

Offer for EMA – ANNEX I - NOT FOR PUBLICATION

The Dutch Bid to host the European Medicines Agency

BUSINESS CONFIDENTIAL

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Introduction

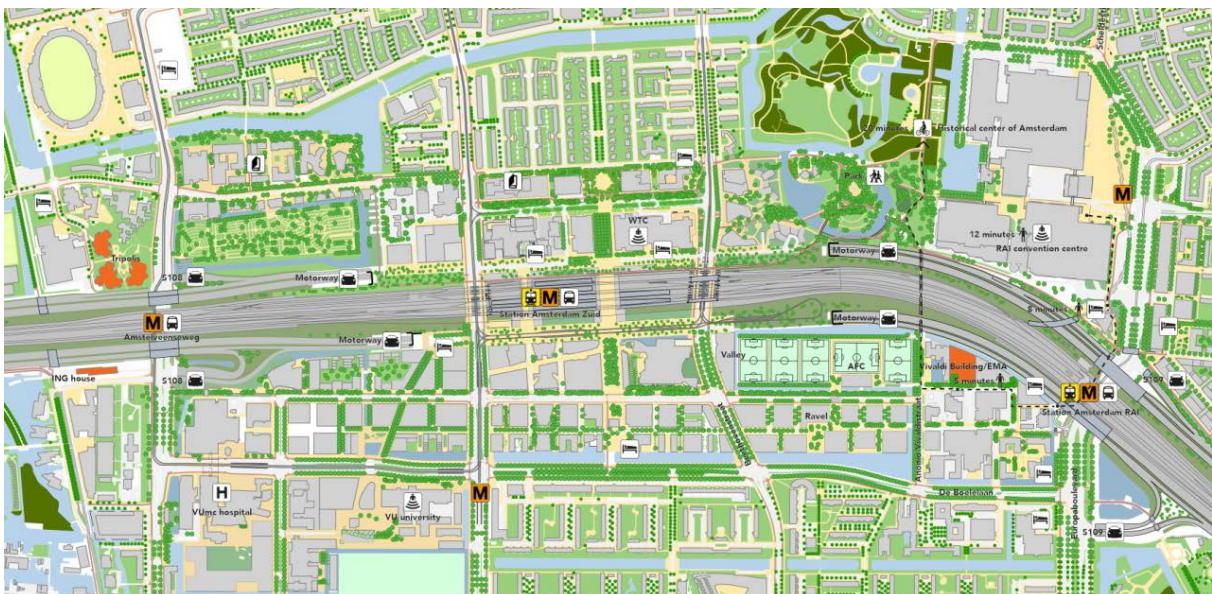
In this annex to the Dutch bid to host the European Medicines Agency, further information is provided on the temporary office locations that will be made available to EMA as of **1 January 2019**, or earlier if required by the Agency. Preparatory work to make the temporary office location suitable for EMA can begin as of **November 1st, 2018** or earlier if required by the Agency. As indicated in the Dutch bid, the conference centre in the new Vivaldi building will be available for EMA as of April 2019. This entails that all larger scientific meetings can take place in the new headquarters, while the temporary location is available for EMA staff and smaller meetings.

At Amsterdam Zuidas, office space as required by EMA for the temporary location is available at various locations. The Dutch government has identified two office locations at only minutes distance from the Vivaldi Building, the new headquarters of the Agency. Both office locations are available. The Central Government Real Estate Agency (CGREA) has the first option of renting these premises should any commercial parties indicate interest in a potential lease. These options will be valid until the expected date of decision-making in the Council on 20 November 2017.

Depending on the decision of the Council and following further consultation with EMA on specific requirements, one of these premises can be leased as temporary office location. **As these options for reservations are not public and no lease agreement has been signed to date, it is essential that the information in this annex is kept confidential to avoid possible market speculation and related price increases for the rental properties identified.**

Both office buildings are situated next to metro station Amstelveenseweg at Amsterdam Zuidas, which is one metro stop away from Amsterdam Zuid train station and two metro stops from the Vivaldi Building, EMA's new headquarters (see map underneath).

As indicated in the accompanying letter to the bid, the Dutch government offers EMA a one-off financial incentive of € 18 million, to ensure a seamless relocation of EMA to the Netherlands and to compensate for double costs during the transition period (such as a temporary office location).



1. Tripolis – Burgerweeshuispad 200 and 300

The Tripolis office location consists of three separate office buildings. Two buildings are available for lease. Building Tripolis 300 is a 6-level building with a gross floor size of approx. 10,720 m², including a parking in the basement. The gross floor sizes vary from 2,020 m² on the ground floor to approx. 1,600 m² for the office floors. The fifth floor has a gross floor size of approx. 380 m². Building Tripolis 200 is a 5-level building of approx. 6,040 m², including a parking in the basement. The floor sizes vary from 1,650 m² on the ground floor to approx. 1,250 m² for the four office floors.

Tripolis 200 has been recently refurbished and is practically available as turn-key location. The building includes the necessary IT basic infrastructure, a restaurant, various general spaces, open office spaces and concentration spaces/ offices. Its meeting facilities include an auditorium (app. 68 seats), 6-10 meeting rooms for 8-20 participants and a videoconferencing room. These rooms can be used for staff meetings and/ or smaller expert meetings. The building is well-suited for flexible working spaces (hotdesking) for at EMA staff, depending on the needs of the Agency and taking into account the EMA relocation preparedness plans for teleworking.

Tripolis 300 is partially ready for use by EMA. The ground and first floors will require some refurbishing to make them suitable to host the Agency. The upper floors on the 2nd to 6th floor are ready for use and include various general spaces, open office spaces and concentration spaces/ offices. IT basic infrastructure is available. In consultation with EMA, CGREA can customise this office building to meet EMA's needs, including reception area, meeting rooms and other spaces.

For further information on the temporary location, please visit: <http://www.tripolisamsterdam.com>

2. Infinity Business Centre – Amstelveenseweg 500

The second building – Infinity Business Centre (IBC) – is also situated on a top location, on the other side of Highway A10, opposite of the Tripolis building. Infinity Business Center is a high-quality office building with an eye-catching design of the Dutch architects Meyer & Van Schooten. Due to its characteristic steel construction, the building has several nicknames like 'The Shoe'. The building was established in 2002 and served as the head office for ING Netherlands. The building has a matching high end finishing and interior. It has a gross floor size of approx. 20,000 m², and a net lettable floor area of approx. 17,800 m². As a result of a so-called 'double skin' in the façade and several other smart solutions, the building is very energy sufficient and has energy label A.

Depending on EMA's needs, turn-key office space can be made available in the building, including ready-to-go IT infrastructure and other amenities. Approx. 6,000 m² office space and 3,000 m² of the business center are available for EMA. Depending on EMA's needs, fully equipped and furnished workspaces can be leased. This includes various meeting facilities and an auditorium with 250 seats in the front of the building.