Pfizer Vaccine Research Expansion at the Hudson Valley iCampus
Thank You to Our Event Program Partners
Thank You to Our Founding and Corporate Members
Project Vitality:

Building on the future of Pfizer Vaccine R&D @ Pearl River, NY

Steve Bjornson, VP & COO, Vaccine R&D Pfizer

NYBuildsBio+

April 12th, 2023
Pearl River, NY… is that Upstate?

**Pearl River**

- ~20 miles from midtown Manhattan
- In Rockland County, across from NJ border
- Claims to fame…
  - For 57 years - home to the Pearl River St. Patrick’s Day Parade (2nd largest in NYS and in top 10 for USA)
  - Pfizer Vaccine R&D Global HQ
Today, Pfizer shares the Pearl River campus with IRG and their tenants; we all aspire to continue to grow this life science hub.
For >100 years, Pearl River has made significant contributions to global public health with a series of vaccine research & development “firsts”

First FDA-licensed product - Diphtheria antitoxin
1906

First combo vaccine for diphtheria, tetanus, and pertussis
1948

First to develop bifurcated needle
1968

First to commercialize a 7-valent pneumococcal conjugate vaccine, PREVNAR®
2000

First to commercialize a 13-valent pneumococcal conjugate vaccine
2010/11

First to commercialize a meningococcal group B vaccine
2014

First COVID-19 vaccine with BioNTech + First 20-valent pneumococcal conjugate vaccine
2020/21
Global unmet need drives our vaccine innovation at Pfizer

<table>
<thead>
<tr>
<th>Disease</th>
<th>Impact</th>
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<tbody>
<tr>
<td><strong>Respiratory Syncytial Virus</strong></td>
<td>Cause of 120,000 deaths of children &lt;5 years of age every year.¹</td>
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<tr>
<td><strong>Influenza</strong></td>
<td>5 to 15% of population affected per year.² Around 650,000 deaths globally.²</td>
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<tr>
<td><strong>Meningococcal disease</strong></td>
<td>10% to 15% of patients die. Survivors are often afflicted with long-term disabilities.³</td>
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<tr>
<td><strong>Clostridioides difficile</strong></td>
<td>Classified by CDC as an urgent public health threat.⁹ Resulting in almost 30,000 deaths per year in the US.¹⁰</td>
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<tr>
<td><strong>Pneumococcal disease</strong></td>
<td>Significant cause of morbidity and mortality.⁴ Adults over 65 are 10x more likely to be hospitalized.⁵</td>
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<tr>
<td><strong>COVID-19</strong></td>
<td>Older people and those with underlying medical conditions more likely to develop serious illness.⁶</td>
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<td><strong>Lyme disease</strong></td>
<td>More than 360,000 cases have been reported over the last two decades in Europe.⁷</td>
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<tr>
<td><strong>Group B Streptococcus bacteria</strong></td>
<td>A leading cause of meningitis and bloodstream infections in a newborn's first three months.⁸</td>
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Pfizer’s vaccine R&D portfolio is the most robust in our history

<table>
<thead>
<tr>
<th>Viral</th>
<th>Preclinical</th>
<th>Phase 1</th>
<th>Phase 2</th>
<th>Phase 3</th>
<th>Submitted</th>
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</thead>
<tbody>
<tr>
<td>Influenza (mRNA)</td>
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<tr>
<td>RSV (Maternal)</td>
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<tr>
<td>RSV (Older Adults)</td>
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<tr>
<td>Shingles (mRNA)</td>
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<tr>
<td>COVID-19 /Flu (mRNA)</td>
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</table>

<table>
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<tr>
<th>Bacterial</th>
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<tbody>
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<td>Meningococcal</td>
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<tr>
<td>Pneumococcal (Pediatric)</td>
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<tr>
<td>Group B <em>Streptococcus</em> (Maternal)</td>
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<tr>
<td><em>C. difficile</em></td>
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<tr>
<td>Lyme</td>
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To deliver on the promise of our vaccine portfolio we set out to re-envision Pfizer’s Pearl River Campus

Site Aspirations

✓ **Capacity** – Provide sufficient space to support our expanded Vaccine R&D organization, including growing our mRNA technology platform

✓ **Connectivity** – Deliver a campus that focuses on the Colleague Experience

✓ **Consolidate** – Reposition functions / groups to make ways of working more efficient

✓ **Amenities** – Retain & attract talent w/ compelling campus services and fun activities

✓ **Scale** – Build upon our core lab infrastructure
In July 2022, Pfizer announced a $470M investment in Pearl River – what we now internally refer to as *Project Vitality*. 

**vi·tal·i·ty**

*noun: vitality*

- The state of being strong and active; energy.
- The power giving continuance of life, present in all living things.
We are partnering with leading firms, who know life-sciences, on the Design, Architecture and Construction of our enhanced campus.
We aim to transform our campus from Today…
...to Tomorrow

Expanded site will include:

✓ State of the Art Lab Building
✓ Café
✓ Fitness Center
✓ Parking Garage
✓ Functional Outdoor Plaza
✓ Connected Buildings
✓ Prominent Colleague & Visitor Entrances

Illustrative – pending final design and town approval
We will integrate the new spaces with our legacy buildings to deliver a cohesive campus look and feel.

Illustrative – pending final design and town approval
We will create new indoor and outdoor spaces to foster year-round engagement across the campus.
Our plan is to deliver the enhanced campus and capabilities by Q1 2026

<table>
<thead>
<tr>
<th>Year</th>
<th>Planning, Zoning, &amp; Permitting</th>
<th>Programming &amp; Design</th>
<th>Construction</th>
<th>1Q 2026 Occupancy</th>
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<tbody>
<tr>
<td>2022</td>
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<td>2023</td>
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<td>2025</td>
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<td>2026</td>
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*Today*
As we pursue our expansion, we also continue to focus on being great neighbors and active participants in our local community.

<table>
<thead>
<tr>
<th>Local Non-Profits &amp; Community Partners</th>
<th>Colleague Resource Groups Community Efforts</th>
<th>Youth &amp; College STEM Programs</th>
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<tbody>
<tr>
<td>• United Way of Rockland County</td>
<td>• Rise Against Hunger, meal packing drive</td>
<td>• Growing STEM Futures</td>
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<td>• Meals on Wheels of Rockland County</td>
<td>• O'Darah Outreach, school supplies donations</td>
<td>• Pearl River Middle School</td>
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<tr>
<td>• Alzheimer’s Association of Hudson Valley</td>
<td>• Community Awareness Network for a Drug-Free Life and Environment (CANDLE)</td>
<td>• Spring Valley High School</td>
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<tr>
<td>• The Arc of Rockland County</td>
<td>• Cooperman Barnabas Hospital, toy donations for pediatric patients</td>
<td>• Croton Harmon High School mentorship program</td>
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<td>• Keep Rockland Beautiful</td>
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<td>• Suffern High School Pfizer Scholarship</td>
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<td>• People to People</td>
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<td>• St. Thomas Aquinas College STEM Advisory Board</td>
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<tr>
<td>• Girl Scouts of Northern NJ</td>
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<td>• Summer Growth Experience internship program for college students</td>
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<tr>
<td>• Toys for Tots</td>
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</table>

Growing STEM Futures

A Scientific Program for middle school and high school students
Thank you!
HUDSON VALLEY’S PREMIERE MIXED-USE PROPERTY FOR BUSINESSES
Campus Overview

Location

Campus Features:
• ~2 Million SF of available built-out space with existing infrastructure
• R&D lab space with 100% fresh air once thru
• Micro-lab space
• ISO-7 Development Labs
• Humidity controlled space/storage
• Freezer rooms
• Chill/cold rooms
• Sits on 207 Acres, 25 buildings
• Highly-skilled area labor force
• Additional land for potential ground up development
• Proximity to New York Thruway I/87 & I287, Garden State Parkway, Palisades Parkway, Rt 303/304 and Rt 59
• 1 mile to Nanuet Train station, 2 miles to Pearl River Train station, and bus accessible (at the Campus)
• On-site, 23-megawatt Central Utility Plant that provides reliable steam, chilled water and other utility services to the campus; most systems are fully redundant with at least a N+1 equipment reliability profile
Campus Overview

Current Tenants
The Hudson Valley iCampus accommodates a wide range of high tech uses including:

- Life science
- GMP Manufacturing
- Distribution / Warehouse
- Data Center
- Office / Storage
- Plus, the ability for potential ground up development
Built Lab Space

Building 60 Complex
Warehouse Space
Building 170 & 170B
GMP Manufacturing / R&D
Building 100

- GMP Manufacturing
- Loading Docs
- Office
- Laboratory Space
- Freezer/ Chill Rooms
- Warehouse /Distribution