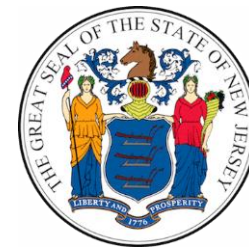


NEW JERSEY'S LIFE SCIENCES SECTOR



NJEDA

choose:
newjersey

Why choose New Jersey for LIFE SCIENCES?



Ideal location for innovation

- ▶ **Locate in the heart** of the densely populated, transit-connected Northeast Corridor
- ▶ Be **next door to NYC**, close to life sciences hubs in **Philadelphia and Boston**, and a **short-train ride from Washington DC**
- ▶ **Transport goods and employees across the globe with ease**, with the largest port on the East Coast and ~600 nonstop flight destinations¹



Dynamic life sciences ecosystem

- ▶ Be at the **epicenter of life science breakthroughs**, home to **3,200+ companies**, including **14 of the top 20 pharma players**
- ▶ **Join the most dynamic life sciences ecosystem in the country** that has all parts of the value chain right in its backyard
- ▶ **Access 20+ million square feet of life sciences space** at a **40-60% discount** compared to other life sciences hub



Unmatched, diverse talent

- ▶ Access the **2nd highest concentration of scientists and engineers** in the US
- ▶ Hire from **437,000+ life sciences workers**, **3rd highest concentration of biochemists and biophysicists** in the US
- ▶ **Tap into a robust talent pipeline of 150+ higher education institutions**, including 25 doctoral universities in the region



A place for every employee

- ▶ Offer employees access to the **#1 ranked pre-K-12 education system** in the nation
- ▶ Provide employees with a choice of **commutable city, small town, country, and coastal living**
- ▶ All this at a **fraction of the cost of New York and Philadelphia** – and just a short train ride away



We are a state of innovators. From the incandescent light bulb to ground-breaking cancer research, New Jersey has been and remains, a place where human ingenuity flourishes.

- Phil Murphy
Governor

¹ Includes Newark Liberty International Airport, Philadelphia International Airport, John F. Kennedy International Airport, and LaGuardia International Airport



**IDEAL LOCATION
FOR INNOVATION**



**HEART OF THE
NORTHEAST
CORRIDOR**



**NEXT TO NYC
AND
PHILADELPHIA**



**EASY ACCESS
TO THE GLOBE**

At the heart of the Northeast corridor, next to NYC and Philadelphia



Train times from Newark Penn Station



Day trips by train to Washington DC and Boston

\$2.9 trillion

GDP within 150 miles¹
(15% of US)

36 million

consumers¹
within 150 miles

NOTE: All train times referenced from Newark Penn Station

¹ Includes the GDP and population of counties whose centers are within 150 miles of New Jersey

Importing and exporting goods could not be easier for your business



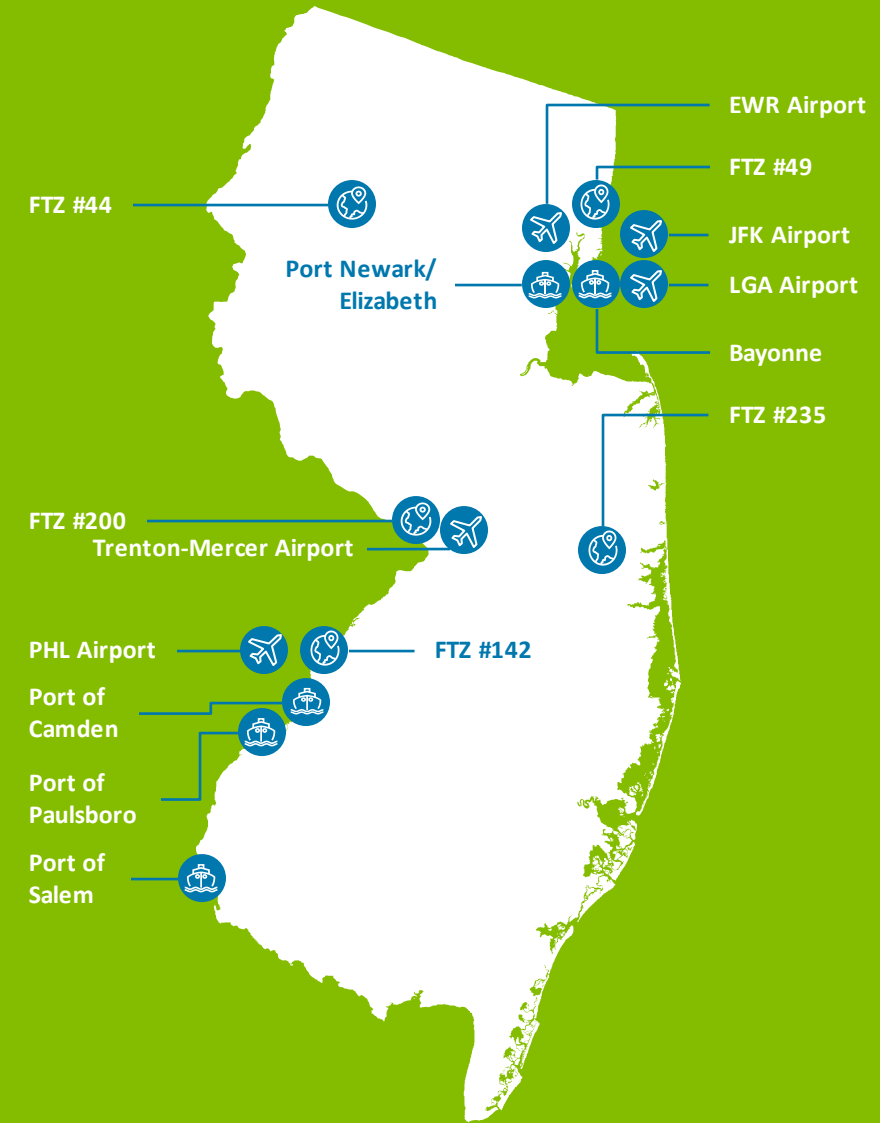
Access 6
Airports,
3 International



#1 largest port
on the East Coast



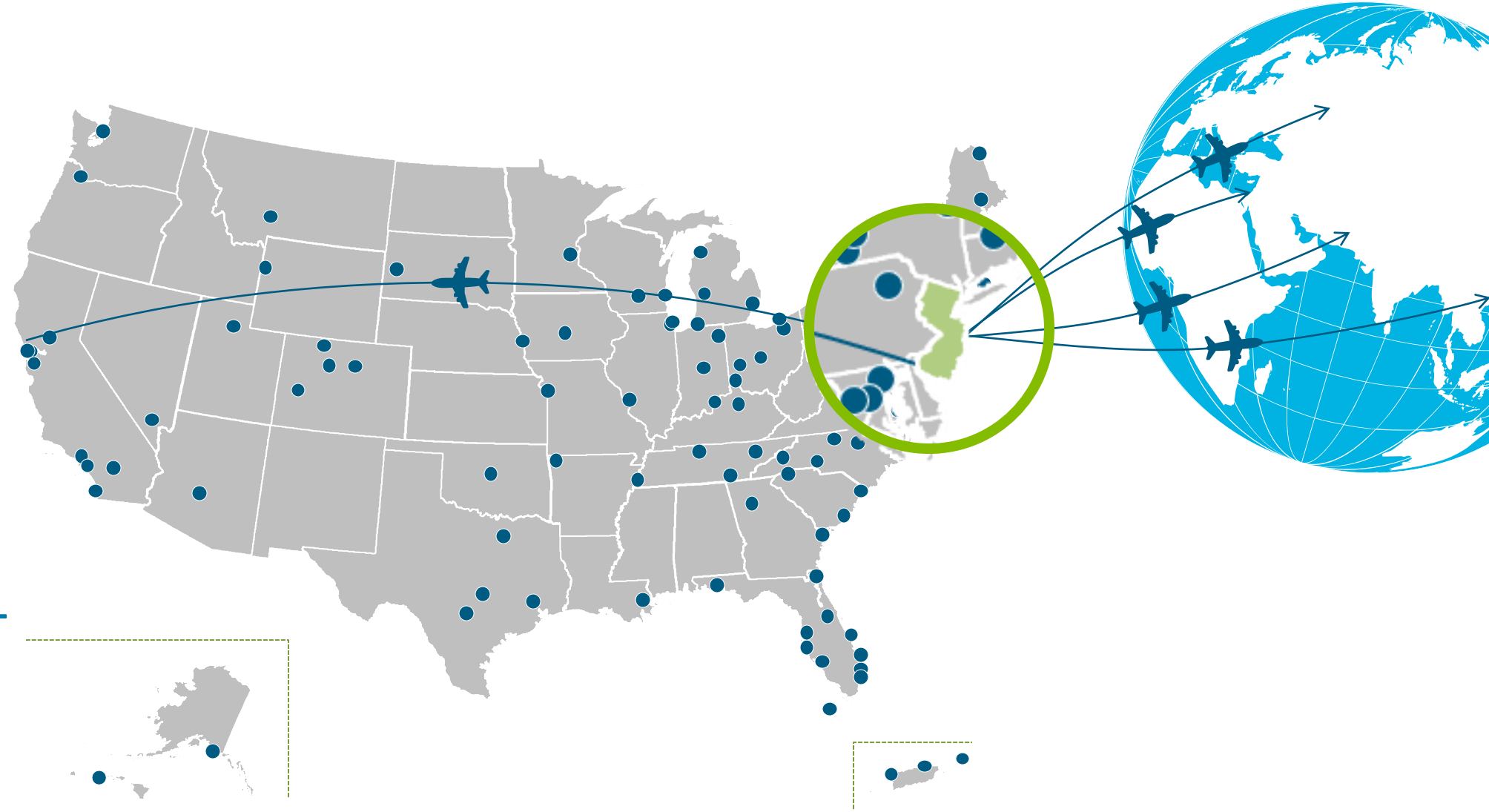
5 strategically
located Foreign
Trade Zones
throughout the
State




Easy access to employees, clients, and customers across the globe

340+
NONSTOP
DOMESTIC
DESTINATIONS

260+
NONSTOP
INTERNATIONAL
DESTINATIONS





**DYNAMIC LIFE
SCIENCES
ECOSYSTEM**



**HOME TO GROUNDBREAKING LIFE
SCIENCES INNOVATIONS AND
COMPANIES**



**A ROBUST LIFE SCIENCES SECTOR
SUPPORTED BY INCREASING LIFE
SCIENCE INVESTMENTS**



**20+ MILLION SQ. FT OF LIFE
SCIENCES SPACE AVAILABLE**

 We have a rich history of life sciences discoveries to build from

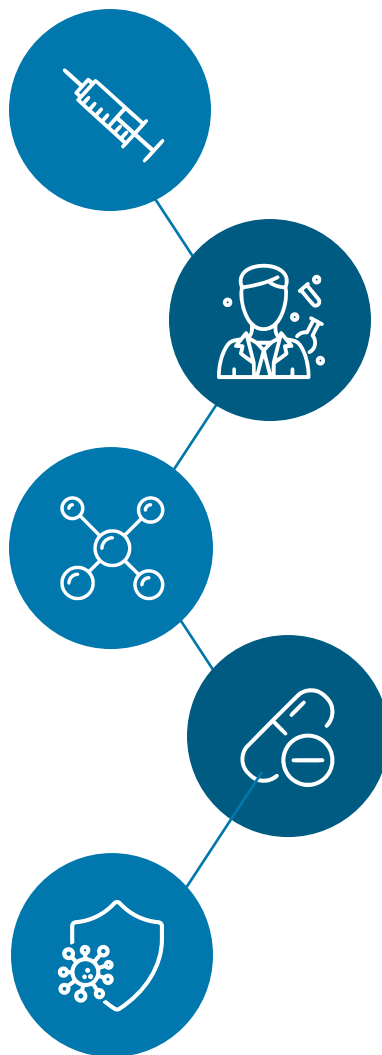
BIRTHPLACE OF IMMUNOTHERAPY

1ST EVER CAR-T CELL THERAPY

THE CURE FOR HEPATITIS-C

1ST FDA-APPROVED 3D-PRINTED DRUG

1ST FDA- EUA SALIVA TEST TO DETECT SARS-CoV-2 CORONAVIRUS



MEDAREX[®]

NJ-based Medarex led today's life saving treatments for Cancer

 **NOVARTIS**

NJ facility of Novartis receives first ever FDA approval for CAR-T cell therapy

 **PHARMASSET**

Pharmasset devised drug to combat Hepatitis C

 **APRECIA**[®]
PHARMACEUTICALS

NJ-located Aprecia received the first FDA approval for a 3D-printed drug

 **ibx**
infinity biologix

1st FDA Emergency Use Authorization (EUA) enabling the use of saliva tests to detect the presence of the SARS-CoV-2 coronavirus.

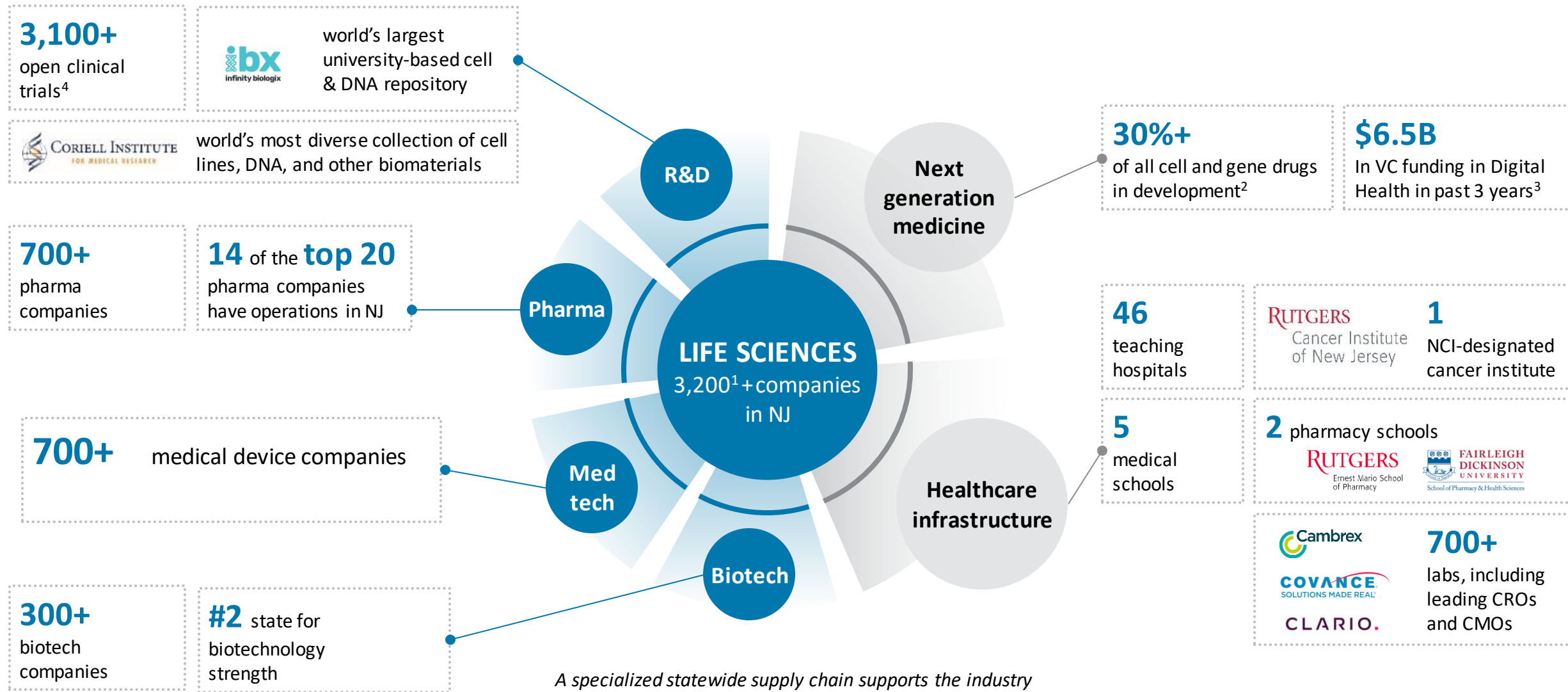
More than 3,200 life sciences companies call New Jersey home



3,200+
life sciences
companies¹
in NJ

Note: Companies on map reflect a sample of companies HQ in New Jersey from Capital IQ | 1 Based on number of firms - defined as an organization consisting of one or more domestic establishments in the same state and industry that were specified under common ownership or control

A diverse ecosystem across life sciences subsectors



¹ Based on number of firms, defined as an organization consisting of one or more domestic establishments in the same state and industry that were specified under common ownership or control for bio tech, med tech, and pharma | ² Includes New Jersey state, New York-Newark-Jersey City, NY-NJ-PA MSA and Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA | ³ In the New York-Newark-Jersey City, NY-NJ-PA MSA | ³ As of Jan 2022

Life sciences companies are actively investing in the State

Year	Company	Investment/Action
2021	ProPhase Labs	Acquired 4,000 sq. ft. full service Clinical and Molecular lab for \$2.5M OTC Products Manufacturer and Distributor
	PassageBio	Investing in 62,000 sq. ft. of new lab space for vector manufacturing & quality control Gene Therapy Company
2021	Century Therapeutics	Building their own in-house cGMP manufacturing facility, 53,000 sq. ft. Leading Cell Therapy Company
	Quest Diagnostics	Debuts 250,000 sq. ft. next-generation lab facility Leading provider of diagnostics services
2021	BeiGene	42-acre site for state-of-the-art facility, ~400,000 sq. ft. for biologic pharmaceutical manufacturing Global Biotechnology Company
	Sunovion	MA firm developing innovative new workspace in Teaneck Global Biopharmaceutical Company
2021	Genmab	Moved into its new U.S. HQ and R&D lab, 90,070 sq. ft. Leading Global Biotech
	Provention Bio	Biopharmaceutical dedicated to sourcing, developing and commercializing novel therapeutics raised \$100M in Post-IPO Equity funding. Clinical biopharmaceutical company
2021	CytoSorbents	New global HQ of 48,500 sq. ft. Immunotherapy Leader
	Enteris Biopharma	Expanded 32,000-square-foot manufacturing facility Biotechnology Company
2021	PTC Therapeutics	Expands in NJ, 220,500 sq. ft. gene therapy manufacturing facility Biopharmaceutical Company
	NJBIO	Doubled their footprint with 79,000 sq. ft. Contract Research Organization
2022	Apprentice	\$100M funding for disruptive technology helps pharma manufacturers get medicine to patients faster by providing one platform to turn molecules into medicine Augmented reality for pharma manufacturers

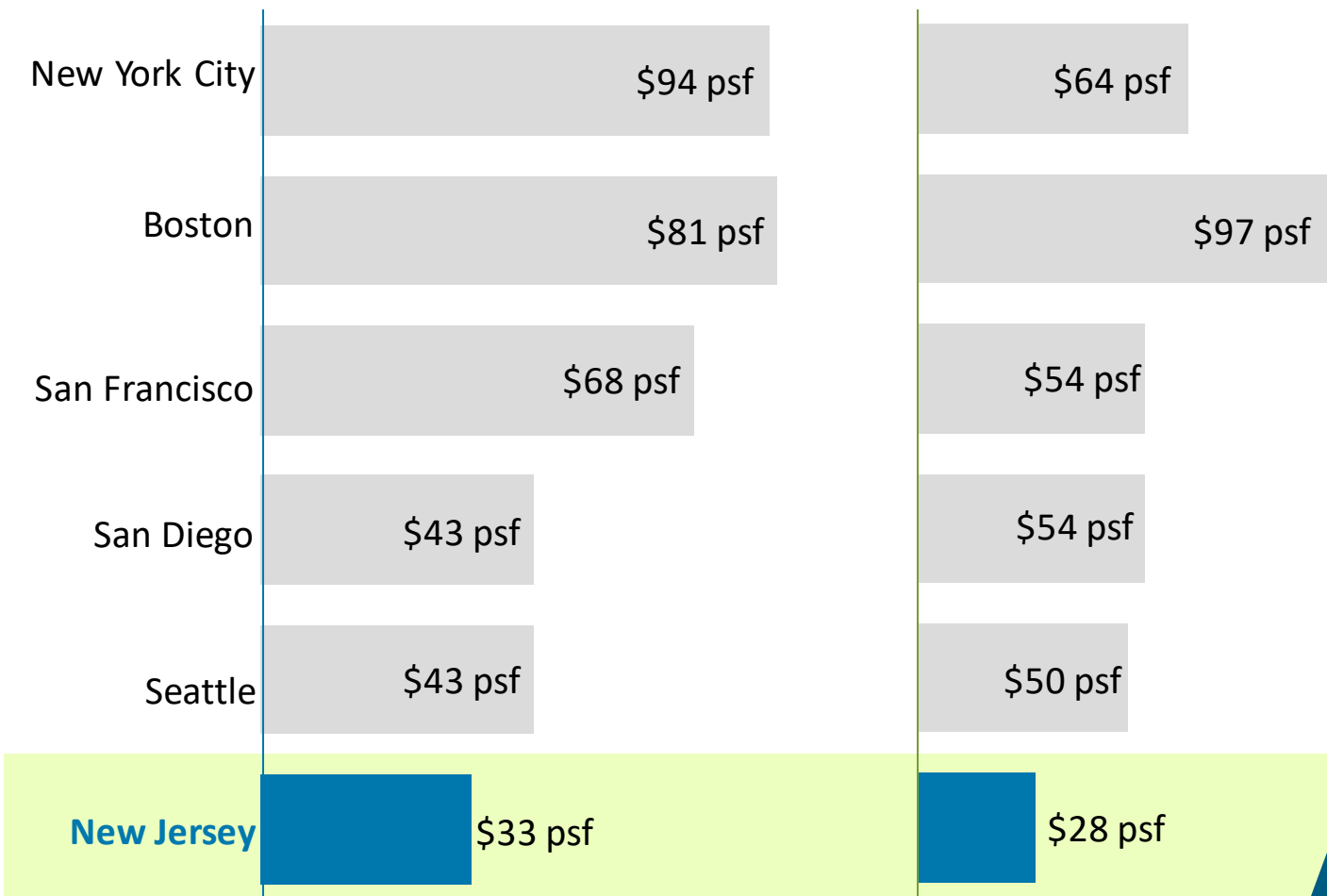
Best-in-class office and lab space at affordable prices

Best-in-class office space...

Class A Office Avg Asking Rents - \$\$ PSF / Modified Gross

...And lab space

Avg Asking Rents - \$\$ PSF



40-60%

cheaper
than other
markets

UNMATCHED, DIVERSE TALENT

LARGE AND ACCESSIBLE
TALENT POOL



200,000+
scientists and engineers
#2 concentration in the US

GLOBALLY AND RACIALLY
DIVERSE POPULATION



4th
most racially and ethnically
diverse state in US

PIPELINE OF TOP TALENT



150+
higher education institutions
in the region

Large, accessible, and talented workforce

Large and accessible talent pool...

~4.4M total workforce

#1 state by population density

~1,200 residents per square mile



...across a range of talent needs

41% with bachelor's degree+

~2.6M high-skilled population¹

~3M middle-skilled population²



“

Locating here gives us the best opportunity to recruit top talent, the goal of which is to complete our global development programs and to commercialize our products.

- Michael Tardugno
CEO, Celsion

¹ Bachelor's degree or higher

² High school diploma + Associates degree



A workforce ready for the future



3rd

In **density of STEM Graduates**, 2019-20



100,000+

Degrees and certificates awarded at postsecondary institutions, 2019-20



2nd

In **scientists and engineers** per square mile

A workforce of 445,000+ life sciences employees

Life sciences employment in NJ¹

445,000+

life sciences employees in NJ



50,000+

Biopharma Industry Workers

one of the top 5 states which have more than 50k



32,000+

Active physicians

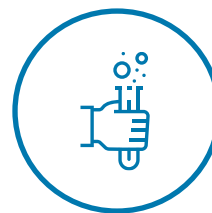
3rd most physicians per sq. mile in the US



200,000+

Scientists and engineers

#2 concentration per square mile in the world



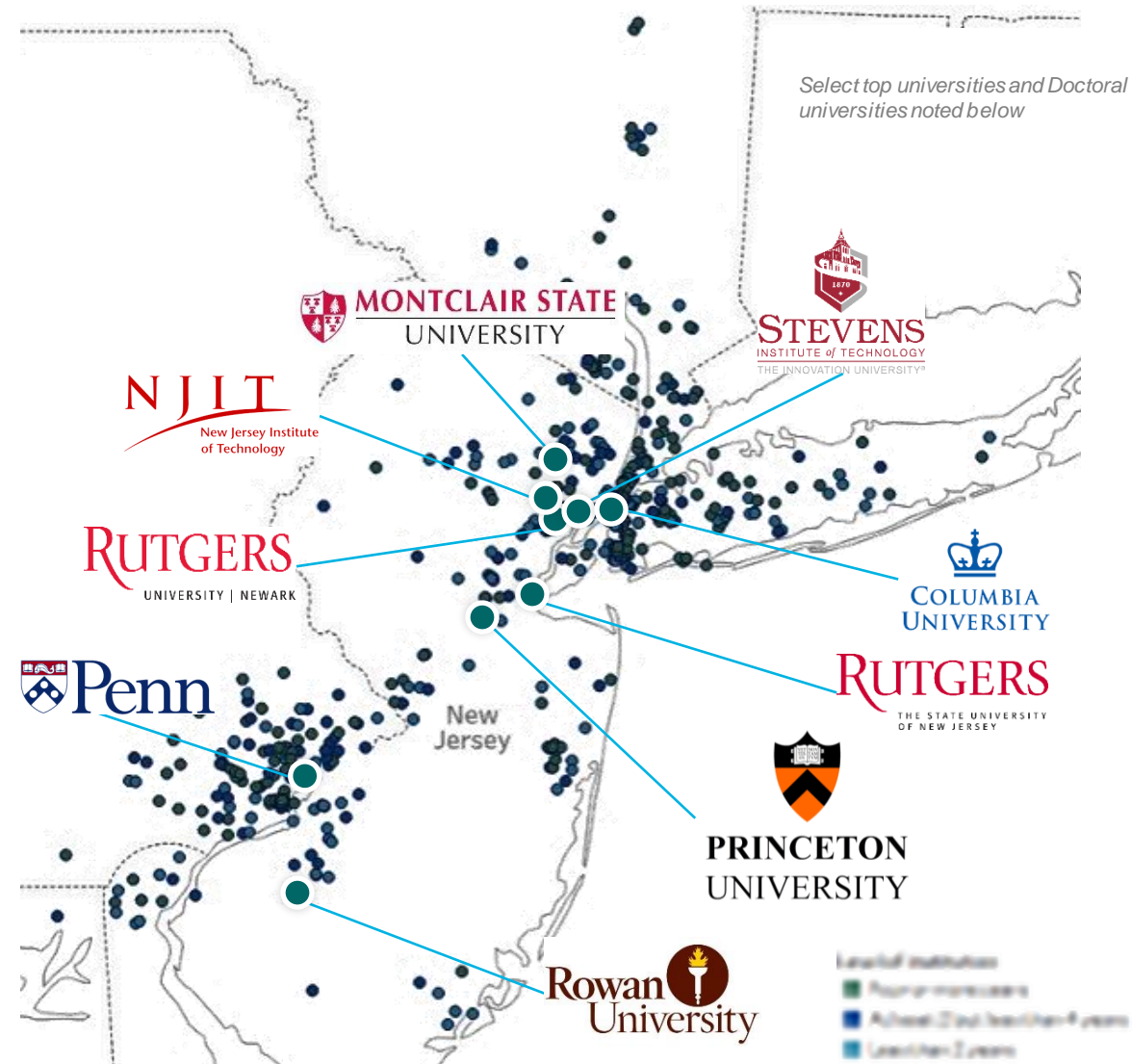
4,400+

Biochemists and biophysicists

3rd highest concentration in the US

¹ Reflect only NJ employment, not region | Sum of employment of 20 detailed SOC occupations

Access to 150+ premier higher education institutions



150+
institutions in
the region¹

\$7.8 billion
R&D expenditures¹

25
Doctoral
universities^{1,2}

#1
University in the
country and
3 of top 10^{1,3}

1 New Jersey region includes New Jersey state, New York-Newark-Jersey City, NY-NJ-PA MSA and Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA
 2 Includes universities under Carnegie classification: Doctoral Universities: Very High Research Activity, Doctoral Universities: High Research Activity
 3 Includes Princeton, Columbia University and University of Pennsylvania

Diverse talent needed to compete in a globally diverse world



A PLACE FOR EVERY EMPLOYEE

TRANSIT-RICH, DIVERSE NEIGHBORHOODS



Newark

BUSTLING, GROWING CITIES



Jersey City



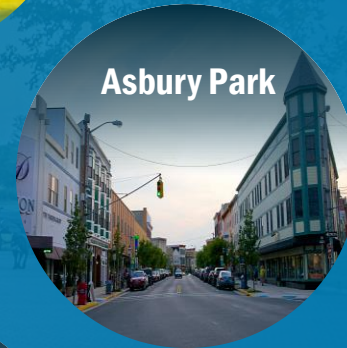
Montclair



Hoboken



Collingswood



Asbury Park



Princeton

ACCESSIBLE, SMALL TOWNS



Ocean City

COASTAL ENCLAVES

Montclair

A safe and vibrant suburb with incredible schools, world-class dining options, and direct access to New York City



17
miles from
Midtown Manhattan



12
student-teacher ratios



85%
bachelor's degree
or higher



18
Parks and nature reserves



Top 40 suburb
in America to raise a family



Downtown Montclair



Brookdale Park



The #1 Pre-K-12 education system in the country



1

ranked in
Pre-K-12
education

Compared to...

17

PA

19

NY

35

TX

40

CA



2 of the top 30
school districts



2 of the top 20 high
schools in the US

A short train ride from New York City but significantly more affordable

If your income in Manhattan is...

~\$100,000

after taxes



Moving to Newark would get you...

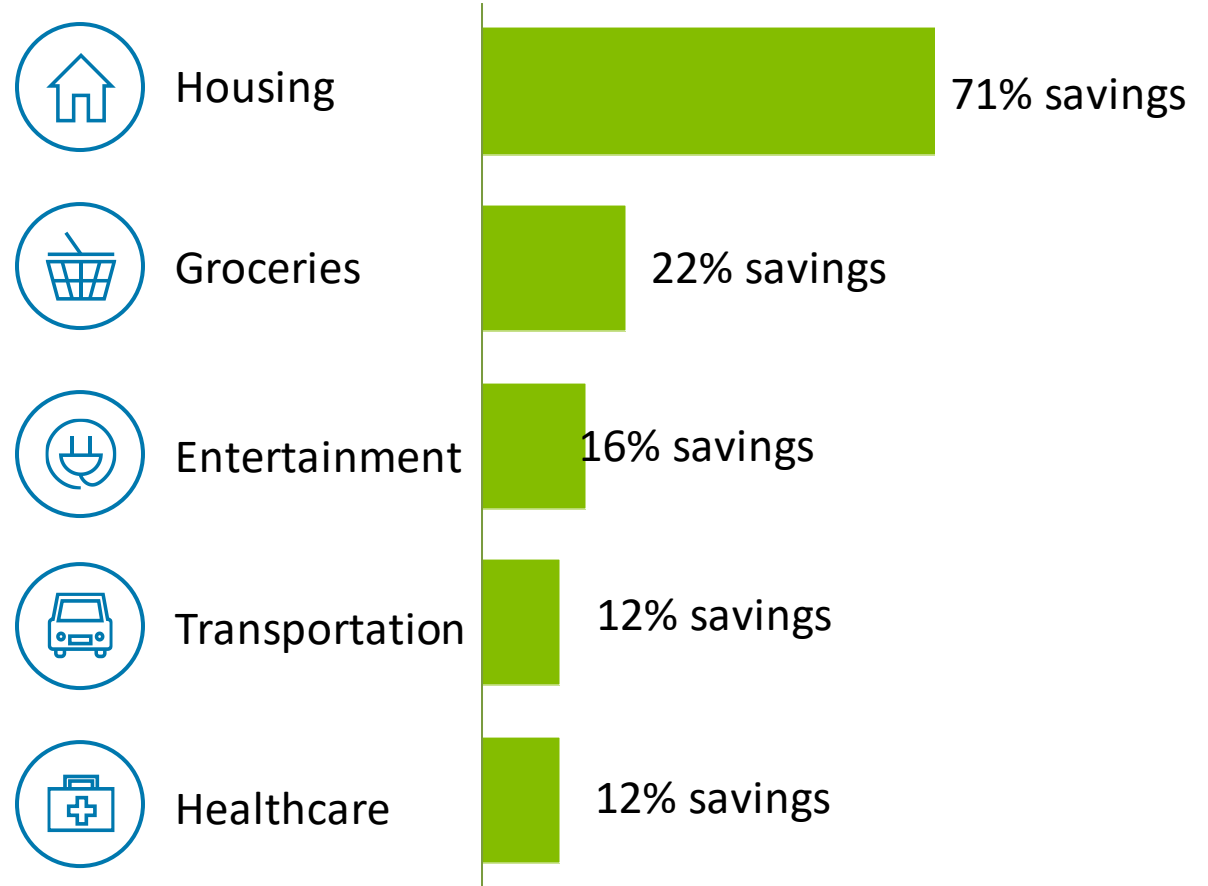
~\$200,000

of purchasing power



Typical savings moving from Manhattan to Newark

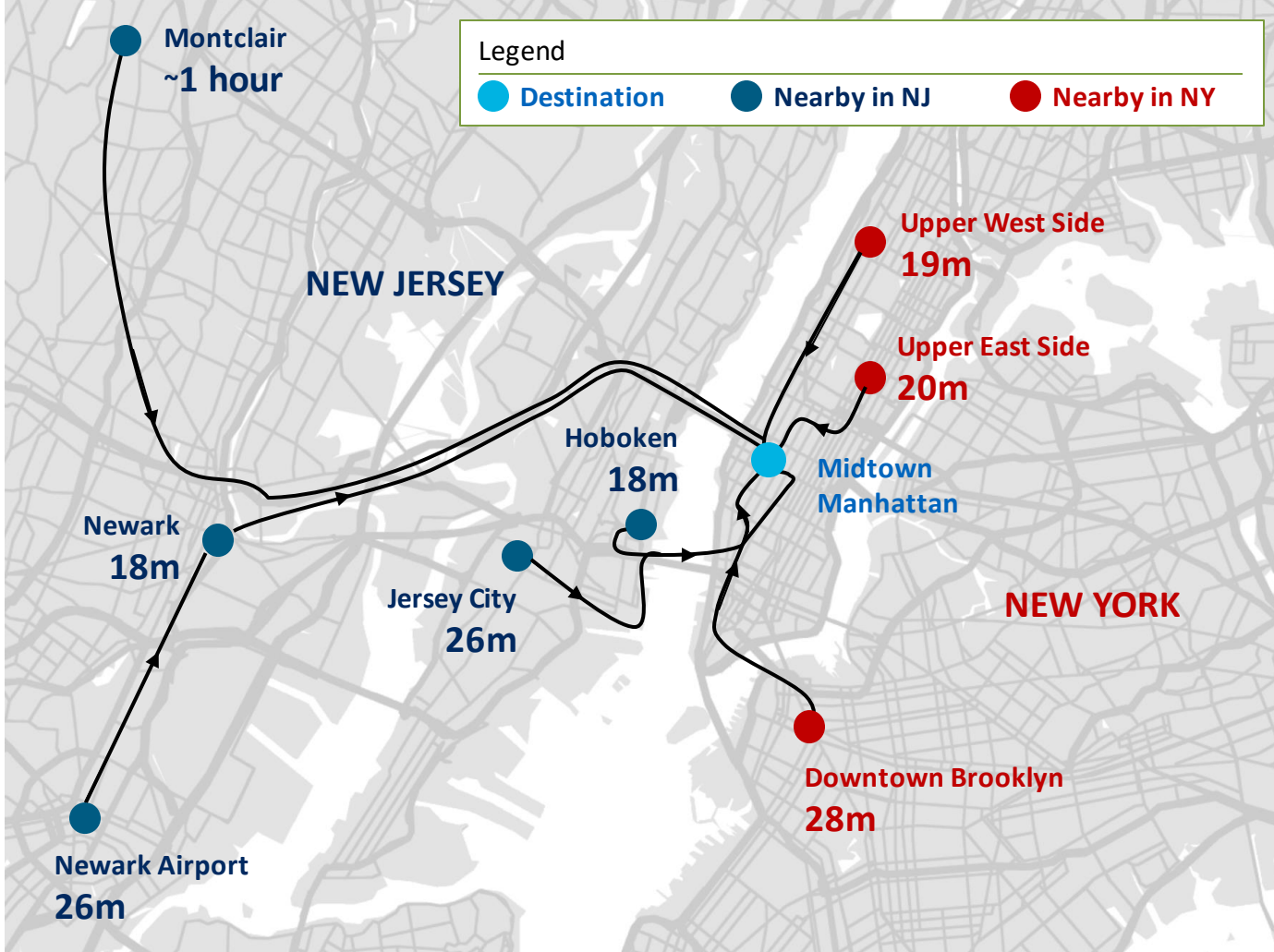
% savings vs. original dollar spend



Access to New York City and all its amenities at a fraction of the cost

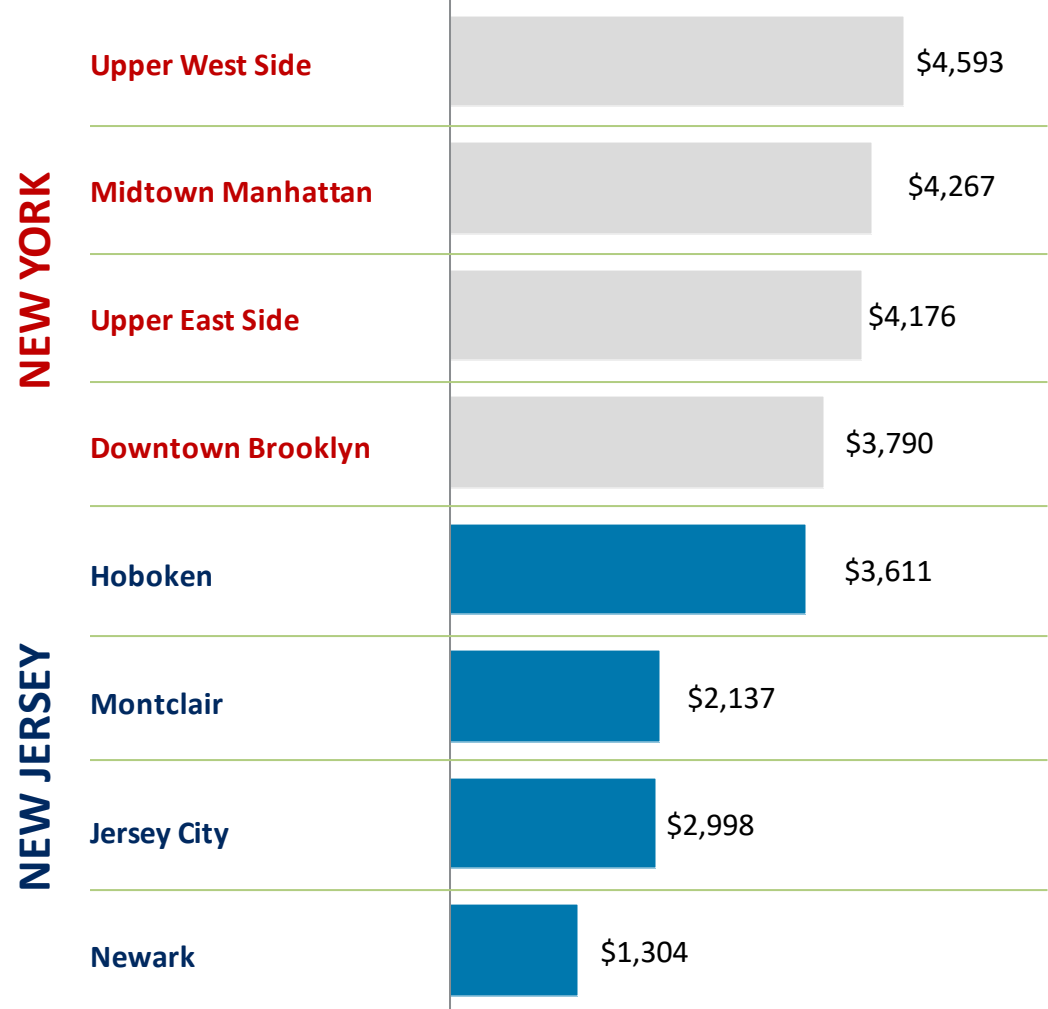
Easy access to New York City...

Weekday commute time to Midtown Manhattan (Penn Station), minutes



...at New Jersey prices

Average market rent (\$ per month, 2021)



Endless opportunities for leisure



130
Miles of
Coastline



130
Craft
Breweries



9,900
Farms



256
Historical Sites &
Memorials



400+
Lakes, Pond &
Reservoirs



335
Golf Courses



949
Miles of Hiking



44
Zoos,
Arboretums &
Gardens



30
State Parks



18
Theme Parks



150
Museums



3
Ski Mountains



10
Sports Stadiums

We'd love to connect with you!



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