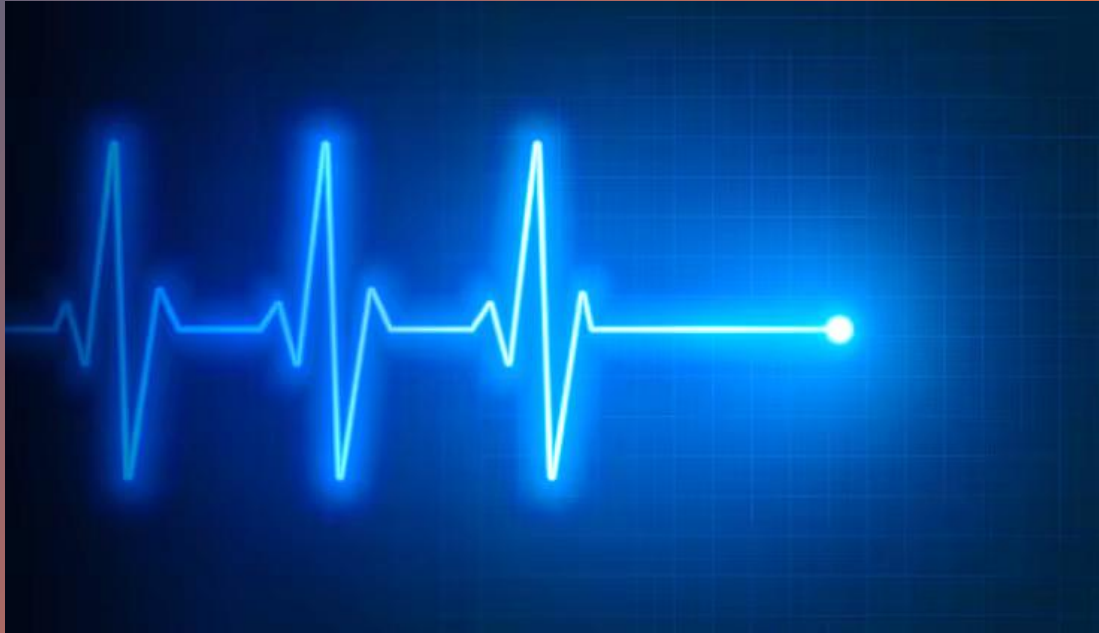
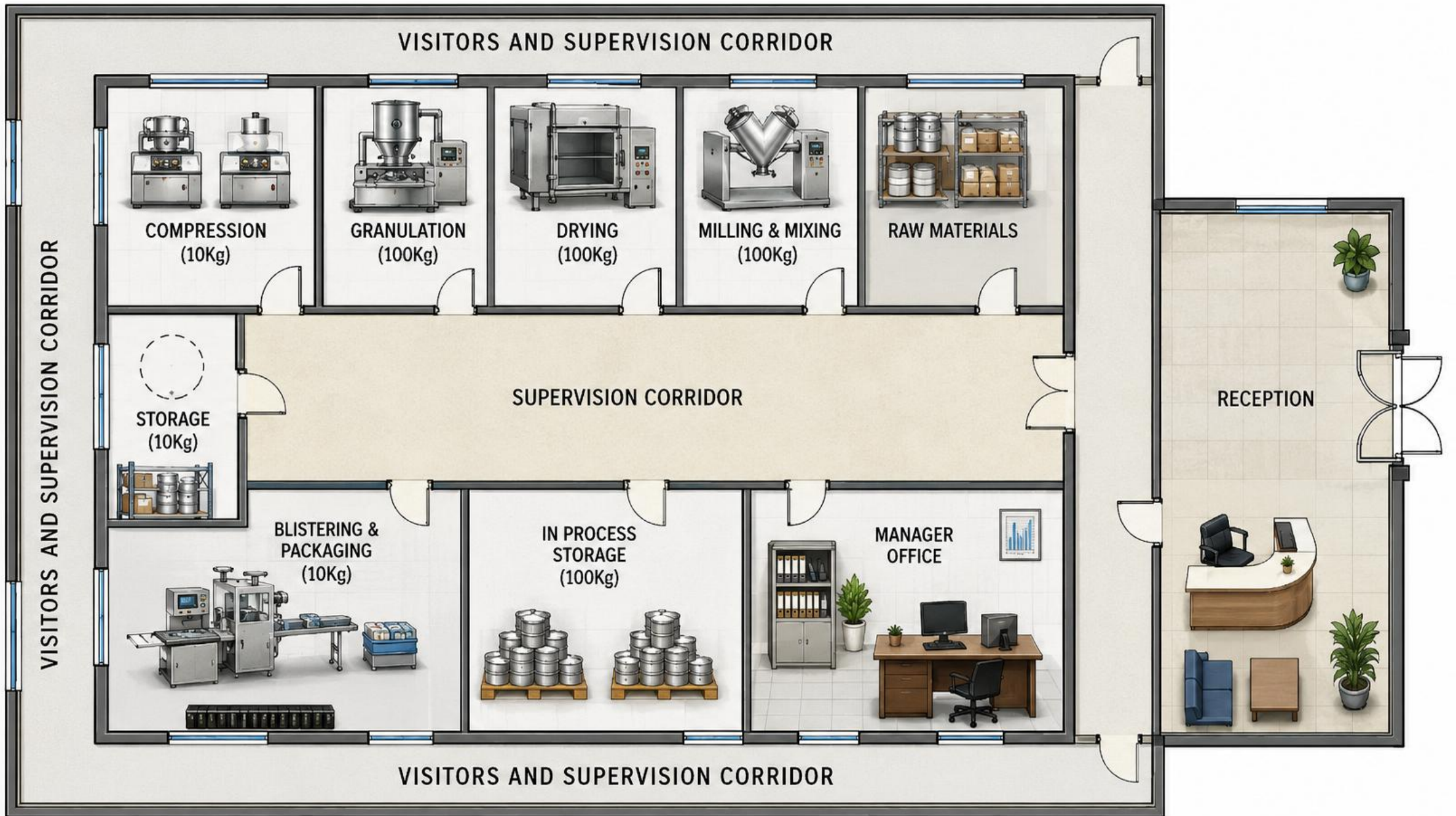




THE ROLE OF START-UPS AND BUSINESS INCUBATORS IN ECONOMIC AND TERRITORIAL DEVELOPMENT IN LIFE-SCIENCE SECTOR

spin-off vaccine research pole & production chain a structured and development pathway for emerging projects within a future innovation hub dedicated to biotechnology, pharmaceuticals, medical technology, and digital health. The programme combines scientific expertise, business mentoring, investor readiness support, and pitching opportunities, helping early-stage ideas evolve into sustainable, market-ready ventures.





SPIN-OFF VACCINE RESEARCH POLE & PRODUCTION CHAIN

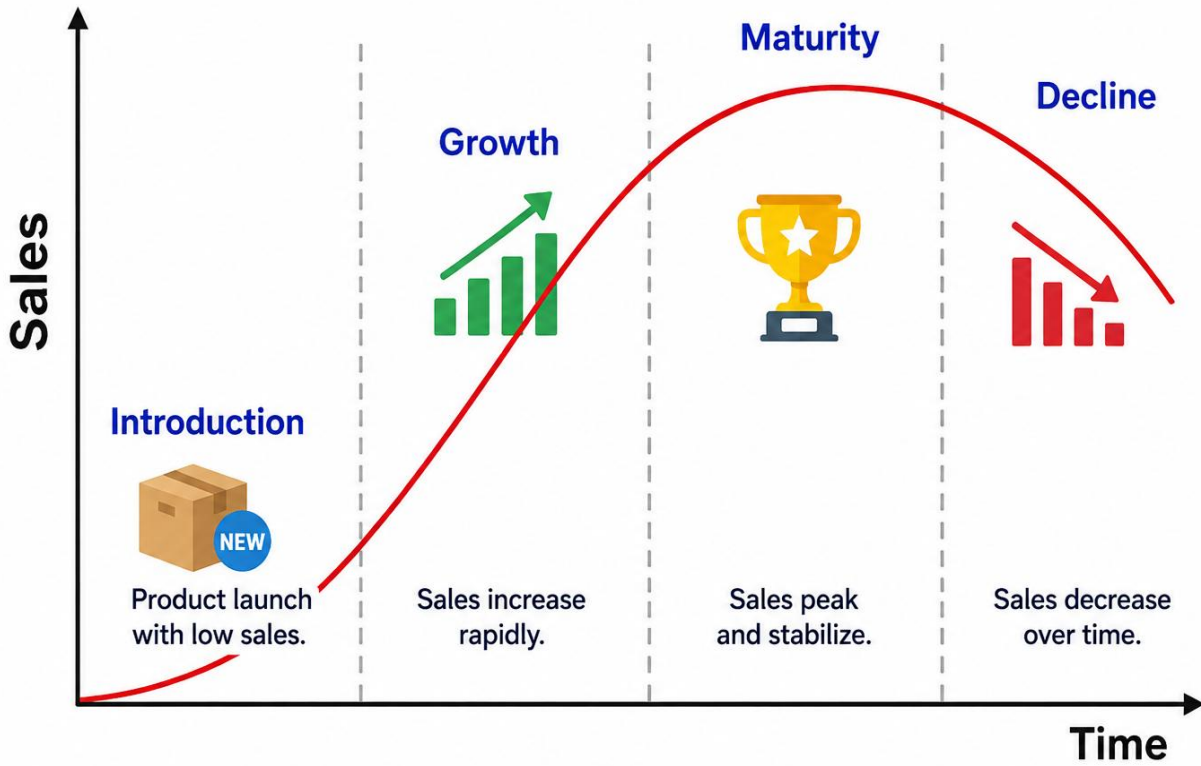
mRNA vaccine platforms—involves creating a genetic code that instructs a patient's ribosomes to safely build viral proteins (antigens)



VACCINE RESEARCH POLE & PRODUCTION CHAIN



PRODUCT LIFE CYCLE



1) inbound logistics 2) production 3) outbound logistics 4) marketing 5) distribution-related services.



1. A specialised environment where researchers and entrepreneurs can access laboratories, advanced equipment, technology platforms and tailored development services. The hub supports the transformation of scientific discoveries into scalable solutions, new enterprises and skilled employment.



1. Predominantly BSL-1 and BSL-2 biological research laboratories.
2. Molecular biology, genomics, cell culture, bioinformatics and analytical chemistry facilities.
3. Shared imaging, microscopy, spectroscopy and mass spectrometry facilities.
4. Cold rooms, freezer farms and controlled-temperature storage areas.
5. Limited chemical laboratory functions equipped with fume cupboards.
6. No large-scale pharmaceutical manufacturing plant.
7. No BSL-4 operations.
8. BSL-3 laboratories treated as optional specialist packages.
9. Animal research facilities treated as optional specialist packages.

An integrated research portfolio focused on monoclonal antibodies, next-generation vaccines and innovative immunotherapies. Activities address infectious diseases, antimicrobial resistance, emerging viruses and oncology, combining biomedical research with advanced therapeutic design.



1) A dedicated production infrastructure designed to support the development and scale-up of antibodies, vaccines and other biological treatments.

2) Health Data and Artificial Intelligence Laboratory

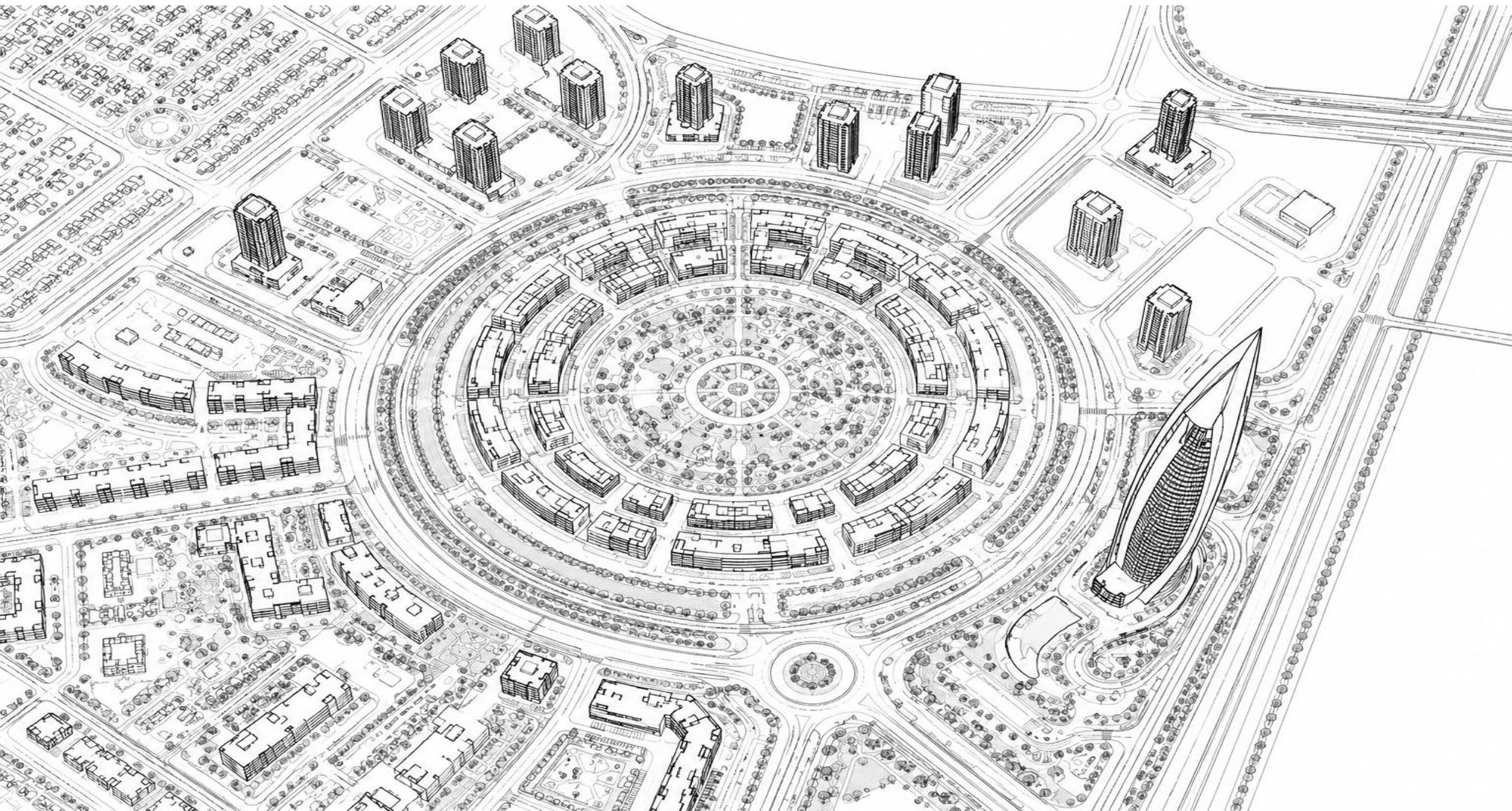
A multidisciplinary laboratory using data science, bioinformatics and artificial intelligence to improve biomedical research. Its work includes population genomics, immune-system analysis, molecular modelling, deep-learning applications and automated microscopy-image processing. The laboratory also integrates virtual-reality tools, cloud computing and high-performance computational resources to study molecular interactions and manage large biological datasets.

3) Integrated Healthcare Supply-Chain Development

A coordinated model connecting donation, collection, testing, processing, storage, logistics and hospital distribution. The approach strengthens the availability of essential biological materials while linking public healthcare services with specialised industrial production capabilities.



LIFE SCIENCE RESEARCH POLE 65,000 SQUARE METERS

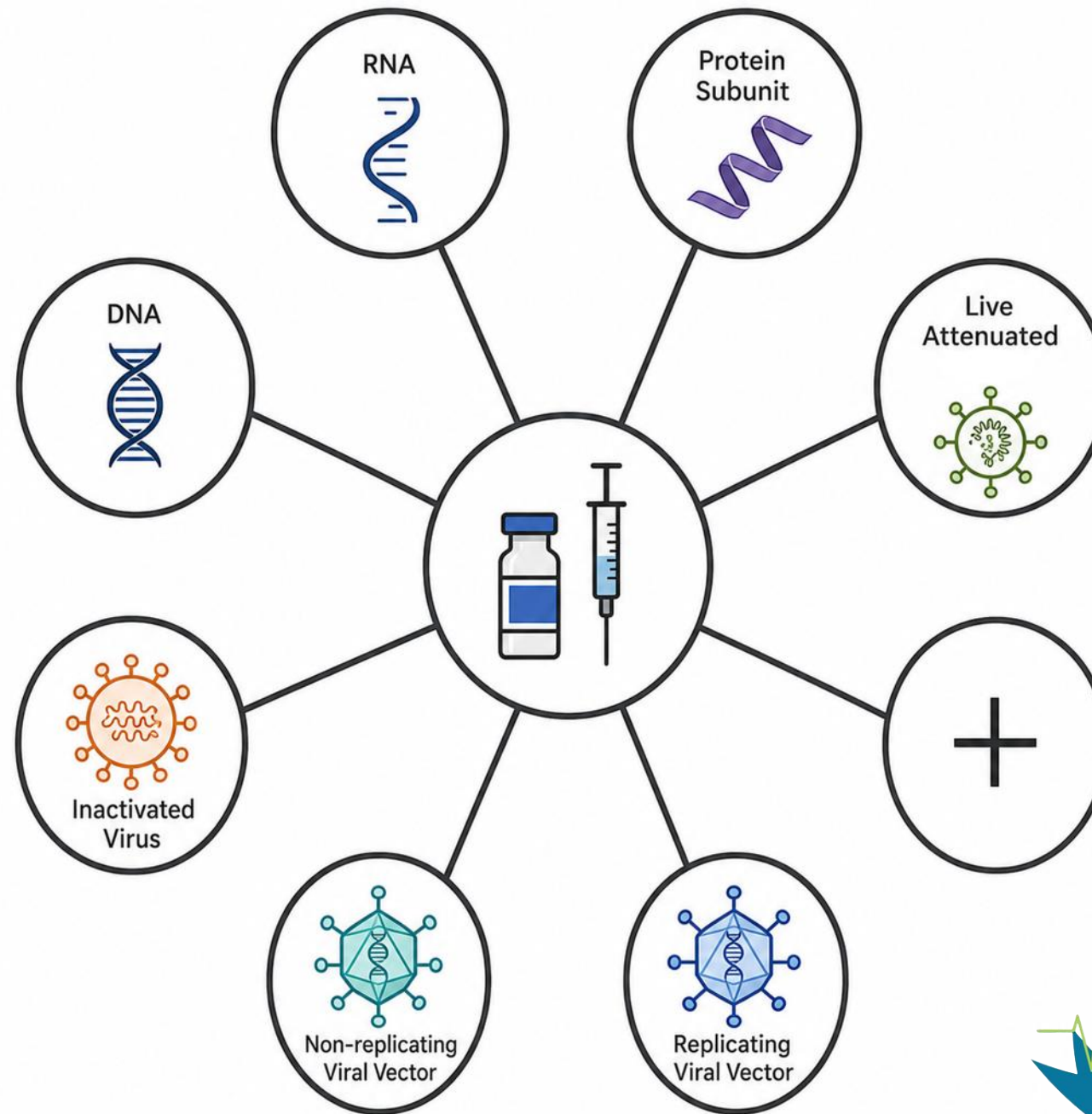


Functional component	Area	Percentage
Wet laboratories and laboratory support	22,000 m ²	33.8%
Shared scientific core facilities	5,500 m ²	8.5%
Offices, write-up and collaboration spaces	7,000 m ²	10.8%
Translational research, diagnostics and incubator units	3,500 m ²	5.4%
Training, conference, food and staff amenities	3,000 m ²	4.6%
Main circulation, atria and public lobbies	10,000 m ²	15.4%
MEP plant rooms, shafts and technical floors	9,000 m ²	13.8%
Loading, waste, security and facility management	2,000 m ²	3.1%
Future shell-and-core expansion space	3,000 m ²	4.6%
Total	65,000 m²	100%

Parameter	Preliminary allowance
Building footprint	9,000–12,000 m ²
Laboratory floor-to-floor height	4.5–5.1 m
Office floor-to-floor height	3.9–4.2 m
Typical structural grid	9 × 9 m or 9 × 10.5 m
Technical/service floors	One full technical level or distributed interstitial plant
Daily population	1,800–2,400 researchers, staff and students
Peak occupancy including visitors	2,300–2,800 persons
Preliminary parking provision	800–1,100 spaces, subject to authority and traffic studies

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INCUBATION CONTRACT FOR THE PROVISION OF INCUBATION SERVICES

