talent has played a critical role in the growth of lifesciences companies in Telangana.
- Hyderabad as a lifesciences hub is projected to become a **\$50 billion** industry by 2030.
- The city has **readily available workforce**, with 45% of the total employed workforce in the Pharma, MedTech and Biotechnology GIC sector



Government Policies

- In January 2015, the state announced The Telangana State Industrial Project Approval and Self-Certification System (**TSiPASS**), a super-quick industrial clearance system which attracted increased investments in lifesciences sector.
- Genome Valley has been accorded with the status of **Industrial Area Local Authority (IALA)** by Govt. of Telangana in 2018
- The cluster has excellent support infrastructure for R&D activities, created by the Telangana State Industrial Infrastructure Corporation (**TSIIC**) through public-private partnerships with major partners

Infrastructure



Connectivity

The cluster benefits from excellent transport connections

- Rajiv Gandhi International Airport is **60 minutes** away and is easily accessible for domestic and international flights
- Genome Valley is well connected to the rest of the city through **Outer Ring Road** encircling Hyderabad



Support Infrastructure

Power

- Fully operational dedicated sub stations in Genome Valley for uninterrupted power supply.

Water Supply

- Direct supply by Hyderabad Metropolitan Water Supply and Sewerage Board (HMWSB)
- Storage Capacity of > 5,000 KL per day within Genome Valley

Industrial Waste Management

- Dedicated waste management for safe disposal of waste



Social Infrastructure

Residential Clusters

- Turkapally – 5 to 10 minutes distance
- Alwal and Kompally – 25 to 30 minutes distance

Hospitals

- RVM institute of Medical Sciences - 10 minutes
- Medicit Institute of Medical Sciences - 20 minutes



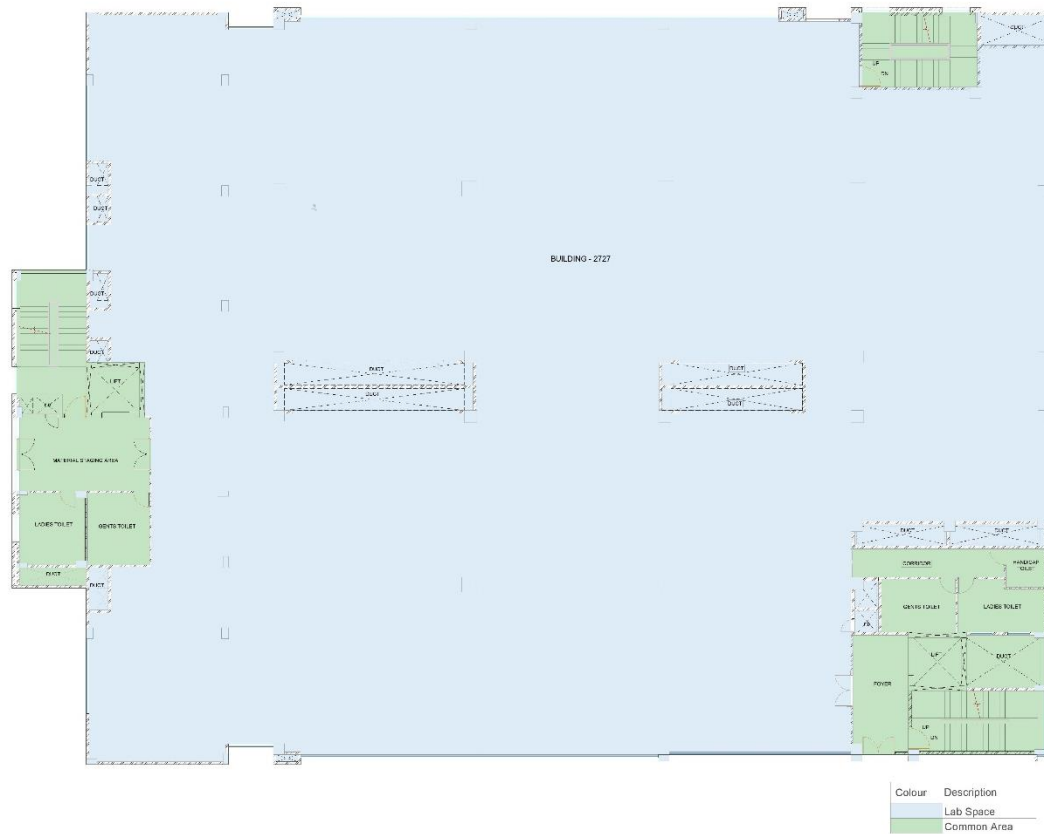
INNOPOLIS

Innopolis combines design and functionality to inspire top-notch science, complete with a modern atrium that serves as a collaborative space. With the tallest buildings in the cluster, it is poised to be an iconic destination for research and innovation. The facility offers wet/dry laboratory spaces, specialist office and pilot plant spaces for life sciences companies.

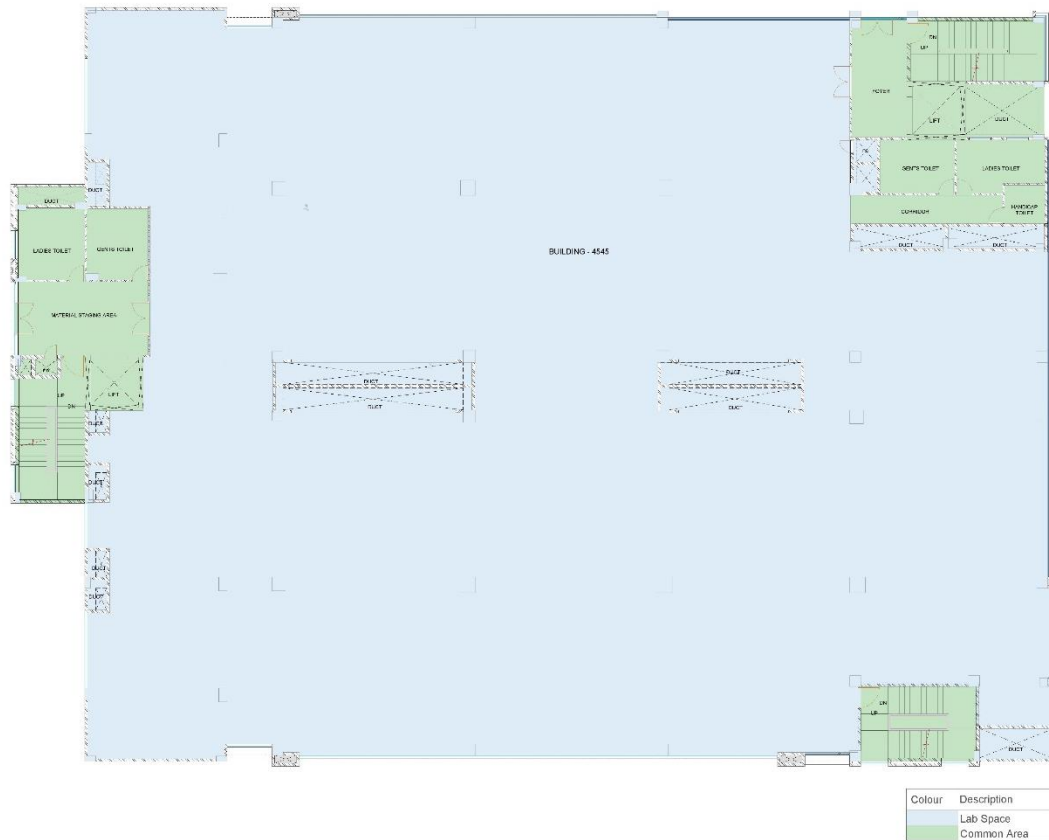
Master Plan



Typical Floor Plan – Building 2727



Typical Floor Plan – Building 4545



Typical Floor Plan – Building 3600A & C



Colour	Description
Light Blue	Lab Space
Light Green	Common Area



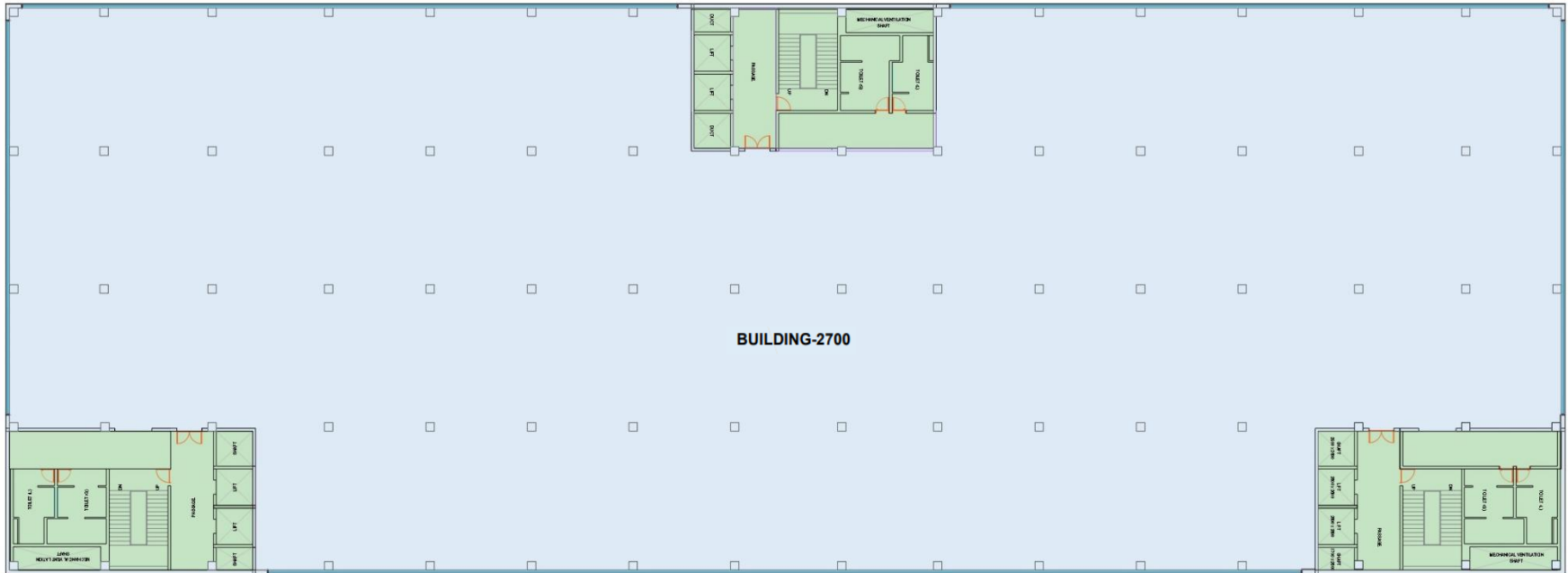
Typical Floor Plan – Building 4500



Colour	Description
Light Blue	Lab Space
Green	Common Area



Typical Floor Plan – Building 2700



Colour	Description
	Lab Space
	Common Area



Area Statement

S No	Building	Super Built-up Area (sft)
1	Building 2727	1,04,150
2	Building 4545	1,04,150
3	Building 3600A & C	1,04,040
4	Building 4500	1,02,530
5	Building 2700	1,53,675
Total Leasable area		5,68,545

Total Plot Area
~ **9.2 Acres**

Total Development
~ **5,70,000 SF**

S No	Support Infra	Super Built-up Area (sft)
1	Chemical Stores (G+2)	7,080
2	Parking (Stilt floor)	1,32,570

About The Project

3-D Rendering



**Development Status: Building 2727 (~100,000 SF) leased to India's leading CRO. Fit-outs underway.
Building 4545 (~100,000 SF) will be ready for fit-outs by June'22**

Location Link [here](#)

About The Project

3-D Rendering



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About The Project

3-D Rendering



About The Project

3-D Rendering



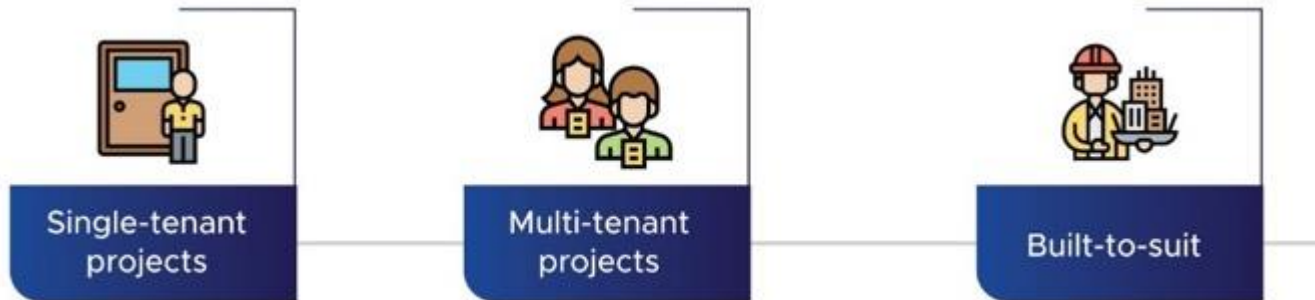
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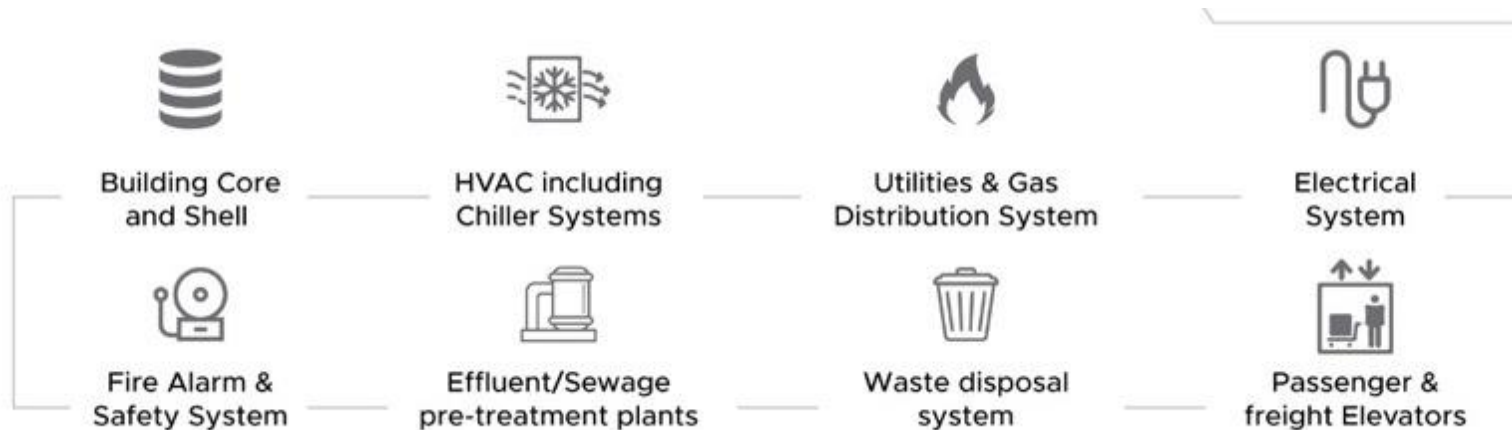


Warm-shell

Solution for every need



We provide an “extended” warm-shell with several inclusions



About Rx Propellant

Ecosystem Offerings

We offer a wide range of solutions encompassing infrastructure, talent nurturing, collaboration and incubation

Asset Management

Real estate solutions from development advisory, acquisition to funding & leasing.



Labspaces



Factories

Facilities Management

An exclusive Lifesciences facility services partnership to support growth acceleration through asset performance optimization

Edu-skilling Initiatives

Focused on providing industry-aligned skilling programs for Lifesciences workforce

Networking Platform

An Independent Cluster Development Enterprise dedicated to real asset growth acceleration

Incubator

A launchpad for startups that covers their needs for infrastructure, talent, advisory and funding



Pan-India Footprint

Rx Propellant is currently managing and developing **4 Mn SF** of infrastructure solutions for Lifesciences & Pharma sectors, with a pipeline of **5 Mn SF** pan-India

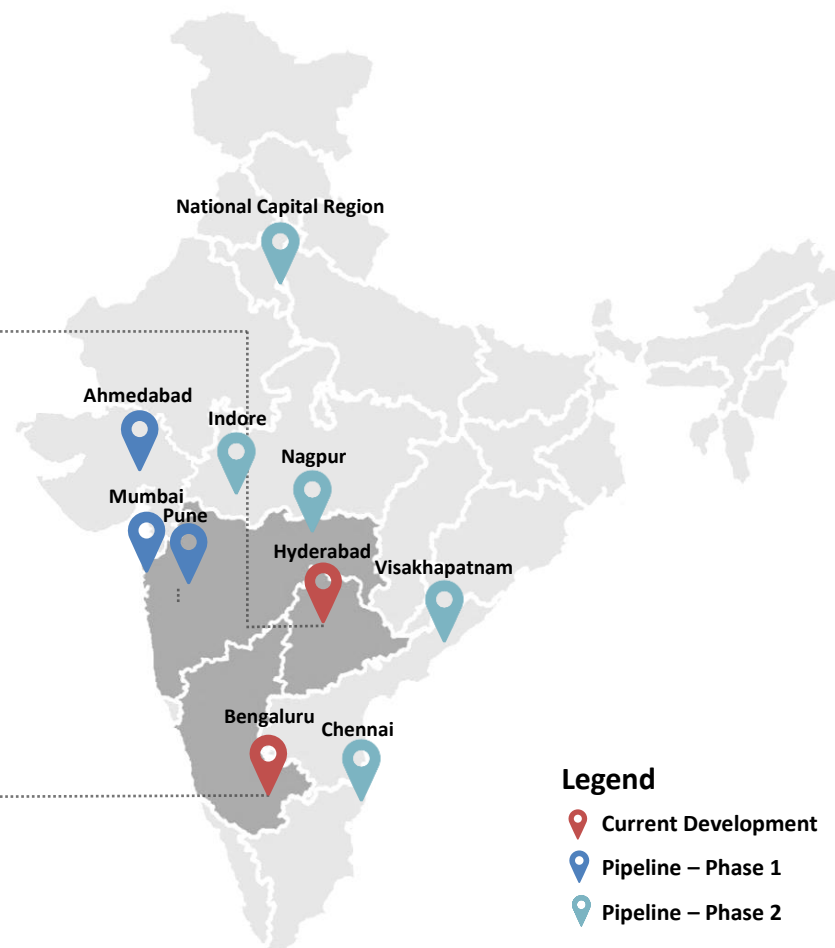
Asset Management Portfolio

Genome Valley, Hyderabad

Six projects with a development of 1.5 Mn SF in Genome Valley- India's leading Lifesciences hotspot

Bengaluru

Development of **2.5 Mn SF** of bespoke research & development spaces in proximity to Bengaluru's fast growing lifesciences ecosystem



Legend

- 📍 Current Development
- 📍 Pipeline – Phase 1
- 📍 Pipeline – Phase 2

Scope of Operations

End-to-end asset solutions across spectrum of Lifesciences & pharma operations
 Enabling organizations to focus on core business functions



Product Offerings

Built-to-suit & multi-tenanted **Grade-A assets** to cater to the entire Lifesciences value chain

Target Sectors:



Key Offerings :

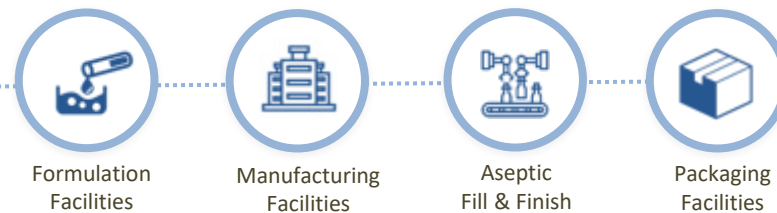
Labspace

Ground + 2,3 (typical) fitout-ready Warm shells to suit:



Flexi Factories

Ground, Ground + 1 (typical) fitout-ready Warm shells to suit:



Labspaces : Product Classes

Illustrative Examples of product classes suited to Labspace Offerings:



R&D Laboratories



Vivarium



*Pilot Plants/
Production Labs*



Cleanrooms



*Specialized
Environments*



Factories : Product Classes

Illustrative Examples of product classes suited to Flexi Factory Offerings:



*Formulation
Facilities*



*Manufacturing
Facilities*



*Aseptic
Fill & Finish*



*Packaging
Facilities*



About Developer & Partners



Primary business: Development and operations of public storage and RV parks.

Other businesses: Real Estate.

Track Record: 6 decades.

Headquarter: Los Angeles.

Area of operations: California, Texas, Utah, Arizona.

www.greensglobal.com



Primary business: Development and operations of hotels, apartments and office spaces.

Other businesses: Gas stations, real estate.

Track Record: 3 decades.

Headquarter: Los Angeles.

Area of operations: California, Utah, Arizona, New Mexico.

www.greens.com



Primary business: Development of housing and life sciences parks.

Track Record: 5 decades.

Headquarter: Hyderabad.

Area of operations: Hyderabad + peripheral areas, Telangana.

www.modiproperties.com

Disclaimer

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