



PROGRESS LABS

AT RIVERSIDE RESEARCH PARK



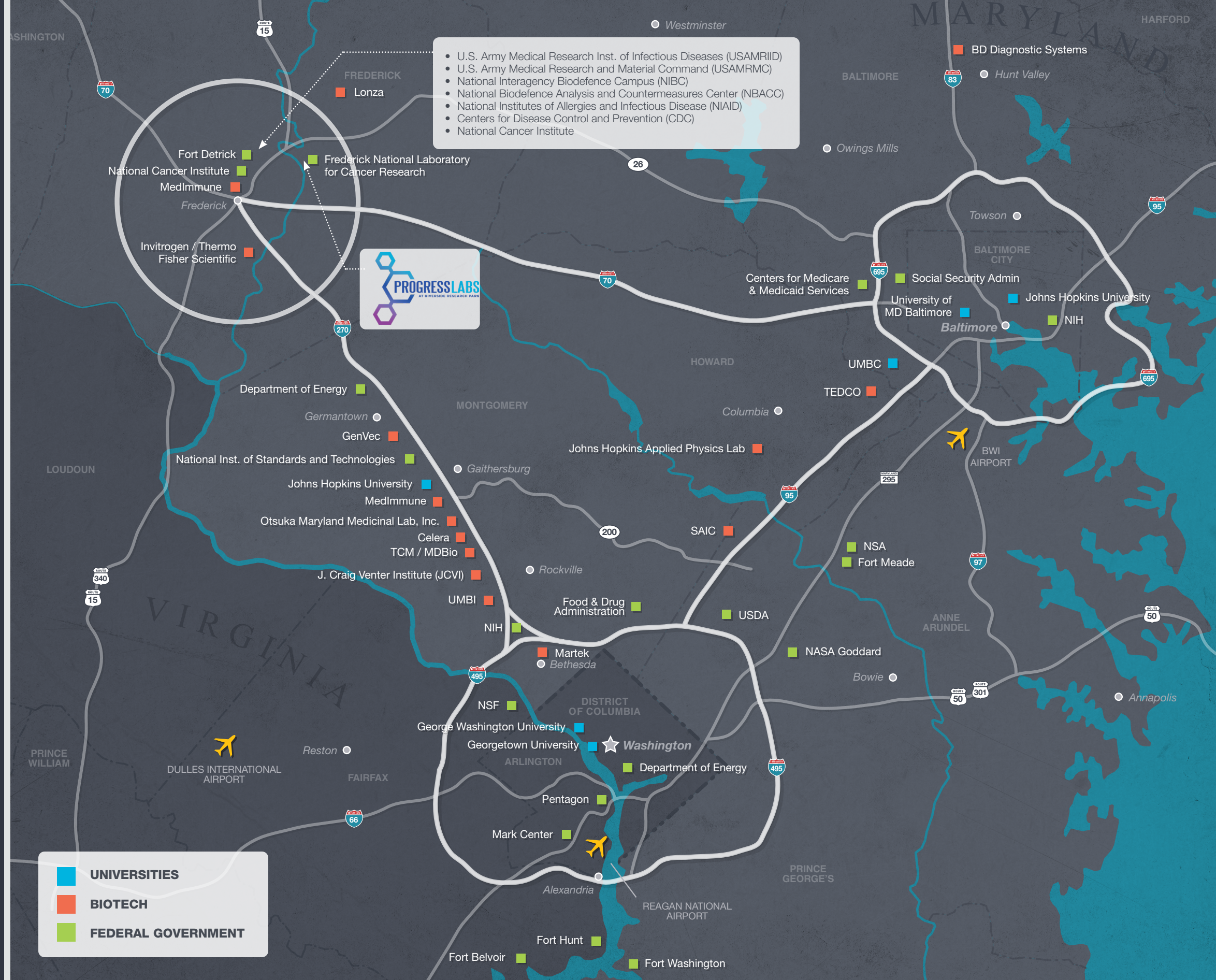
PREPARED BY:

MATAN

**PROGRESS LABS AT RRP
PROGRESS DRIVE
FREDERICK, MD 21701**

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WHY FREDERICK?

STRATEGIC LOCATION



Close proximity to Washington DC, Montgomery County, Baltimore and Northern, VA



Within 50 miles of 3 international airports, as well as the Baltimore harbor (3rd largest seaport in US)

COMPREHENSIVE TRANSPORTATION NETWORK



Intersected by 5 interstate and national highways



MARC Train to DC



20 miles to DC's METRO rail system

HIGHLY CONCENTRATED, HIGHLY EDUCATED WORKFORCE

40.6%
BACHELOR'S
DEGREE

40.6% of Frederick County's population (25+) has a bachelor's degree or higher.

NORTHERN ANCHOR OF THE I-270 TECHNOLOGY CORRIDOR



LOWER
COST OF
BUSINESS

Competitive tax structure & attractive local and state incentives



Attractive housing options



High-performing public schools



Low crime rate



State-of-the-art healthcare



Acclaimed restaurant and brewery scene

\$12B
ECONOMY

\$12 billion dollar economy

261K
RESIDENCE

261,947 residents in Frederick County

106K
EMPLOYED

106,000 people employed in Frederick County

6,500
BUSINESSES

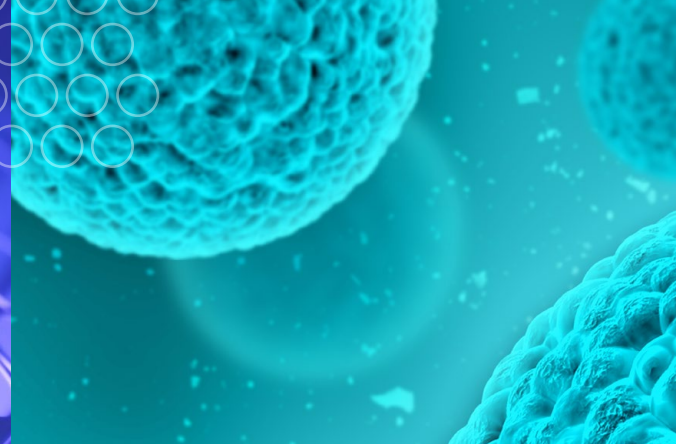
6,500+ businesses in Frederick County

97K
INCOME

\$97,730 median income

38.7
MEDIAN AGE

38.7 median age



QUICK FACTS

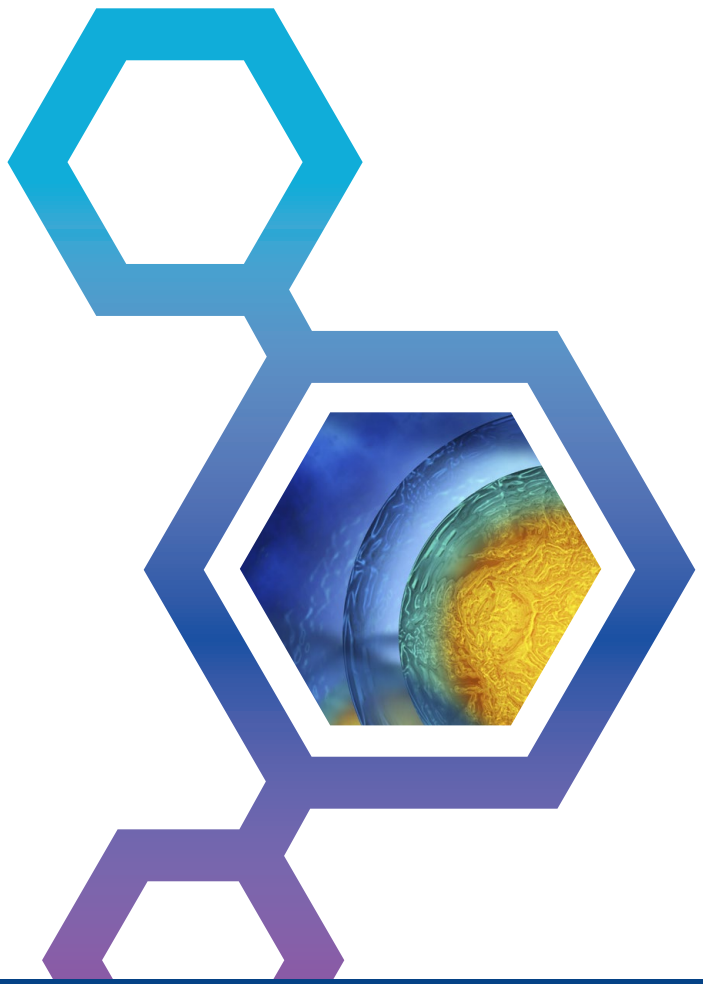
FREDERICK BIOSCIENCE ADVANTAGE

OVER 80 Cutting Edge Bioscience Companies

2ND LARGEST Cluster of Bioscience Companies in Maryland

OVER 3K Bioscience Jobs in Frederick

OVER \$1B Of Capital Investment in the Past 36 Months



In close proximity to Fort Detrick, one of the most important research installments in the world.

FORT DETRICK IS HOME TO

- 70 Acre NCI Campus
- 5 cabinet level agencies: DOD, HSS, FDA, HHS and the VA
- U.S. Army Medical Research Institute of Infectious Diseases (USAMRIID)
- U.S. Army Medical Research and Materiel Command (USAMRMC)
- National Interagency Biodefense Campus (NIBC)
- National Biodefense Analysis and Countermeasures Center (NBACC)
- National Institutes of Allergies and Infectious Disease (NIAID)
- Centers for Disease Control and Prevention (CDC)

BIO COMPANIES IN FREDERICK

- AFAB Lab
- Akonni Biosystems, Inc.
- Aliee Pathology
- AstraZeneca/MedImmune
- BaneBio
- BioAssay Works
- BioElectronics Corp
- BioFactura
- Biological Mimetics, Inc.
- Biologics Resources
- Bio-Molecular Technology, Inc.
- Bio-Stat Solutions, Inc.
- Bluepoint Bioscience
- BridgePath Scientific
- Cenomics Solutions
- Charles River
- Columbia Biosciences
- CRSA
- Denova Biotechnology
- DRMC
- EduQuest
- Electron Microscopy Bioservices
- Eminent Services Corporation
- Emmes Corporation
- Empirstat
- Envigo
- Express Biotech International
- Express Genomics, Inc.
- FiberCell Systems, Inc.
- Fisher BioServices
- Frederick National Laboratory for Cancer Research
- GM Biosciences
- Harborgen Technology
- HBVTech
- HydroMax
- HypOxygen
- Indivumed
- Imagilin Technology
- ImQuest Biosciences
- Innovative Biotech USA
- Inspirion Biosciences
- Integrated Pharma Services
- Intracel Resources
- Jecho Laboratories
- KamTek
- Kemp Bio
- Kite Pharma (Gilead Sciences)
- Leidos Biomedical Research
- Lifeline Cell Technology
- Lonza Bioscience
- Meridian BioGroup
- Medigen, Inc.
- Mesa Science Associates
- Microbiology International
- MRI Global
- National Cancer Institute
- Nexus Discovery Advisors
- Nanova
- Ology Bioservices
- Phycin
- Poochon Scientific
- Precision Medicine
- Prolias Technologies
- PSquare Scientific
- RoosterBio
- Royer Biomedical
- RuRo
- Qiagen
- Southern Research Institute
- SriSai BioPharmaceutical Solutions
- Steven Lane Consulting
- Syngene
- Texcell
- Theradaptive
- Thermo Fisher Scientific
- TOMI Environmental Solutions
- Tox Path Specialists
- U.S. Pharmacopeia
- Valogic
- Veralox Therapeutics
- XGene Diagnostics


































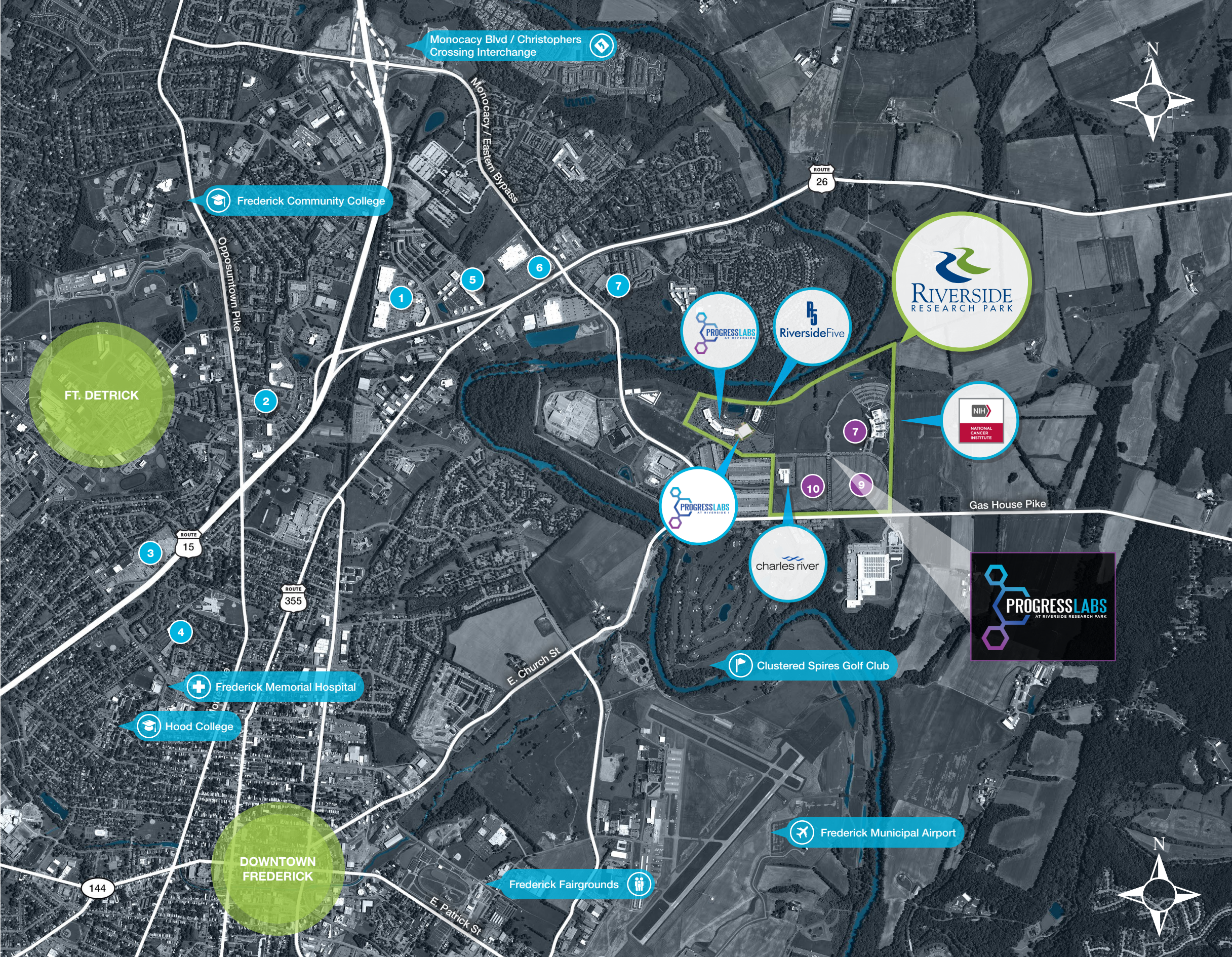
FREDERICK COUNTY PUBLIC SCHOOLS



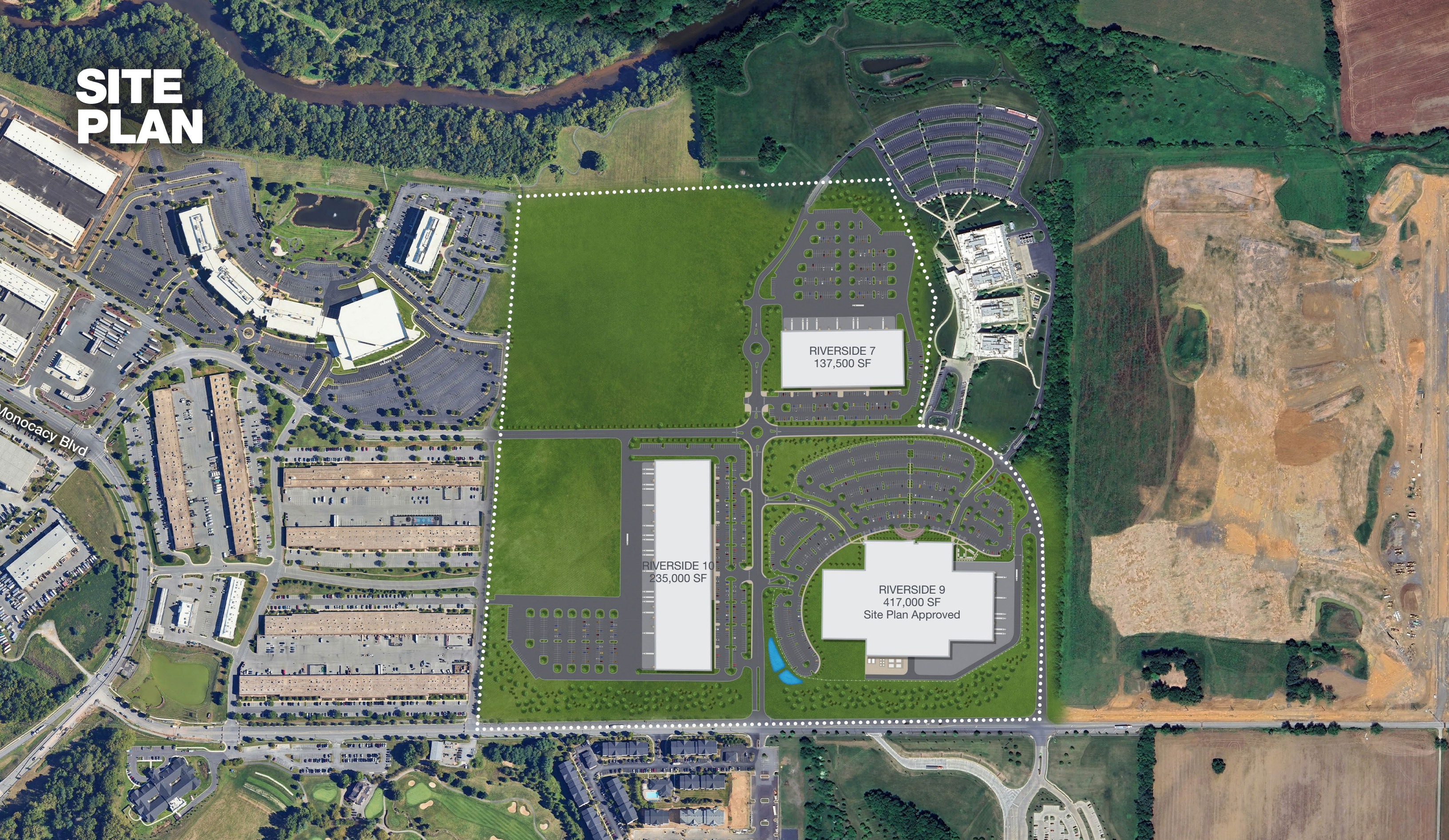
- Maryland has ranked among America's top states for top-quality public education every year since 2009 (Education Week's Quality Counts reports).
- While Maryland continues to lead the nation in Advanced Placement (AP) achievement, Frederick County students' 3.27 mean AP exam score surpassed Maryland's 3.03 and the global 2.84. The percentage of students with AP scores 3 or better (on a 5-point scale, where 3 typically qualifies for college credit) was 73.6% in Frederick County (with 4,522 exams), 64.7% statewide and 60.3% globally.
- Frederick County students consistently outpace the state and nation in SAT scores. With a 95% participation rate, our mean SAT score was 1,058, compared to Maryland's 1,041 and the nation's 1,039.
- Frederick County Public Schools (FCPS) has been a recipient for many years of the US Department of Education's prestigious national Blue Ribbon Schools of Excellence Award.
- On a 1-5 star scale, 53 of our 61 state-rated schools achieved 4 or 5 stars, and none received fewer than 3.
- The 2018 FCPS graduation rate was a high 92.5% (compared with Maryland's 87.1% average), while our dropout rate was 4.1% (compared with the state's 8.4%).
- Students received \$33.5 million in scholarship offers.
- Enrollment is nearly 44,000 students (an increase of more than 1,000 over the last school year).
- 99% of more than 1,000 employers surveyed indicated that FCPS students met or exceeded workplace readiness standards. (Survey by FCPS)
- Frederick County Public School's Career & Technology Center has 23 programs (including one in Biomedical Sciences) to help students jump start their future careers by providing intensive career specific education in programs tailored for both college-bound and employment-oriented students.

NORTH FREDERICK AMENITIES MAP

- 1 Clemson Corner
 -   
 -  
- 2 Amber Meadows Shopping Center
 -    
- 3 Frederick Shopping Center
 -   
 -  
- 4 College Park Plaza Shopping Center
 -    
- 5 Market Square
 -   
 -   
- 6 Walmart Supercenter
 -   
- 7 The Shops at Monocacy
 -    



SITE PLAN



RIVERSIDE 7
137,500 SF

RIVERSIDE 10
235,000 SF

RIVERSIDE 9
417,000 SF
Site Plan Approved



PROGRESSLABS

MATANINC.COM

MATAN

RIVERSIDE 7 & 10

OVERVIEW

Name

Riverside 7 & 10

Progress Labs at
Riverside Research Park

Address

Progress Drive
Frederick, MD 21701

Zoning

MXE (Mixed Use)

Total Size

102.5 Acres, 1,017,000 Total SF

Typical Specs

Construction Type

Tilt Wall Concrete

Slab Thickness

7"

Lighting

LED

Fire Protection

100% ESFR Sprinkler Coverage

Water

2" Frederick County DPW

Sewer

8" Frederick County DPW

Power

Potomac Edison
4,000 AMPS 480/277V 3P 4W

Fiber

Comcast, FiberLight, Dark Fiber

Gas

Washington Gas
2" gas line with 40.0 PSI

Riverside 7

16.2 Acres, 132,000 SF

Ceiling Height

32'

Column Spacing

50'x52'

Building Depth

216'

Parking

1.51/1,000 SF
4 EV charging stations

Truck Court

130'

Dock Doors

33

Speed Bay

60'

Riverside 10

27.4 Acres, 235,000 SF

Ceiling Height

32'

Column Spacing

50'x52'

Building Depth

250'

Parking

1.51/1,000 SF
4 EV charging stations

Truck Court

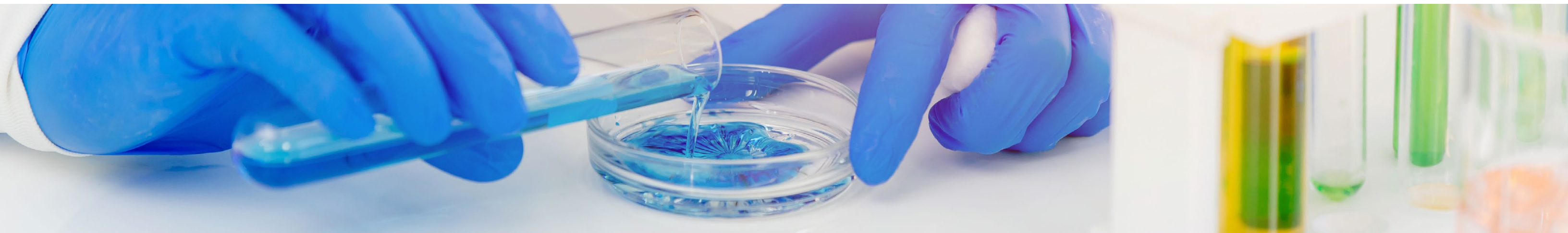
130'

Dock Doors

58

Speed Bay

60'



RIVERSIDE 9 OVERVIEW

Name

Riverside 9

Progress Labs at
Riverside Riverside Research Park

Address

8700 Gas House Pike
Frederick, MD 21701

Zoning

MXE (Mixed Use Employment Center)

Height Limits for Build

60 feet

Size

32.46 Acres, 417,570 Total SF

Office

1st Floor: 50,610 SF
2nd Floor: 105,436 SF
Subtotal: 156,046 SF

Manufacturing

1st Floor: 157,984 SF

Storage/Receiving

1st Floor: 78,960 SF

CUP

1st Floor: 24,580 SF

Ceiling Height / Floor-to-Floor

1st Floor Office/Manufacturing/CUP - 24'
1st Floor Storage/Receiving - 44'
2nd Floor - 20'

Column Spacing

30'x30' - 40'x52'

Parking

1,054 spaces
50 electric vehicle charging stations included

Dock Doors

15

Fire Suppression

100% sprinkler coverage

Outdoor Equipment & Service Yard

13,300 SF secure

Utilities

Water

City of Frederick - 6" domestic water line

Sewer

City of Frederick - 8" sewer line

Power

Potomac Edison
5,000 AMPS 480/277V 3P 4W

Fiber

Redundant - Comcast, FiberLight, Dark Fiber

Gas

Washington Gas - 2" gas line with 40.0 PSI



SCHEDULE

RIVERSIDE 7 & 10	DATES
Site Plan Approval	7 months from Lease Execution
Final Engineering Approval	16 months from Lease Execution
Commence Construction	18 months from Lease Execution
Early TI Start	26 months from Lease Execution
Substantial Completion	28 months from Lease Execution

RIVERSIDE 9	DATES
Site Plan Approval	Approved
Final Engineering Approval	Approved
Commence Construction	Immediately
Early TI Start	9 months from start
Substantial Completion	12-15 months from start





Outdoor Amenities

Amphitheater with Wi-Fi connectivity for hosting campus events

Covered pavilions equipped for tenant presentations



Architectural Elements

Unique integrated gateways spanning park entrances

Retreat area dedicated to local history



Water Features

Landscaped pond with water features

Entryway fountains with cascading water and patio surround



Fitness Activities

Five-mile trail system winding through the park

Proposed outdoor fitness center featuring training equipment



MATAN COMPANIES OVERVIEW

DEVELOPMENT

With over 5 million square feet of Class A warehouse space, bioresearch facilities, and office space successfully brought to market, Matan's development team knows how to deliver multi-million-dollar projects on time and on budget. Our project management team customizes your space, staying with you from concept through construction to ensure superior satisfaction.

ASSET MANAGEMENT

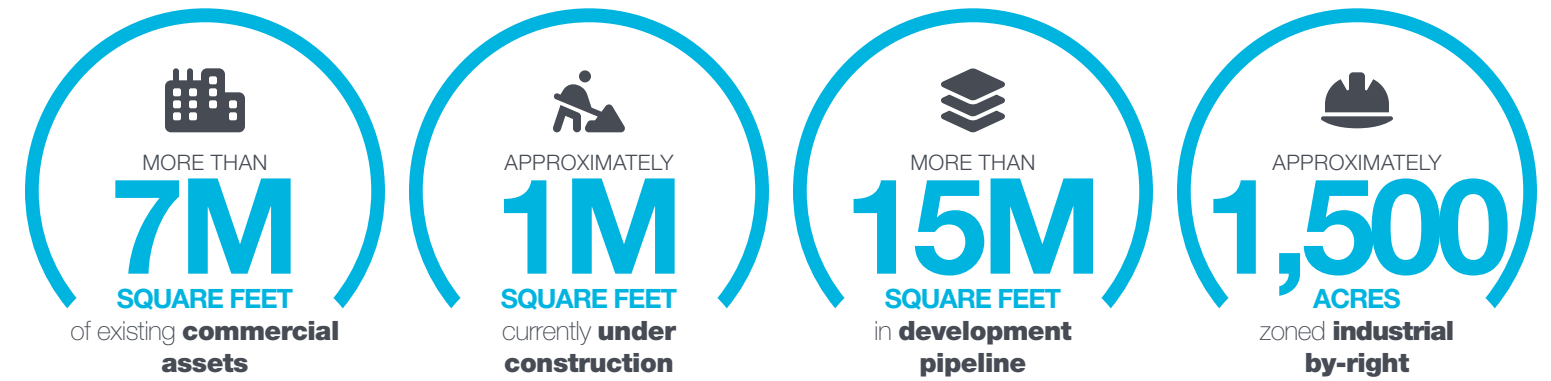
Maximizing returns starts with enhancing value. Matan's asset managers strategically evaluate each investment property from real estate and capital market perspectives—identifying new efficiencies, finding innovative revenue opportunities, and mitigating risk.

LEASING

Matan's approach to integrated leasing services fits each tenant's individual goals. Count on our leasing specialists to be there at every step from the initial showing through negotiations, tenant improvement coordination, expansions, and lease renewals. Thanks to a lack of bureaucracy and the expertise of our market-savvy brokers, we make decisions in days rather than weeks.

PROPERTY MANAGEMENT

Whatever it takes. That's the mantra of our experienced property management team. We vigilantly meet the day-to-day needs of each property while keeping an eye on opportunities to maximize operational efficiencies and create quality tenant experiences.



HIGHLIGHTS

- Private commercial real estate investment firm
- Headquartered in the D.C. Metro Area
- Family owned and operated since 1976
- Over 7 million square feet of existing commercial assets
- Approximately 1 million square feet currently under construction
- 15 million square feet of entitled industrial/bio space in development pipeline
- Approximately 15 million square feet of developable industrial/bio FAR under control, totaling over 1,500 acres
- Separate manufactured housing division
- Asset mix includes industrial, lab, retail, multi-family, land development, and office
- Full-service approach with in-house property management



DEVELOPMENT HIGHLIGHTS

700 Progress Way

2 High Bay Buildings

- 495,000 Square Feet
- Class A Research & Industrial Park
- 44 Acre campus in Gaithersburg, MD



700 Progress Way
2-Building, 495,000 SF Research & Industrial Park



Northlake II
5-Building, 655,000 SF Industrial Park

Wedgewood West

6-Building Research & Industrial Park

- 675,000 Square Feet
- 6 Class A high bay buildings
- 43 Acre campus in Frederick, MD



Wedgewood West
6-Building, 675,000 SF Research & Industrial Park



Center 85 at Westview South
5-Building, 700,000 SF Research & Industrial Park

Dulles North

High Bay Warehouse

- 154,125 Square Feet
- Class A high bay warehouse
- 10 Acre site in Sterling, VA



Dulles North
High Bay Warehouse, Sterling, VA



Parkway 66
High Bay Warehouse, Manassas, VA

Northlake II

5-Building Industrial Park

- 655,000 Square Feet
- 5 Class A high bay buildings
- 63 Acre campus in Ashland, VA



Center 85 at Westview South

5-Building Research & Industrial Park

- 700,000 Square Feet
- 5 Class A high bay buildings
- 54 Acre campus in Frederick, MD

Parkway 66

High Bay Warehouse

- 187,787 Square Feet
- Class A high bay warehouse
- 13.56 Acres in Manassas, VA

COMMUNITY PHILANTHROPY

We know that our investments in properties and assets remain secondary to the investments we make in our local community.

Through the long-standing relationships we've nurtured with local volunteer organizations, community groups, and non-profits, the Matan family actively pursues the improvement of our environment and the lives of our neighbors. Our employees and leadership team continue to spearhead community improvement efforts, day in and day out. From organized employee/community service outings, to leadership within various community organizations, such as the YMCA, Frederick Rescue Mission, Blessings in a Backpack and SHIP, our team remains committed to investing in our number one asset: **our neighborhood.**



NEWS & HEADLINES

MATAN DONATES OVER \$4,400 TO FREDERICK HEALTH HOSPICE VETERANS PROGRAM

MATAN'S 13TH ANNUAL (VIRTUAL) FOOD DRIVE RAISES OVER \$7,600 FOR MARYLAND FOOD BANK

MATAN PURCHASES AND PACKS 600 EMERGENCY SNACK PACKS FOR BLESSINGS IN A BACKPACK

MATAN COMPANIES FEEDS LOCAL FRONTLINE

FOR THE SECOND YEAR IN A ROW MATAN PARTNERS WITH BLESSINGS IN A BACKPACK TO FEED FREDERICK'S CHILDREN

MATAN RAISES \$1,840 FOR OPERATION SECOND CHANCE AT 2ND ANNUAL COOKOUT IN THE COURTYARD

COMMITMENT TO SUSTAINABILITY

Matan Companies knows that our business, decisions and actions have an impact on the health and wellbeing of our planet and our people.

That is why we have made a commitment to sustainability on all levels. Our smart developments and efficient operations help to reduce waste, conserve water, promote energy efficiency and operate healthy buildings. Our commitment to philanthropy, volunteerism and charitable giving helps to support our community, providing our employees and tenants with an avenue to give back. Because we believe our people are our greatest asset, we are proud to have developed wellness programs and activities that promote healthy lifestyles that touch on the physical, mental, as well as emotional, leading to more productive and balanced lives.

RECYCLING & WASTE STREAM SUMMARY

We have saved:



460.1 TONS
LANDFILL

+



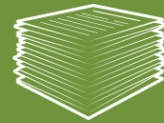
253.6 TONS
DIVERTED

=



713.7 TONS
TOTAL

PAPER



55.8 TONS

PLASTIC



5.6 TONS

ALUMINUM



5.6 TONS

GLASS



19.5 TONS

CARDBOARD



167.2 TONS

THESE RECYCLING EFFORTS CONSERVED THE FOLLOWING RESOURCES:



3,343 mature trees
Enough to produce 41,426,054 sheets of newspaper



916 cubic years of landfill space
Enough airspace to meet the disposal needs of 1,176 people.



404,179 kW-hrs of electricity
Enough to power 38 homes for a full year.



904 metric tons of CO2 equivalent
Preventing greenhouse gas emissions.



1,560,304 gallons of water
Enough to meet the fresh water needs of 20,803 people for a year.

GREEN INITIATIVES for design & construction of Matan Assets

LAND

- Full control of Sediments and Silts during Construction
- Treating Rainwater Runoff Through ESD Gardens and Pervious Pavers
- Reduced Heat Island Effect Through Street / Parking Lot Tree Plantings
- Preserve and enhance existing natural areas
- Transit Oriented Development
- Treating Rainwater Runoff Through ESD Gardens

STRUCTURE

- Will implement strategies to mitigate the heat island effect, including using reflectance roofing materials by using a combination of strategies such as "cool roof" surfaces, insulation, and radiant barriers. A "cool roof" utilizes high solar reflectance and high emissivity to reflect radiation and reduce heat absorption on the roof surface.
- Reduced Heat Island Effect Through Utilization of White TPO Roofing
- Low E Glass Windows
- Use of Large Window Openings for Allowing Daylight into the Space
- Low Flow Plumbing Fixtures
- Factory Fabricated Structural Steel
- Use of Locally Sourced Construction Materials Where Possible
- Indoor Air Quality plan implemented and followed for construction
- Factory Fabricated Structural Steel
- Structure will be able to be recycled at the End of its Useful Life

LAND

- Environmental Tobacco Smoke Control Compliant Campus
- Storage and Collection of Recyclable Materials
- Level 2 EV Charging Stations tied to solar
- Installation of Solar Panels to provide supplemental power to base building systems.
- Energy Metering
- Use of Low VOC Materials
- Use of Materials with Recycled Content

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MATAN

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