

ACQUISITION OPPORTUNITY

HIGH CONTAINMENT API MANUFACTURING OPERATION



Pfizer Inc has made the strategic decision to consolidate its manufacturing operations and is offering its Dunkettle API manufacturing site for sale. This site contains high containment capabilities used to manufacture potent and cytotoxic compounds. PharmaBioSource, Inc. and DTZ are working with Pfizer Cork Limited, a subsidiary of Pfizer Inc, to market its Ireland-based site.

The Opportunity:

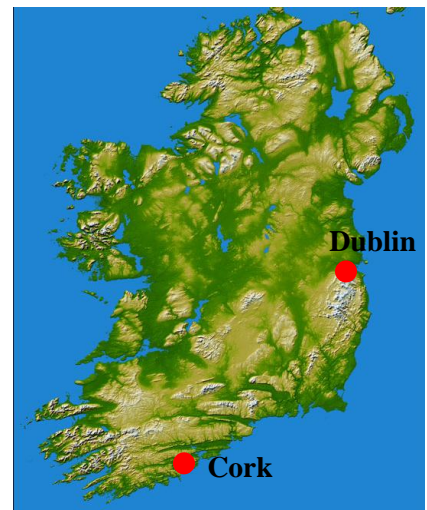
The site is located at Dunkettle Point, Little Island, approximately 10km from Cork, a major city in the southwest of Ireland. The state-of-the-art Active Pharmaceutical Ingredient (API) manufacturing facility currently produces a range of API's for oncology, specialty and consumer health markets and could be acquired at a significant discount to its estimated replacement value of over €300M. The site utilizes leading cytotoxic high containment technology. Acquisition of the Dunkettle API site would provide:

- Access to a state-of-the-art and flexible API facility with leading cytotoxic high containment technology.
- The opportunity to avail of the favorable corporation regime in Ireland to reduce taxes payable on global profits derived from pharmaceutical products whose API's are manufactured in Ireland.
- The potential to utilize the quality laboratory facilities at Dunkettle for research & development purposes; work which may qualify for government grant aid.
- Access to a skilled Life Sciences work force.
- Excellent site infrastructure with opportunities for expansion.
- Facilities with an excellent regulatory approval record and ease of access to US, European and over 120 global markets including Japan and Australia.



Highlights of the facilities include:

- High containment facilities suited for production of cytotoxic or potent compounds:
 - Flexible, modern facility with 6,000 L of containment capacity.
 - 5 separate equipment pools with reactor sizes ranging from 100 to 600 L.
 - Facility is designed to handle Occupational Exposure Levels (OEL's) of less than $1\mu\text{g}/\text{m}^3$.
- Mid scale, kilo scale and gram scale API manufacturing facilities:
 - 7 mid scale equipment pools with a total of 30,000L capacity in 21 reactors up to 4000L each.
 - Unique, modular kilo and gram scale facilities for production of clinical trial materials or very low dose potent API's.
- Laboratory, development and support facilities:
 - Modern, well equipped QC laboratories as well as process development and technology transfer facilities including highly contained bench-scale test production facilities.
 - New warehouse facilities and extensive utility infrastructure and administrative support facilities.



No representation or warranty, express or implied, is given by Pfizer, PharmaBioSource Inc or DTZ, their respective advisers or any of their respective directors or employees or any other person as to the accuracy or completeness of the contents of this summary information. The only representations and warranties that will be made are those that may eventually be included in a definitive agreement to the proposed sale, if any. Neither this summary nor any of the information contained in it shall form the basis of any contract for the sale of the facility or any part of the facility or assets, nor does it constitute an offer, invitation or inducement to purchase or acquire any shares or assets in the facility or any interest in it.

Interested parties should contact PharmaBioSource, Inc. or DTZ, the exclusive marketing firms for this opportunity, for more information regarding an acquisition of this Ireland-based API and Cytotoxic API manufacturing facility from Pfizer. Additional information is also available on our web site:

www.dunkettle-api.com

FOR FURTHER INFORMATION, PLEASE CONTACT:

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