

Pharmaceutical Laboratory

Company *acquisition*

- Former Bristol-Myers Squibb site
- Dry production site
- 13,000 m². of premises on a site of 12.6 hectares
- 35 qualified people

LIMOUSIN
EXPANSION

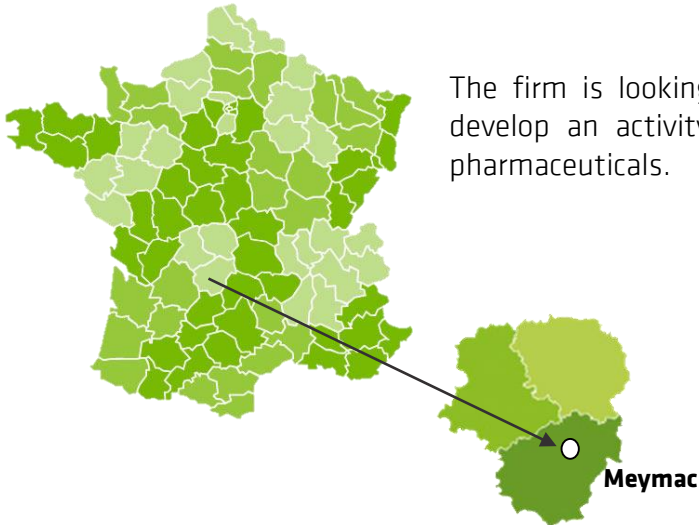


CCI CORRÈZE



Company looking for a buyer

1 External growth or diversification of activities



The firm is looking for a company to take over the site and develop an activity related to dry production in the field of pharmaceuticals.

2 Location of site



Limousin's ideal geographical location means you can travel easily throughout the region and enjoy fast access to the major European road links.

- Paris is just a 3 hours' drive away, with more than 300 km of toll-free roads.
- With 30 weekly return flights between Limousin's airports and Paris, you can be on site in just 1 hour 15 minutes.
- Limousin is 3 hours from Paris by train.

The plant is located in Meymac, near the A89 and 20 minutes from the A20 junction. Lorries can access the site easily.

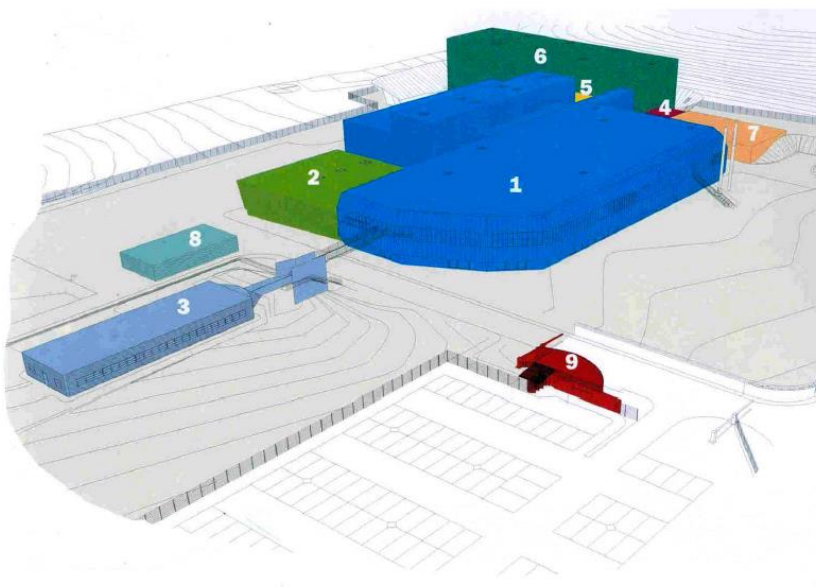
3 Presentation of site

Built in 1990, in compliance with standards in force in the pharmaceutical industry at that time, this building was renovated in 2007 and has never stopped functioning.

There is a fence around most of the 13,300 m² buildings which are fully equipped.

- The site is an ICPE classified facility (authorisation or declaration).
- There are no industrial activities next to the site and very few dwellings in the vicinity.

1- The ground plan



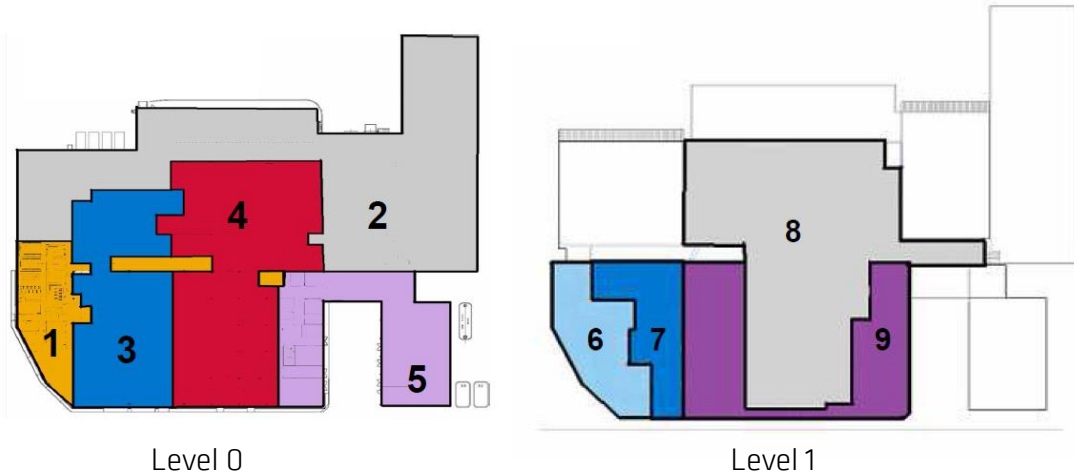
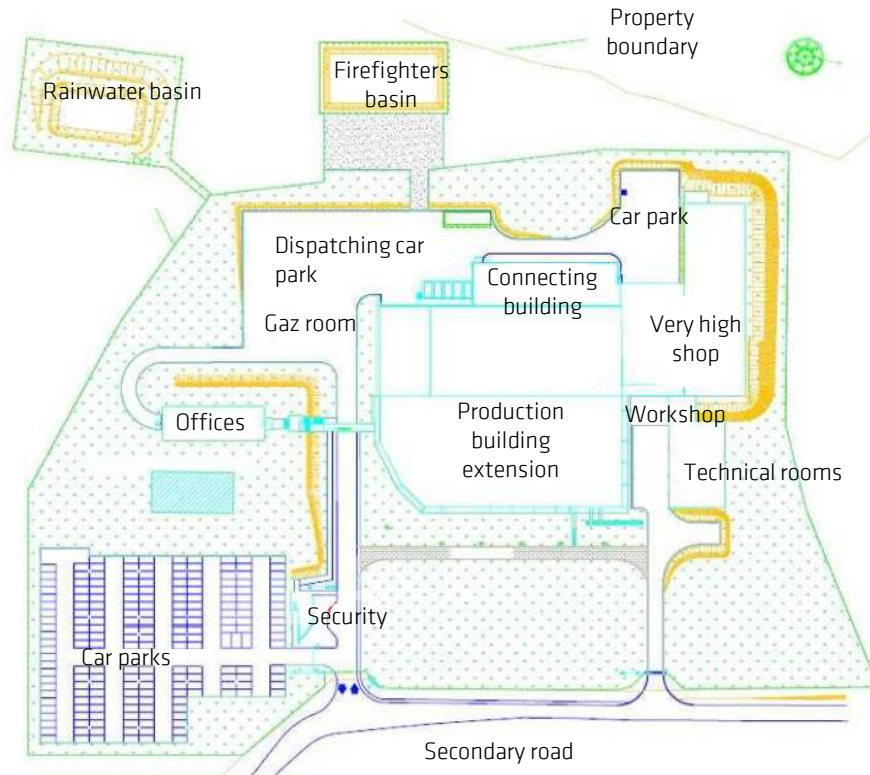
| | |
|---|-------------------------------------|
| 1 | Production and control laboratories |
| 2 | Dispatch area |
| 3 | Administration |
| 4 | Maintenance |
| 5 | Reception |
| 6 | High bay warehouse |
| 7 | Technical installations |
| 8 | Solvents |
| 9 | Guardhouse |

2- Surface areas

| Denominations | Surface areas |
|--|--|
| Area of the whole site | 126,500 m ² . |
| Fenced area (with video-surveillance and security guard) | 43,700 m ² . |
| Land reserve available | 82,800 m ² . |
| Surface area of buildings | 13,300 m ² . (excluding car park) |

3- The sectors and their surface areas

Current activities are divided into 9 sectors on 2 levels.



| | Descriptions | Surface areas |
|----------------|---|------------------------|
| Level 0 | | |
| 1 | Living area, infirmary and cloakrooms | 665 m ² . |
| 2 | Storage, dock and waste | 3,207 m ² . |
| 3 | Secondary packing | 1,468 m ² . |
| 4 | Primary packing, production area | 1,996 m ² . |
| 5 | Maintenance and technical installations | 1,298 m ² . |
| Level 1 | | |
| 6 | Administrative platform | 486 m ² . |
| 7 | QC laboratory | 477 m ² . |
| 8 | Production area | 1,877 m ² . |
| 9 | Technical installations | 1,585 m ² . |

4- Buildings

Buildings devoted to logistics

Spread over 4 buildings, the storage rooms have a controlled temperature system with textile ducts that ensure temperature homogeneity. The component reception area (raw materials and packaging items) is secure and has a laminar flow area to control the quality of samples.



Administrative buildings and laboratories

To control the quality of products received and products manufactured, physico-chemical and microbiological analyses are carried out in the laboratory. It is equipped with a white room and tiles.



An administrative platform could be erected on a tarmacked site, equipped with all mains services, located near the offices.

Production buildings

There are 21 production modules with air conditioning and filters. There are 12 packaging lines in 2 buildings.



The current operating and production process:

1. The plant receives the active principles and excipients and uses different techniques to produce the drugs (granulation, compaction, compression, etc.).
2. These drugs are packaged and then dispatched.

The plant also receives semi-finished drugs which it packages (primary, secondary packaging) before dispatching.



4 Equipment available on the site

The site is fully fitted with equipment that complies with standards. The following list is not exhaustive but this is available on request. In 2013, more than 2 million units were produced on the site.

- Friability testing apparatus
- Autoclave
- Scales
- Oscillating calibrator
- Suction unit
- Weighing unit
- Centrifuge
- Belt conveyor
- Particle detector
- Durometer
- Labeller
- Ovens
- Incubator
- Container mixers
- Polarimeter
- Refractometer
- Induction sealers
- Apparatus to apply vignettes
- Check weigher
- Viscometer

5 The company's current human resources

More than 30 people work at the site currently. Employees have been trained in the requirements of the pharmaceutical sector. The site can receive up to 150 people.

| Breakdown of employees per department | | | |
|---------------------------------------|------------------------------|---|------------|
| 15 | Support services | 2 | Quality |
| 7 | Production and manufacturing | 1 | Methods |
| 4 | Laboratory | 1 | Purchasing |
| 4 | Maintenance | 1 | Logistics |



6 Classification of the site in terms of quality and the environment

- The site is built and organised in accordance with Good French Manufacturing Practices and international GMP (renewed in June 2011).
- The authorisation to open the pharmaceutical company was renewed after the inspections carried out by the Ministry of Health in July 2008.

The regulatory context:

- Currently, site operations are authorised by the prefectural order of 27 April 1988 for installations subject to declaration, as regards section 2685, formerly 273 bis.
- The site has increased its refrigeration capacity and has a total power consumption of approximately 620 KW for the installations in question (section 2920.2).
- The site is currently changing from a declarative system to an authorisation system under section 2920. 2 of the specifications for Classified Facilities for Environmental Protection.
- The site has been ISO 14001 certified since 1999.



7 Stakeholders involvement and support

1. The Limousin Region mobilized for your project

Dynamic and committed to its companies, **the Limousin region benefits from being human-sized and close to its economic fabric.** To give concrete shape to your development project, it benefits from:



- A strong political will and committed economic stakeholders
- Qualified staff who are motivated and with low turnover rates
- Attractive real estate prices
- A region well served by motorways and two international airports
- Financial aid resources for your recruitment and investments as well as customised support to facilitate your set-up.
- The creation of a regional investment fund – DYNALIM-

2- Personalised support from Limousin Expansion

The philosophy at Limousin Expansion is to provide entrepreneurs with support in the development of their projects by helping them:

- LIMOUSIN EXPANSION**
Développons ensemble vos projets d'entreprise
- Find the keys so you can make decisions and take action
 - Implement your vision and goals
 - Be concrete and pragmatic

With a team of business managers at your side and attentive to your needs, we will provide all our added value so you can carry out their projects successfully:

- We know the region, the public support systems, the regional networks and companies
- We introduce you to key partners for your business
- A business manager dedicated to your project provides personalised support

3- Financial assistance for acquisitions

To optimise assistance to companies in the Limousin region, key players mobilise their energies and implement ambitious support policies.

Financial assistance for the acquisition of this laboratory (after examining your application):



- €6,000 per recruit with the "Regional Employment Bonus" and up to €15,000 with a "Regional Planning Grant"
 - Up to €500,000 of repayable advances (ARI SME)
 - Up to €5,000 for each job recovered
 - Up to 30% in assistance on your investment amounts
 - An innovation loan of between €30,000 and €1,500,000
- Up to 25% support for industrial R&D projects
 - Guarantee of 50 to 70% of bankable projects for SMEs
 - €30,000 in consultancy assistance
 - €30,000 for the recruitment of a manager and €30,000 for the recruitment of a second

