

studio*labs*

BY BREAKTHROUGH

Breakthrough
PROPERTIES

Private lab and office workspaces designed
exclusively for life science companies



TISHMAN SPEYER



BELCO CAPITAL

Real Estate at the Speed of Science

StudioLabs by Breakthrough are private lab and office spaces designed for discovery. The fully furnished suites offer a plug-and-play solution, saving users valuable time and resources. Our unique services and amenities allow you to focus on the science and leave the property operations to us.

This is **Where Science Happens on Day One™**.



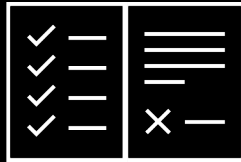
Part of the Studio by
Tishman Speyer Family

studio
BY TISHMAN SPEYER

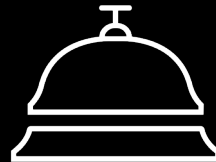
The StudioLabs Platform



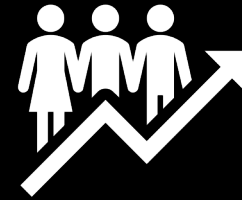
**Private, Fully-Furnished &
Lab-Equipped Suites**



**Flexible Term Leases
& Predictable Monthly Costs**



**On-Site Lab Management
& Client Experience Teams**



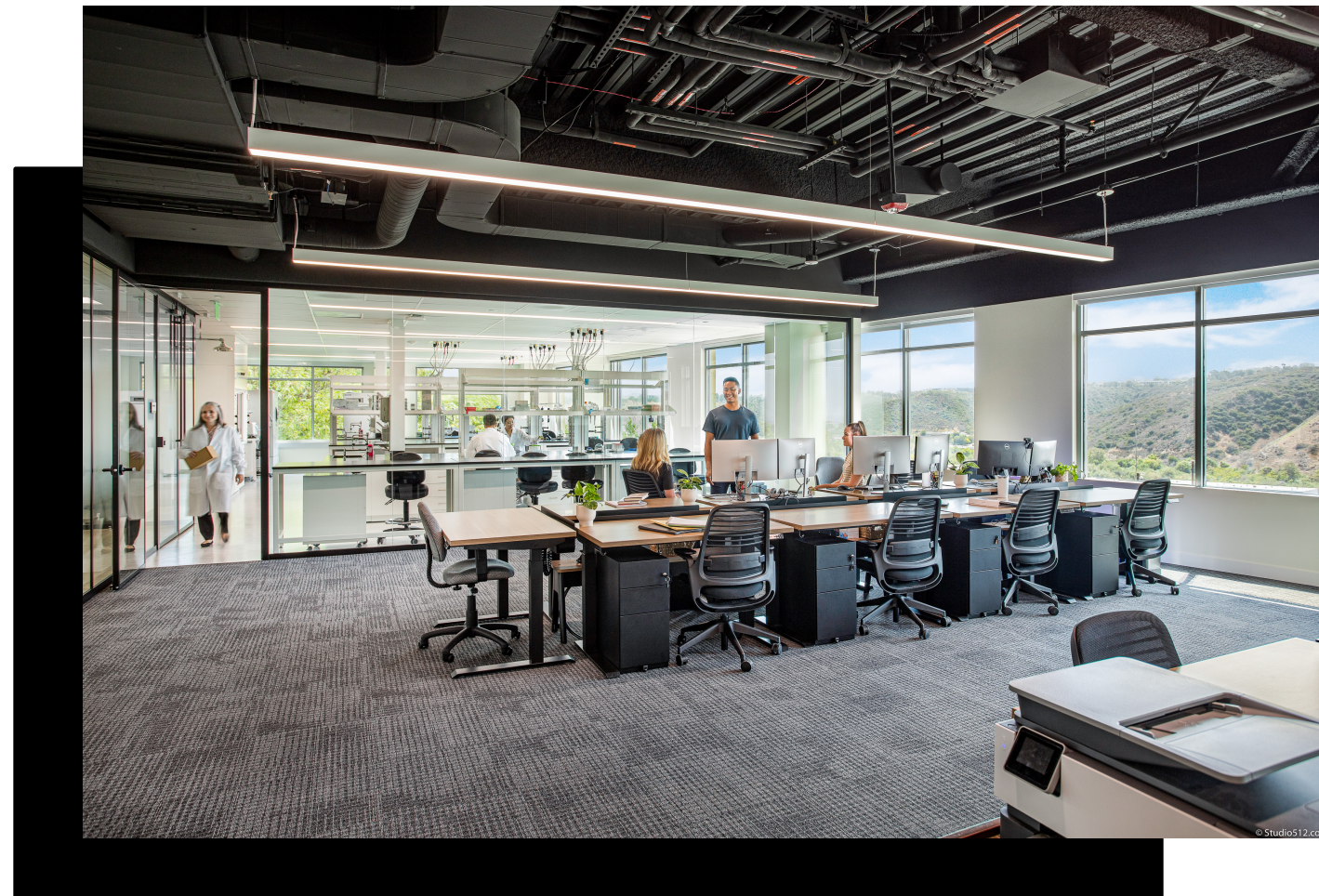
**Ability to Scale within the
Breakthrough Portfolio**



**Access to Strategic
Partners & Advisement**

Economic Benefits

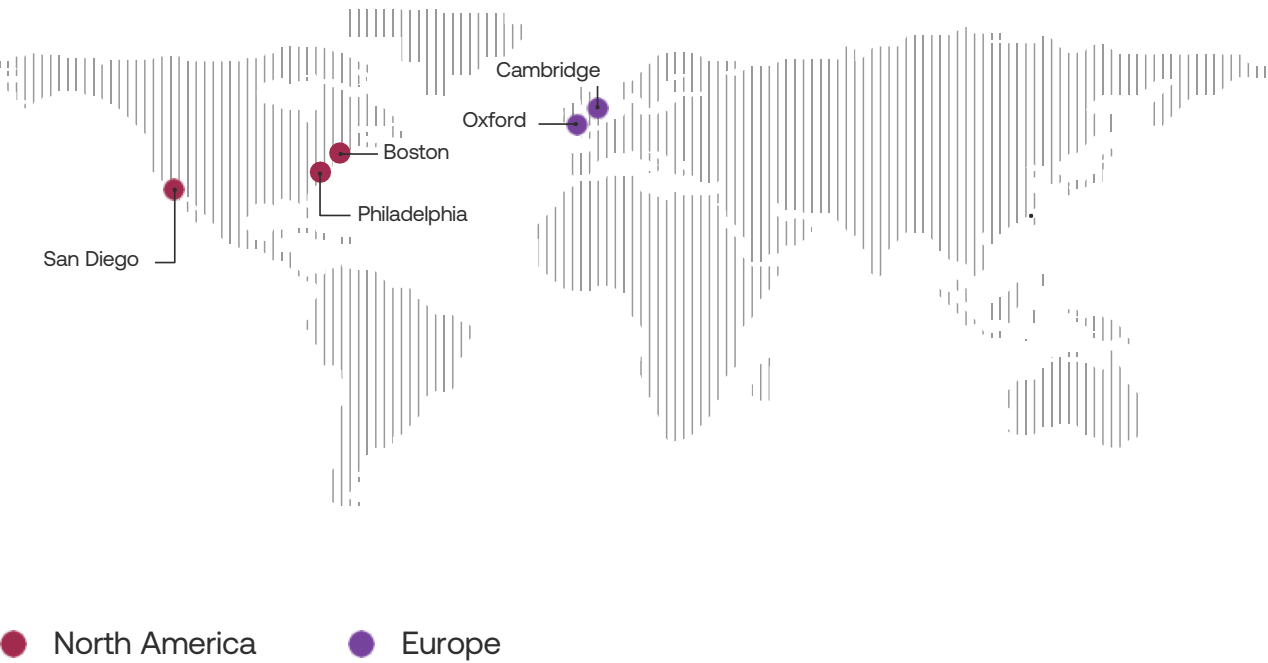
- 1 No Upfront Capital Required** - all lab benching, casework & premium furniture provided Day 1
- 2 Includes over \$400K in Premium Equipment** - autoclave, biosafety cabinets cold storage and other core equipment – get started with minimal investment
- 3 Save \$250K on Hiring** – We provide staffing for Reception, Lab Operations, Dock Management & more so you don't have to
- 4 Transparent & Fixed Monthly Real Estate Cost** – Complete cost certainty, no hidden fees or operating expenses
- 5 Flexible Lease Structure** – Ability to fluidly scale into Breakthrough's broader global portfolio



StudioLabs Portfolio

Breakthrough strategically positions its StudioLabs product within its full-service assets to create a dynamic ecosystem of clients.

This approach not only provides premier space and services to companies at every phase, but also creates opportunities for intentional and serendipitous connections between the varied landscape of users. It also has the added benefit of creating a seamless graduation opportunity for users as their space needs scale.



One Milestone at ERC (Boston)
50,000 SF across 4 Suites



2300 Market (Philadelphia)
44,000 SF across 6 Suites



Governor Pointe (San Diego)
38,000 SF across 4 Suites



Torrey Plaza (San Diego)
28,000 SF across 4 Suites

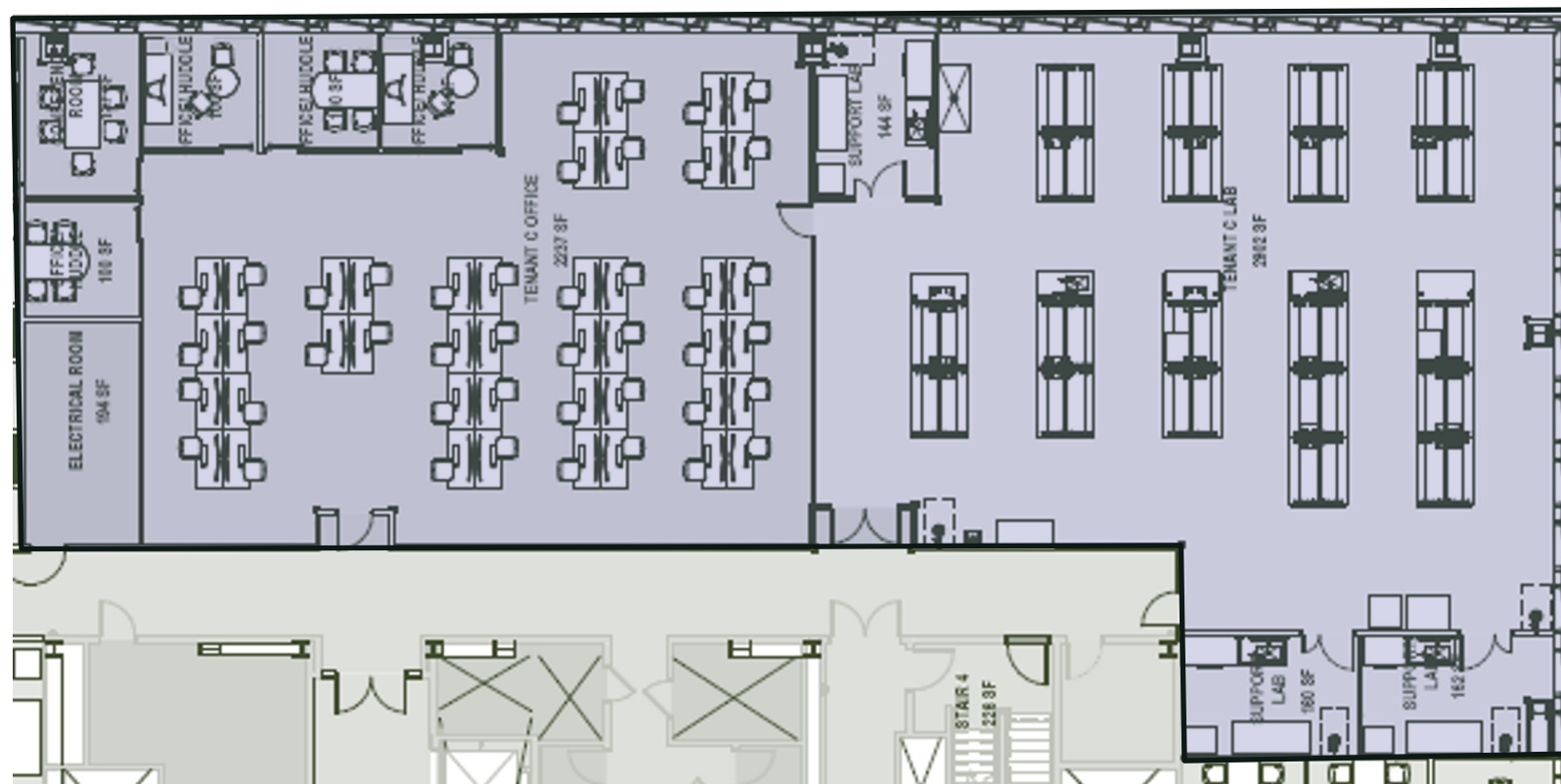
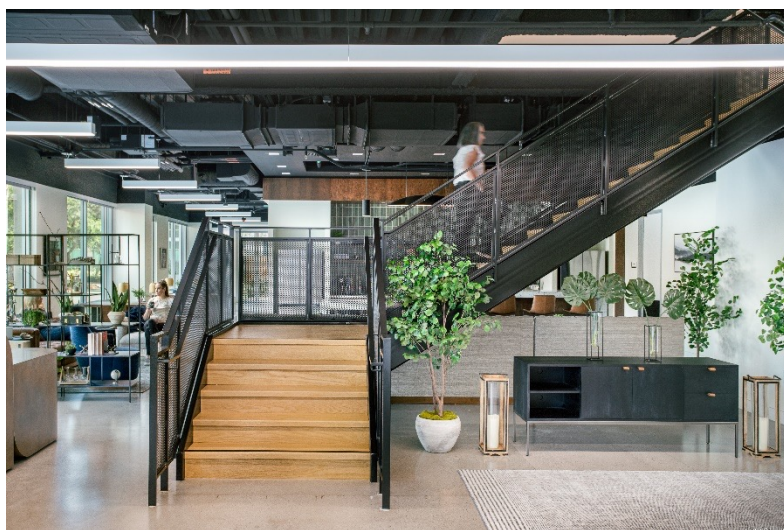


Trinity (Oxford)
44,000 SF across 6 Suites



Vitrum (Cambridge, UK)
43,000 SF across 6 Suites

Fully Furnished Workspace + Shared Collaboration Zones



Sample StudioLabs Private Lab and Office Suite

Scientific Advisory Board



Arie Beldegrun, M.D.

Executive Chairman and Co-Founder of Allogene, Chairman of Bellco Capital, Two River Group, UroGen Pharma and Kronos Bio



Franz Humer, PhD

Chairman of Humer Foundation, Former Chairman and CEO of Roche Holding



Owen N. Witte, M.D.

UCLA Professor of Microbiology, Immunology, and Molecular Genetics & President's Chair of Developmental Immunology



David Chang, M.D., PhD

Co-Founder and CEO of Allogene Therapeutics, Former Chief Medical Officer of Kite Pharma



Matt Cohen M.D., MBA

Managing Director at Vida Ventures, Former Portfolio Manager for JP Morgan Asset Management



Brian Goodman, PhD

Managing Director at Vida Ventures, Former Partner at MPM BioImpact and Co-Founder Aktis Oncology, ReNAgade Therapeutics and Evelo Biosciences



Helen S. Kim

Senior Managing Director at Vida Ventures, Former Partner at The Column Group and Executive Vice President of Business Development at Kite Pharma



Eric Tokat

Co-President of Investment Banking at Centerview, Founder of Centerview's Healthcare Practice



Ben Beldegrun

Managing Director and Founder of Alimant Capital, Former Portfolio Manager for Brevan Howard Asset Management



Amy Schulman, J.D.

Managing Partner at Polaris Partners, Former President of Pfizer Consumer Healthcare



Elevated Design and
On-site Operations Team



Collaboration Spaces Fostering
Social Connections

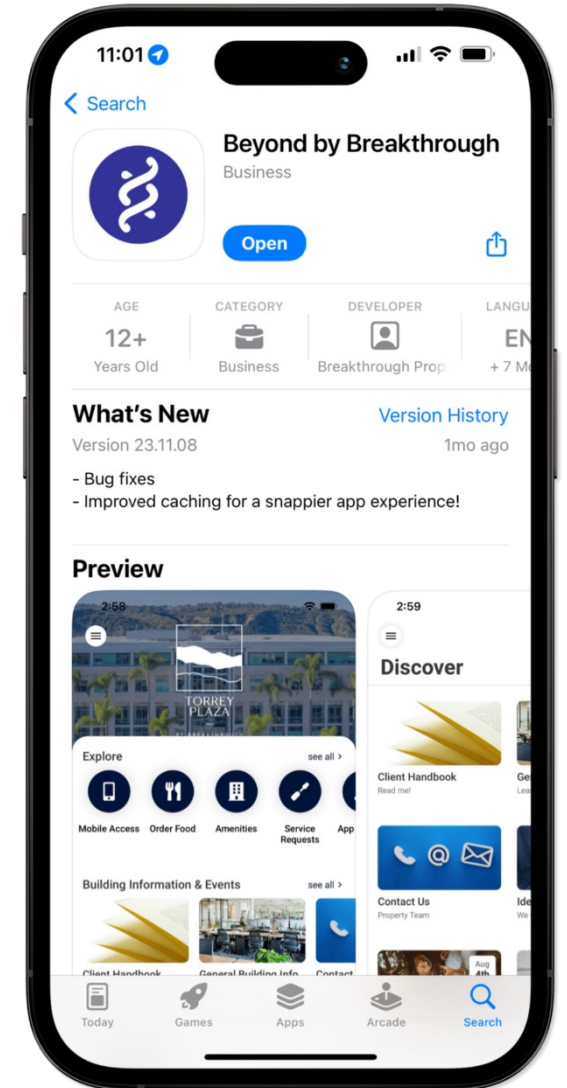
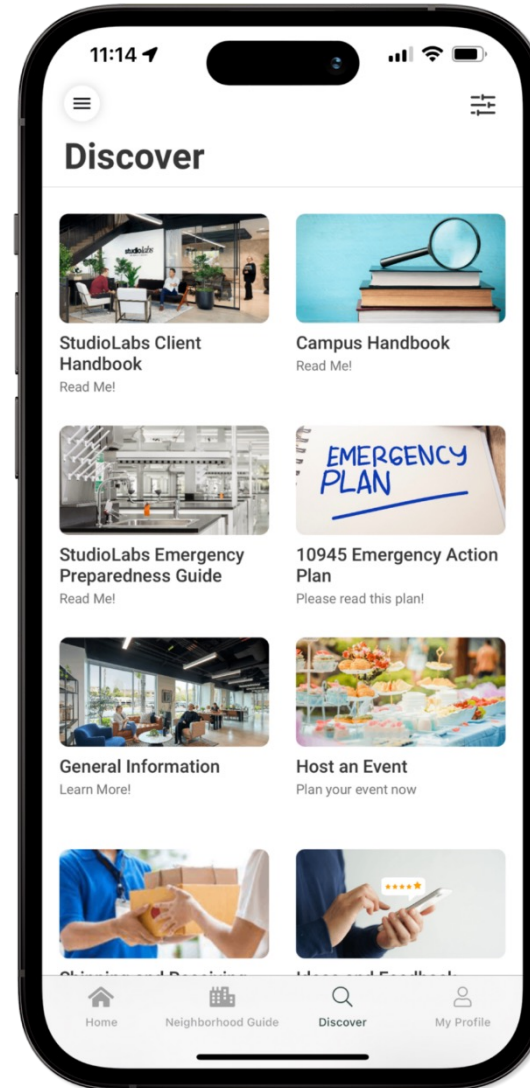
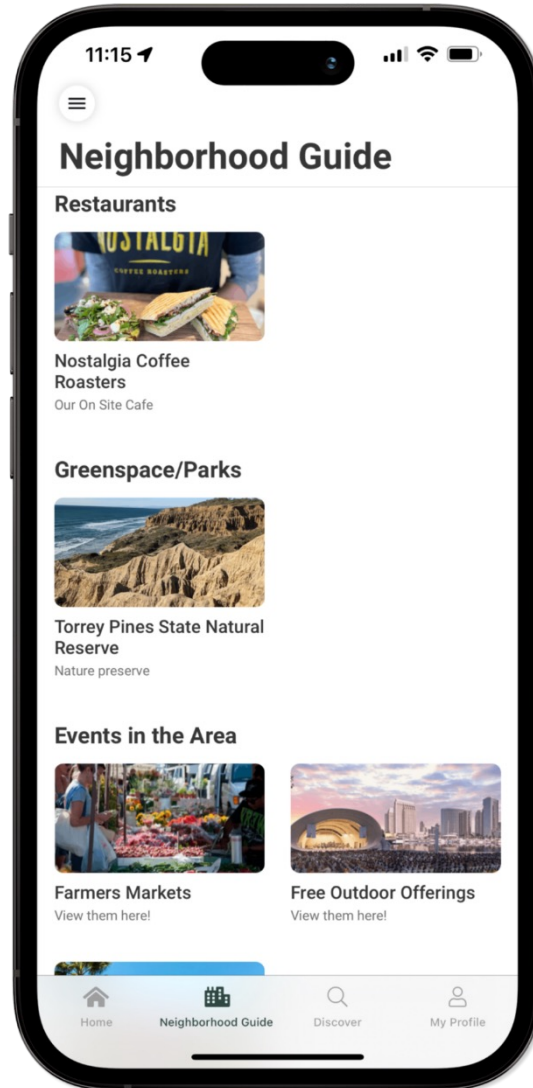
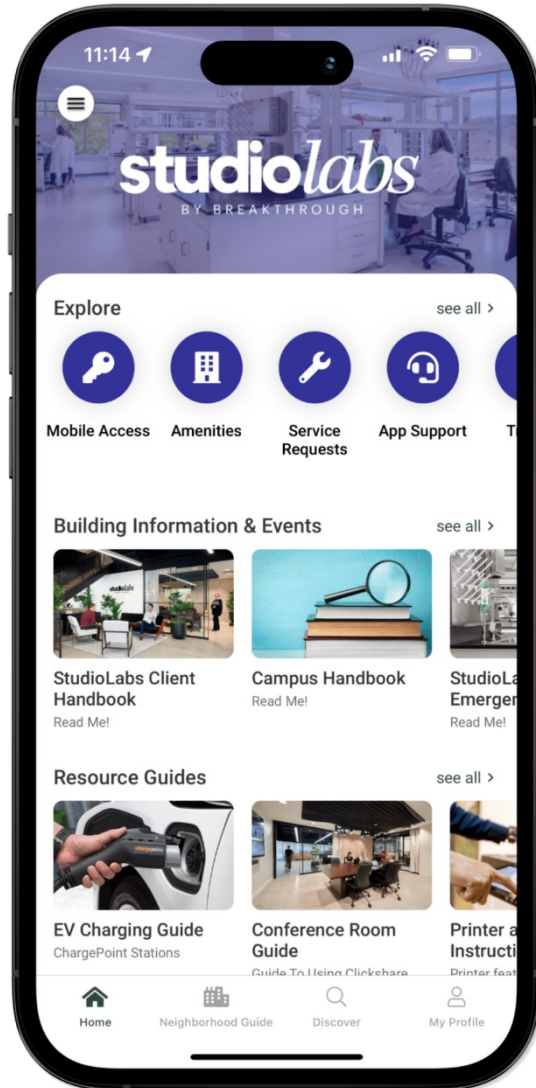


Collaboration Spaces Fostering
Social Connections



Lab Spaces Designed
for Discovery

Beyond by Breakthrough — Client Experience App





Platform Overview

A TISHMAN SPEYER & BELLCO CAPITAL JOINT VENTURE



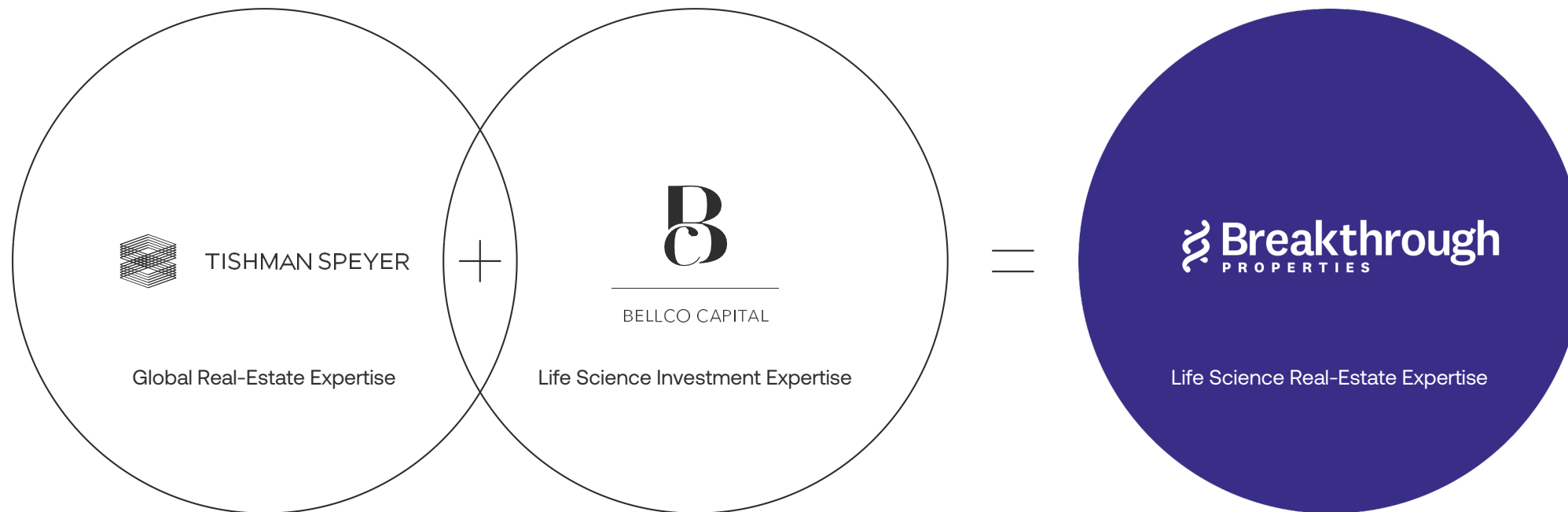
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BELLCO CAPITAL

Breakthrough Properties: Platform Overview

Breakthrough is a premier global real estate developer exclusively focused on life sciences real estate.



A Real Estate Partner for Leading Companies with Diverse Research Needs



AstraZeneca 



 Pfizer  BD



 CRISPR
THERAPEUTICS



 Bristol Myers Squibb

Breakthrough Life Science Portfolio



Boulder38 (Boulder)



Phoenix (Pending)



Torrey Plaza (San Diego)



Muse Campus (San Diego)



Callan Ridge (San Diego)



Torrey Heights (San Diego)



Governor Pointe (San Diego)



Enclave Park (San Diego)



232 A Street (Boston)



The 105 (Boston)



One Milestone at ERC (Boston)



One Canal (Cambridge, MA)



2300 Market (Philadelphia)



Trinity (Oxford, UK)



Vitrum (Cambridge, UK)



Basel Campus



One Helix (Amsterdam)

Breakthrough has assembled a portfolio and pipeline totalling 5 million square feet across 9 leading biotech markets.

Bellco Ecosystem

30 Years of Life Science Expertise and \$6B+ assets under management across global strategies and asset classes.

