



Avda. de Barcelona, 7 • Santiago de Compostela • A Coruña (Spain)



I – SUMMARY

1.	BACKGROUND INFORMATION	4
1.1	Location	7
1.2	Physical environment	7
1.3	Need for the creation of the centre	9
2.	MESTRELAB RESEARCH CENTRE (CIM)	10
3.	ZONING	14
3.1	Ground floor	17
3.2	First floor	19
3.3	Second floor	21
4.	TABLES OF SURFACES	22
4.1	Tables of usable areas	23
4.2	Tables of built-up areas current status	25
4.3	Tables of eligible built-up areas in refurbished condition	25



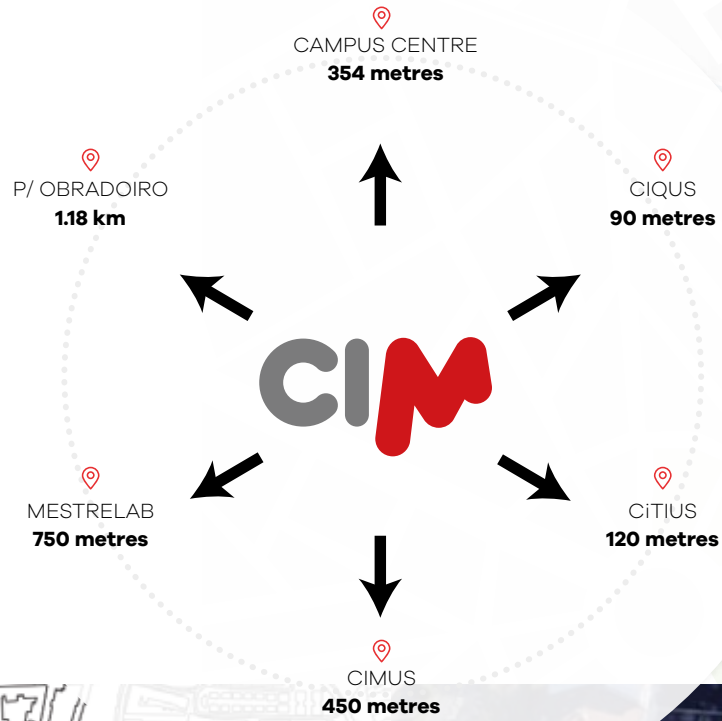
BACKGROUND INFORMATION

OBJECTIVE

Mestrelab Research S.L. is a beneficiary of the call for grants for the creation of a new business research centre in the Galician R&D&I ecosystem, framed within the strategic priorities of the RIS3 for Galicia, with reference number 001_IN853-D_2022, whose objective is to accelerate research for the design of new high added value digital tools for the pharmaceutical and biotechnological sectors in Galicia.

This operation is financed by the Xunta de Galicia, through the programme of aid to companies for the creation and integration of new business research centres 2022-IN853D, subsidised by the Galician Innovation Agency.





1.1 Location

Avda. de Barcelona 7. Santiago de Compostela (A Coruña). Cadastral reference 6268959NH3466- G0001OL.

1.2 Physical environment

The main plot where the building will be located is slightly irregular in shape and has a surface area of 716 m². The building to be refurbished occupies the entire plot, with a total built-up area of 2.148 m².

The plot and the building have access through a public road on the north wind (Avda. Barcelona).

In addition to its extraordinary geographical location, very close to the centre of Santiago de Compostela (a 15-minute walk from the Plaza del Obradoiro), it is opposite the South Campus of the University of Santiago de Compostela, which houses both the USC Life Campus and its Research Centres in Molecular Medicine (CiMUS), the Centre for Biochemistry and Molecular Materials Research (CiQUS) and the Singular Centre for Research in Intelligent Technologies (CiTIUS). Mestrelab's headquarters are also 10 minutes away (walking distance) from this location.



1.3 Need for the establishment of the centre

The main objective of the CIM is to cover the research growth needs of the company and its strategic partner Bruker, while providing a common space for other important players in the research and innovation ecosystem in the field of biotechnology in the Compostela area.

The strategic collaboration between Bruker Inc (NSDQ:BRKR) and Mestrelab Research SL is focused on advancing scientific software to a new generation/level, integrating the latest scientific research and development technologies.

The company is fully integrating analytical instrumentation into the laboratory workflow and leveraging digitisation, cloud technologies, robotics, automation and artificial intelligence to change the paradigm of work in the pharmaceutical, biotech and chemical research and development laboratory.

Within this framework, Mestrelab and Bruker have a growing need to carry out fundamental research in these areas, which feeds the pipeline of products and solutions that these companies offer to the global market.



CIM

MESTRELAB RESEARCH CENTRE (CIM) AND THE SERVICES IT OFFERS

It is intended to transform the former car dealership building into a building dedicated to RESEARCH in order to create the MESTRELAB RESEARCH CENTRE (CIM) with the aim of mission to accelerate research for the design of novel digital tools with high added value for the pharmaceutical and biotechnology sectors in Galicia, aspiring to act as a neuralgic centre for a community of technologists and scientists from the digital and life sciences sectors (chemistry, pharmacy, biotechnology, biomedical sciences, etc.).

The MESTRELAB RESEARCH CENTRE is a unique opportunity for researchers who are interested in coming back, as part of the expected potential growth of the companies in the sector and of the different talent attraction programmes, and to be part of the growth of these sectors in Galicia, bringing their experience developed abroad to these environments. The Centre will serve as an attraction for their restoration in Galicia due to the richness of the environment and research ecosystem that will be promoted, being at the same time the ideal location for researchers in the environment of the USC, Mestrelab, BIOGA and DATAlife.

a. Research line 1: Artificial intelligence applied to Structural Biology Research

b. Research line 2: Sustainability and Circularity

c. Research line 3: New research activities in data management and data processing in accurate mass spectrometry

In short, the CIM is developed as a large laboratory (associated to the use of offices) of two different typologies that provides a common space for other entities of the Galician research and innovation ecosystem in the field of biotechnology:

I. Dry laboratory

II. Wet lab

The part corresponding to the "dry laboratory" which occupies most of the surface area of the building (except for the one specifically defined as laboratory and services on the ground floor) is defined as the part of the building where computational and mathematical research and analysis related to the three lines of research mentioned above are carried out.

Typical equipment to be installed in the "dry lab" are a :

- Computers

- Computer servers
- Uninterruptible power supply systems for individual electronic equipment
- Printers and photocopiers
- Laser projectors

The "wet lab" part of the building occupies the west wing of the ground floor of the building, where solid, liquid and gaseous chemical compounds are used.

The experimental work to be carried out is oriented towards the preparation of samples for analysis by Magnetic Resonance or Mass Spectrometry techniques and involves the use of reagents and chemical solvents in a closed-cycle regime, in such a way that, in no case, are toxic or hazardous substances discharged.



3

ZONING

The Mestrelab Research Centre develops its programme on the three floors of the building.





3.1 GROUND FLOOR

Layout plan:



On the ground floor, with a useful surface area of 648.03 m², there is a meeting area on the left, with seven units, all of which, except for one, have partition walls, so that their surface area can be enlarged; and a laboratory area on the right, with an office, meeting area and open-plan work area. The laboratory area is located on this floor, with independent access from the outside and equipped in such a way that it can function independently from the rest of the building. This floor is complemented by the toilet area and the corresponding installations room.



3.2 FIRST FLOOR

Layout plan:



With a different architectural configuration to the ground floor, the first floor, with a useful surface area of 634.24 m², is laid out around a central glazed courtyard that sheds light on the lower floor, thus configuring rest areas throughout the interior of the building. The first floor consists of five offices, two rooms, a communal area and a meeting area, which are complemented by an open-plan work area and two cabins or small meeting rooms.



3.3 SECOND FLOOR

Layout plan:



The second floor of the building, with a usable area of 627.70 m², is also configured on the basis of the glazed courtyard that runs through all the floors. From this element, it has a layout comprising three work rooms with a capacity for 68 workstations, four offices and a meeting room.



4

TABLES
OF SURFACES

4.1 Tables of usable areas

	Ground floor	First floor	Second floor	TOTAL
Reception	21.76			
Entrance Hall	22.31			
Staircase	10.71			
Lifts	3.95			
Rest area	25.66			
General cleaning room	3.25			
General toilet distributor	5.10			
General toilet adapted m.	4.64			
General toilets for men	8.76			
Meeting area hall	6.39			
Corridor I	6.37			
Print zone	15.59			
Toilet distributor meetings	5.83			
Toilets for women's meetings	6.67			
Toilet adapted for meetings	4.95			
Toilets for men's meetings	6.72			
Meeting cleaning room	2.48			
Meeting room 1	17.85			
Meeting room 2	26.56			
Meeting room 3	28.45			
Meeting room 4	35.04			
Aisle 2	13.34			
Meeting room 5	23.56			
Evacuation corridor	7.20			
Meeting room 6	26.36			
Meeting room 7	19.21			
Laboratory Distributor	27.09			
Laboratory office	15.83			
Meeting room laboratory	14.72			
Cleaning room	1.49			
Toilet H laboratory	2.82			
Laboratory M cleanliness	2.82			
Laboratory toilet distributor	10.8			
Adapted laboratory toilet	4.62			
Laboratory laundry	7.02			
Laboratory work area	85.80			

	Ground floor	First floor	Second floor	TOTAL
Warehouse material laboratory	5.35			
Warehouse waste laboratory	7.33			
Foyer facilities grales	2.93			
Warehouse/facilities grales	70.71			
General access	11.48			
Exit emergency laboratory	1.53			
Pergola access to the building	16.05			
Emergency exit meetings	0.84			
Entrance hall P1		23.25		
Ladder P1		12.08		
Lifts		3.95		
Corridor courtyards		13.94		
Toilet distributor P1		5.47		
Adapted toilet M Toilet		4.60		
Women toilet		14.64		
Men Toilet		11.78		
Adapted H Room for		5.04		
Cleaning		3.97		
Printing zone 1		13.22		
Distributor		51.06		
Office 1		12.88		
Office 2		12.17		
Office 3		12.36		
Office 4		11.65		
Office 5		14.18		
Rest area		32.60		
Lounge 1		23.55		
Community zone 2		46.37		
Room 2		26.86		
Zone printing 2		7.29		
Zone diaphanous work		248.39		
Booth 1/ meeting room		13.20		
Booth 2/ meeting room		9.73		
Lobby P2			31.57	
Garden staircase			4.66	
Lifts			3.95	
Corridor courtyards P2			13.38	
Toilet distribution P2			5.32	
Adapted toilet M			4.60	

	Ground floor	First floor	Second floor	TOTAL
Woman toilet			14.96	
Men toilets			10.91	
Toilet adapted H			4.73	
Cleaning room/storage room			4.60	
Rest area			23.09	
Booth/meeting room 1			13.42	
Printing area 1			15.75	
Working area 1			129.21	
Room for meetings			31.19	
Office 1			20.34	
Office 2			20.37	
Aisle 2			7.16	
Booth / Meeting room 2			13.78	
Working area 2			249.99	
Printing area 2			5.24	
Total	648.03	634.24	627.70	1909,97

4.2 Tables of built-up areas current status

Ground Floor	716,00
First Floor	716,00
Second Floor	716,00
Total built-up area	2.148,00

4.3 Tables of eligible built-up areas in refurbished condition

Ground Floor	716,00
First Floor	692,96
Second Floor	680,37
Total built-up area	2.089,33

Mestrelab
Research
Centre



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