



 **PEGASUS
PARK**



Disclosure

Pegasus Park is intended to be a mixed-use office campus and is currently under development in Dallas, Texas.

At the time of this prospectus, certain aspects of the campus vision are contingent upon finalizing the development plan, including commitments from interested partners, which we hope to finalize shortly in order to open in 2021.

All renderings and images are conceptual and subject to change. The following materials describe what we are anticipating.



AT THE HEART OF NORTH TEXAS

SECTION 1: CAMPUS OVERVIEW





What is Pegasus Park?

- A 23-acre future-focused campus dedicated to innovative companies and nonprofits
- Designed as a dynamic office ecosystem that encourages collaboration, cross creativity and entrepreneurship

How we do it

- By offering state-of-the-art facilities and amenities for the daily convergence of entrepreneurs, strategic business partners, social impact organizations, and Dallas' emerging biotech ecosystem



The Innovation Ecosystem

Texas is arguably the No. 1 state in the country in which to do business, and Dallas-Fort Worth is one of the best places in the country to start a business. An explosion of new startups, coworking spaces, incubators, and accelerators are building a thriving entrepreneurial ecosystem in the region.

Dallas has a top 10 digital infrastructure and environment among global metros

— FDI Intelligence

Dallas is one of the top 10 hottest startup communities in America

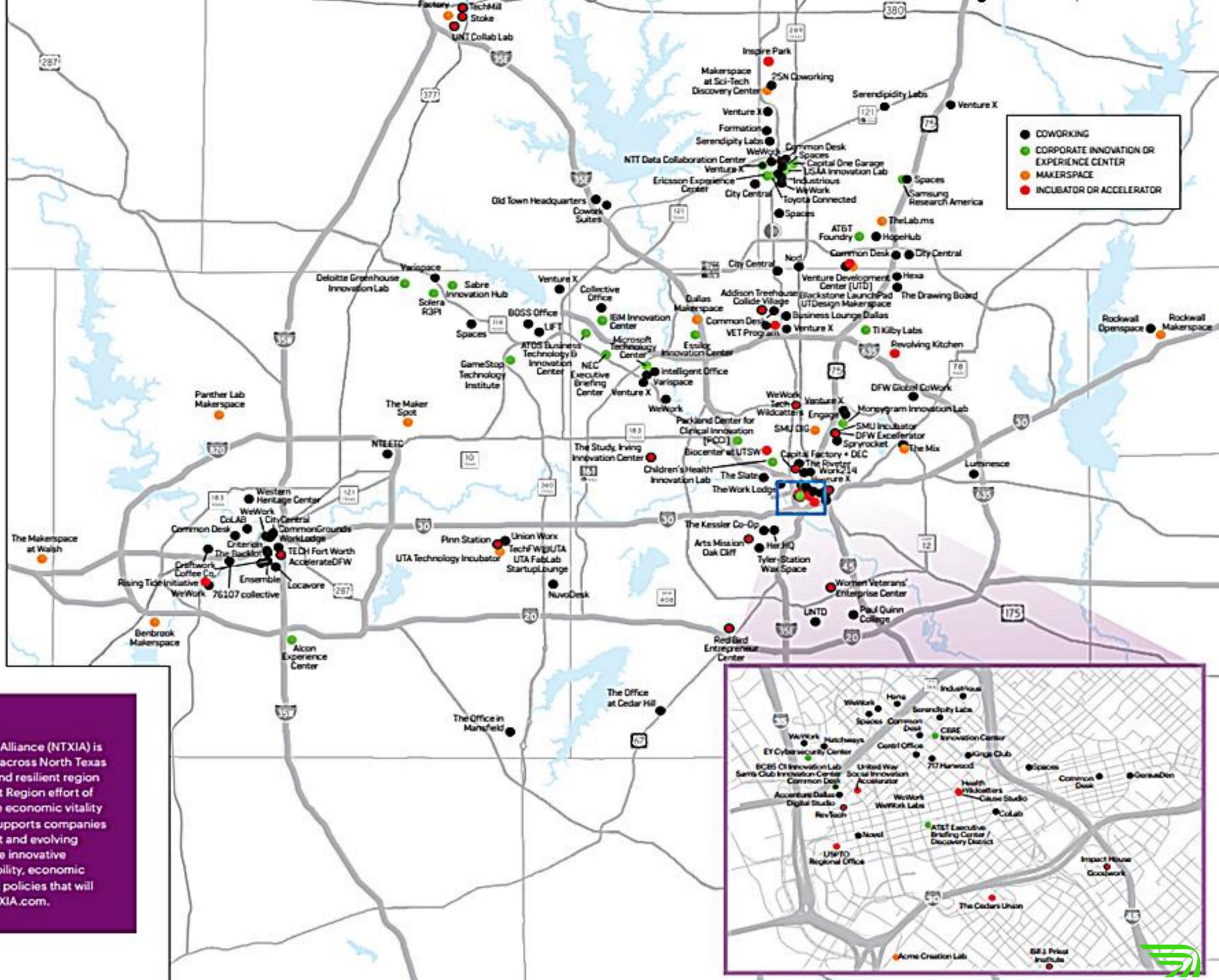
— Inc. Magazine

DFW is home to one of four satellite offices of the United States Patent & Trademark Office

The North Texas Innovation Alliance



Formed in 2020, The North Texas Innovation Alliance (NTXIA) is a 501c3 consortium of cross sector partners across North Texas with the mission to be the most connected and resilient region in the country. The NTXIA is the largest Smart Region effort of its kind in the United States, and will enhance economic vitality and highlight the culture of innovation that supports companies in the region. NTXIA will address both current and evolving challenges by working collaboratively to drive innovative solutions that increase efficiencies, sustainability, economic growth and quality of life. The consortium will also focus on regional standards and policies that will facilitate faster deployment and results. For more information, please visit www.NTXIA.com.



*Source: Dallas Regional Chamber

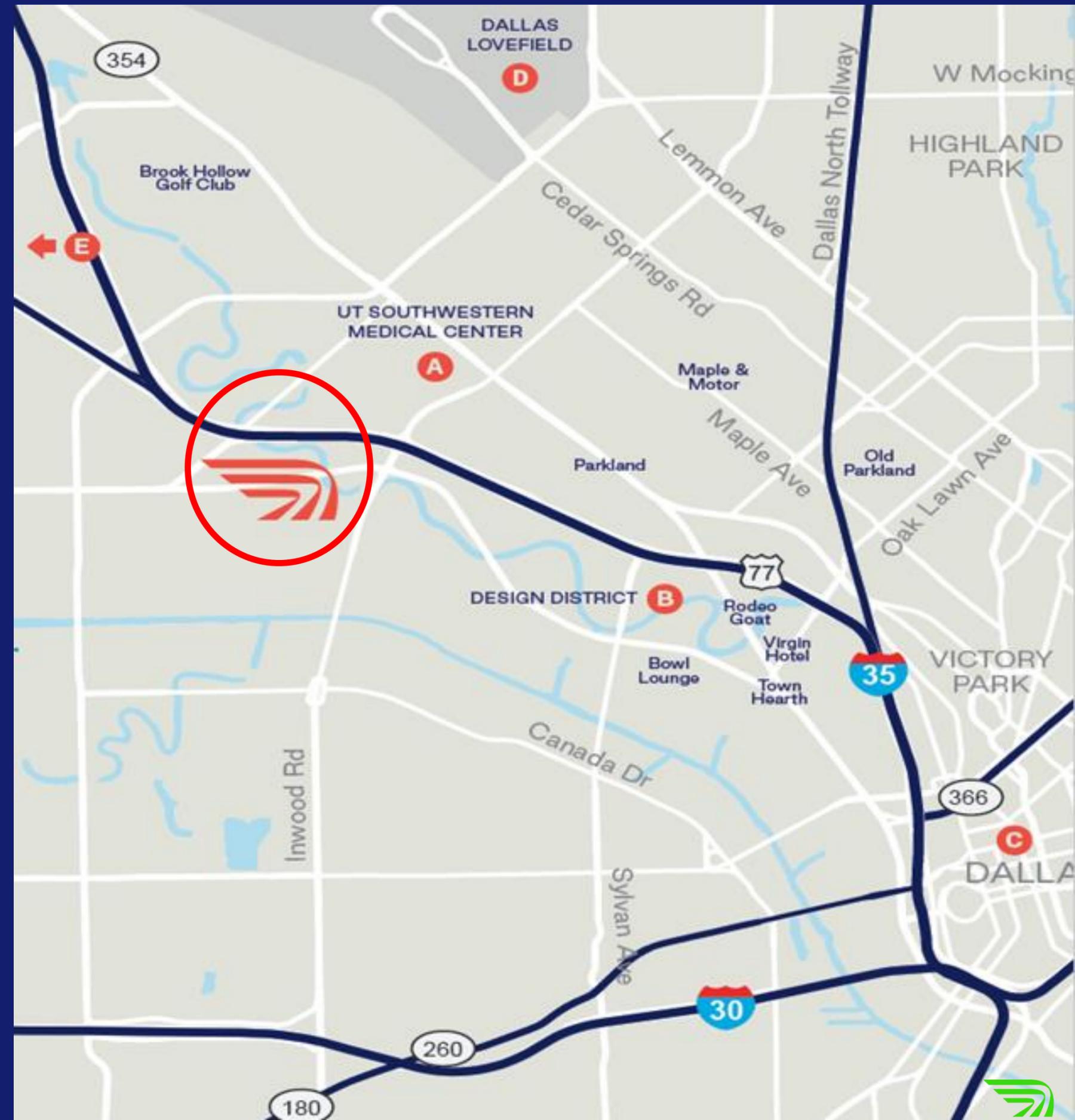
Strategic Location

Pegasus Park is Dallas' premier hub of innovation. Its central location offers unrivaled benefits to all

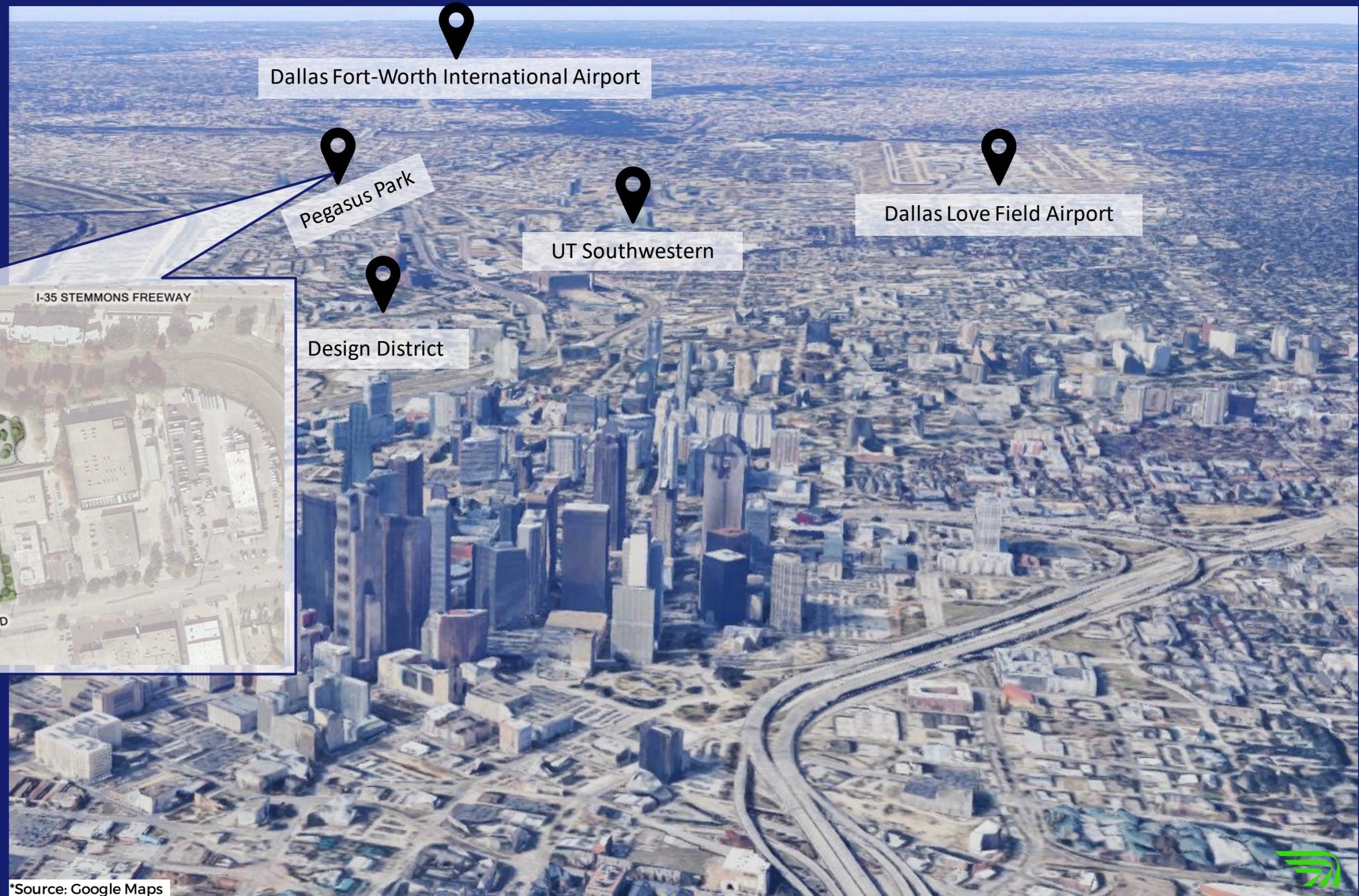
- A.** 3-minute drive to UT Southwestern Medical Center
- B.** 5-minute drive to the heart of Dallas Design District
- C.** 9-minute drive to Downtown Dallas
- D.** 10-minute drive to Dallas Love Field
- E.** 17-minute drive to DFW International Airport

Address:

3000 Pegasus Park Drive
Dallas, Texas 75247



Conceptual Site Plan



Dallas Fort-Worth International Airport

Pegasus Park

UT Southwestern

Dallas Love Field Airport

Design District



*Source: Google Maps



Anchored by 4 clusters of activity



1. Biotech+ Hub:

State-of-the-art facilities where life science and healthcare innovators turn their discoveries into high-performing ventures.

2. Business Partners

Attractive office display for entrepreneurial startups and industry leaders looking to attract and retain top talent.



3. Water Cooler

Flexible office space and community to enable the social impact sector to collaborate and solve planetary problems.

4. Entertainment, Dining & Services

Cutting-edge facilities – including a newly remodeled Convene Conference Center – and intentionally designed social and wellness amenities to boost work life balance.



TODAY'S IDEAS. TOMORROW STANDARDS



PRODUCTIVITY

- Newly remodeled conference center in the tower lobby with access to multiple conference rooms accommodating groups up to 200
- Unparalleled access to fiber optic data connectivity
- 24/7 on-site security personnel
- On-site property management and maintenance
- USPS mail room and overnight delivery center
- Recycling service

ENTERTAINMENT

- Outdoor patio with firepit for meeting, dining, or entertaining
- On-campus local craft brewery, taproom, and restaurant
- Monthly concerts and events
- On-campus café offering grab-and-go food and catering service
- Food truck park hosting a rotating selection of trucks
- Indoor/outdoor lounge serving cocktails and snacks

WELLNESS

- Panoramic views of Downtown Dallas and the Trinity River
- Secure bike and scooter storage
- Adjacent to one-acre city park with walking path and pond
- Anticipated trail connections to the Trinity Strand & Katy Trail
- State-of-the-art fitness center with yoga classes
- Campus happy hours, networking, and educational events





Community Beer Co.'s brewery, restaurant and taproom
~70,000 SF



WATER COOLER
AT PEGASUS PARK

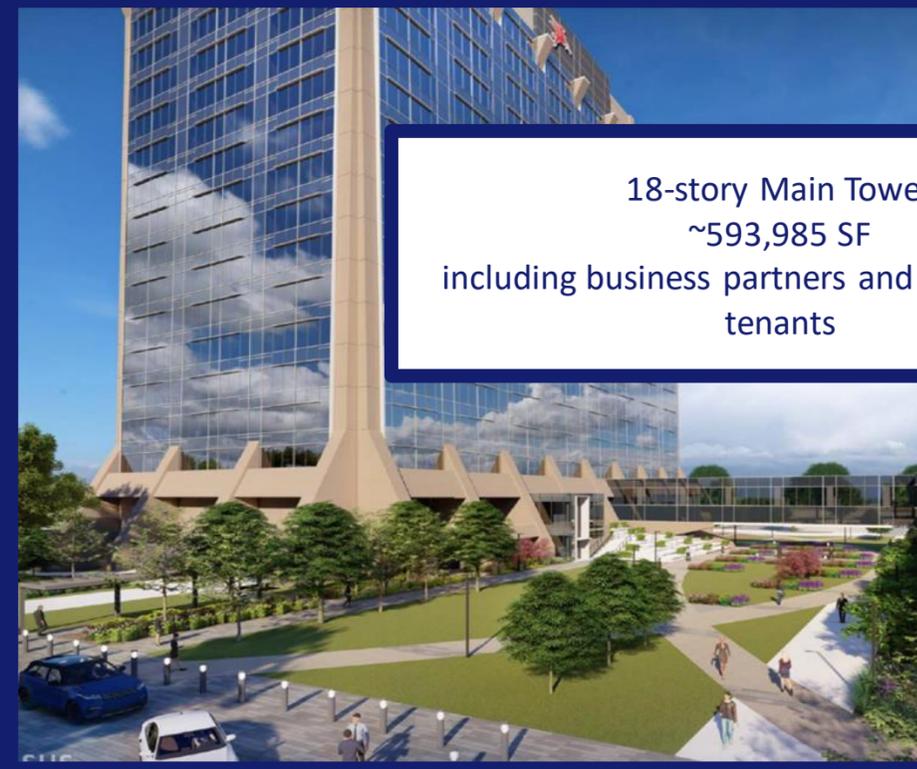
Up to 150,000 SF
Nonprofit and social impact tenants



CONVENE
AT PEGASUS PARK

Conference Center and Events
~16,000 SF

Café, Catering, Lounge, Coffee Bar
~10,000 SF



18-story Main Tower
~593,985 SF
including business partners and Water Cooler tenants



BIOTECH⁺
AT PEGASUS PARK

Flexible lab, training and office space for life science and healthcare entrepreneurs
~31,000 SF



BIOTECH+ HUB AT PEGASUS PARK: THE TIME IS NOW

Dilemma

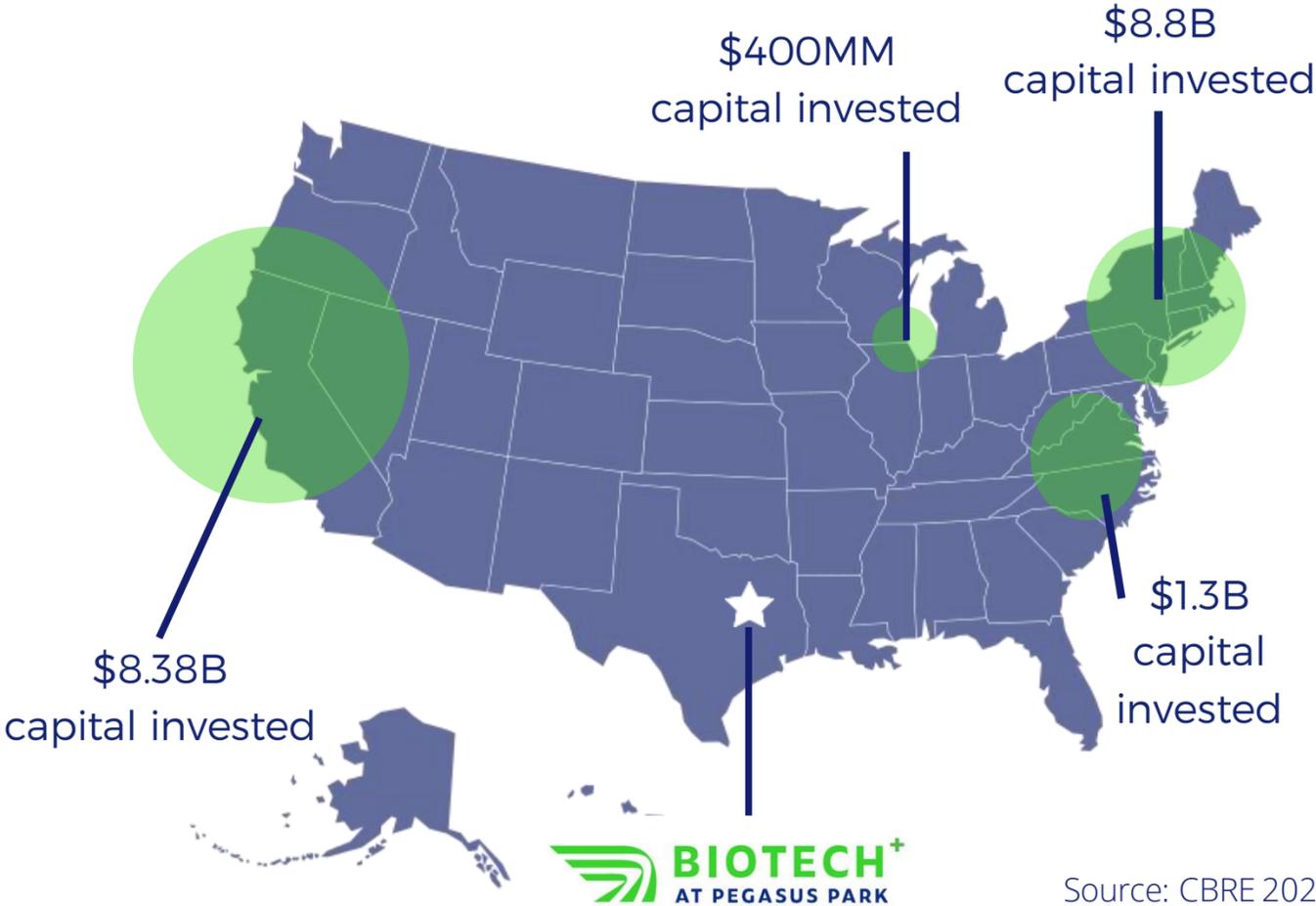
The prominent coastal ecosystems of innovation are close to saturation causing expensive and competitive markets for access to labs, office space, talent, infrastructure.

Solution

Expand enterprising Biotech development in the middle of the country.

Biotech+ Hub's ambition:

- ✓ To position North Texas as one of the Nation's top tier of life sciences startup communities; and
- ✓ To make Texas the next ecosystem for biotech innovation.



Source: CBRE 2020 Life Science Clusters



BIOTECH⁺ HUB

BECAUSE SCIENCE IS THE ANSWER

SECTION 2: BIOTECH⁺ OVERVIEW



To successfully commercialize biotech companies, a strong ecosystem requires a hub

Ecosystem Components:



Outcomes:

- Advance discovery and treatment
- Incubate and scale life science companies
- Attract and build qualified workforce
- Cultivate innovative reputation
- Maximize economic development returns



Biotech+ Hub Focus Areas

1. Affordable Lab Space:

Partnership with BioLabs, a nationally recognized operator that has successfully launched a network of Class A laboratory and office buildings with personalized, talent-driven services and cost-effective month-to-month leases for entrepreneurs in established and emerging biotech clusters.

2. Accelerator

Planning for a new high-profile accelerator program to attract international healthcare and digital health startups that will graduate to office and lab space nearby

3. Local University Pipeline

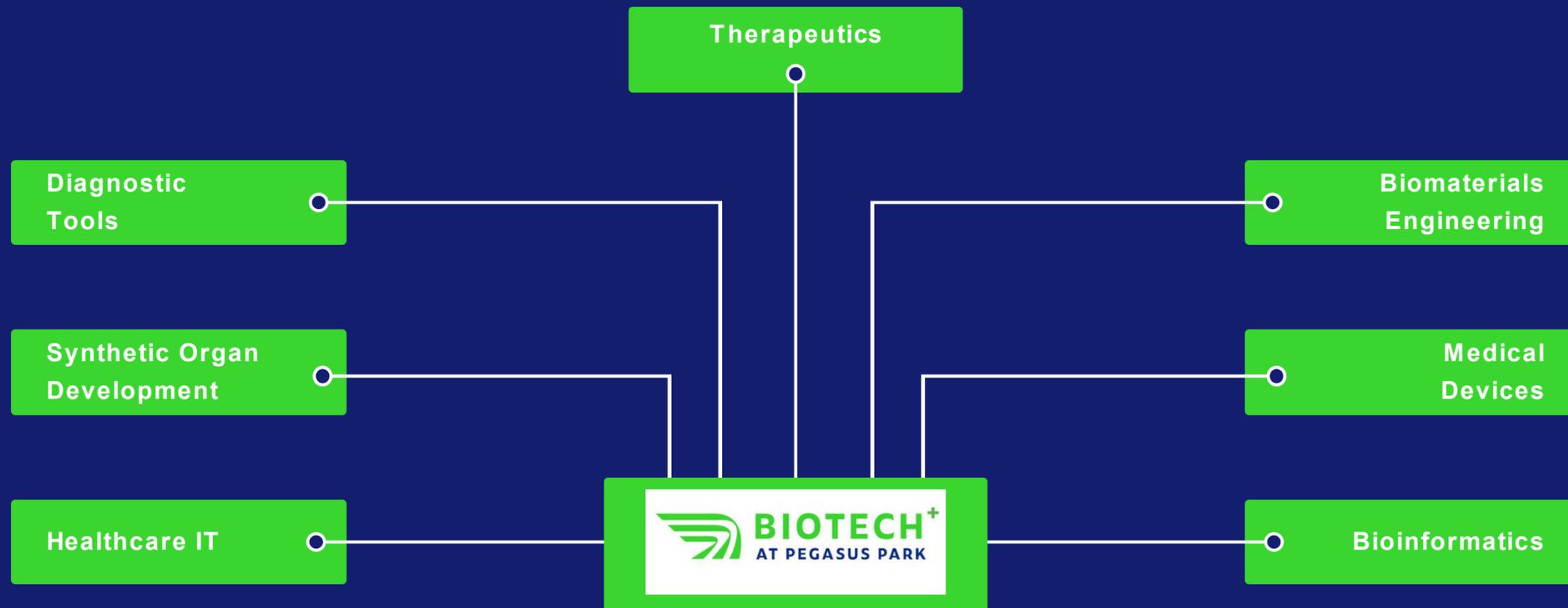
Co-located with university technology licensing and commercialization teams, providing a pipeline for new life sciences companies to start and grow in Dallas. University of Texas Southwestern's Office for Technology Development will be located at Pegasus Park.

4. Welcoming All Life Sciences

Biotech+ Hub will welcome all sources of life sciences and healthcare innovation to prevent, detect, and treat diseases and promote health and wellbeing



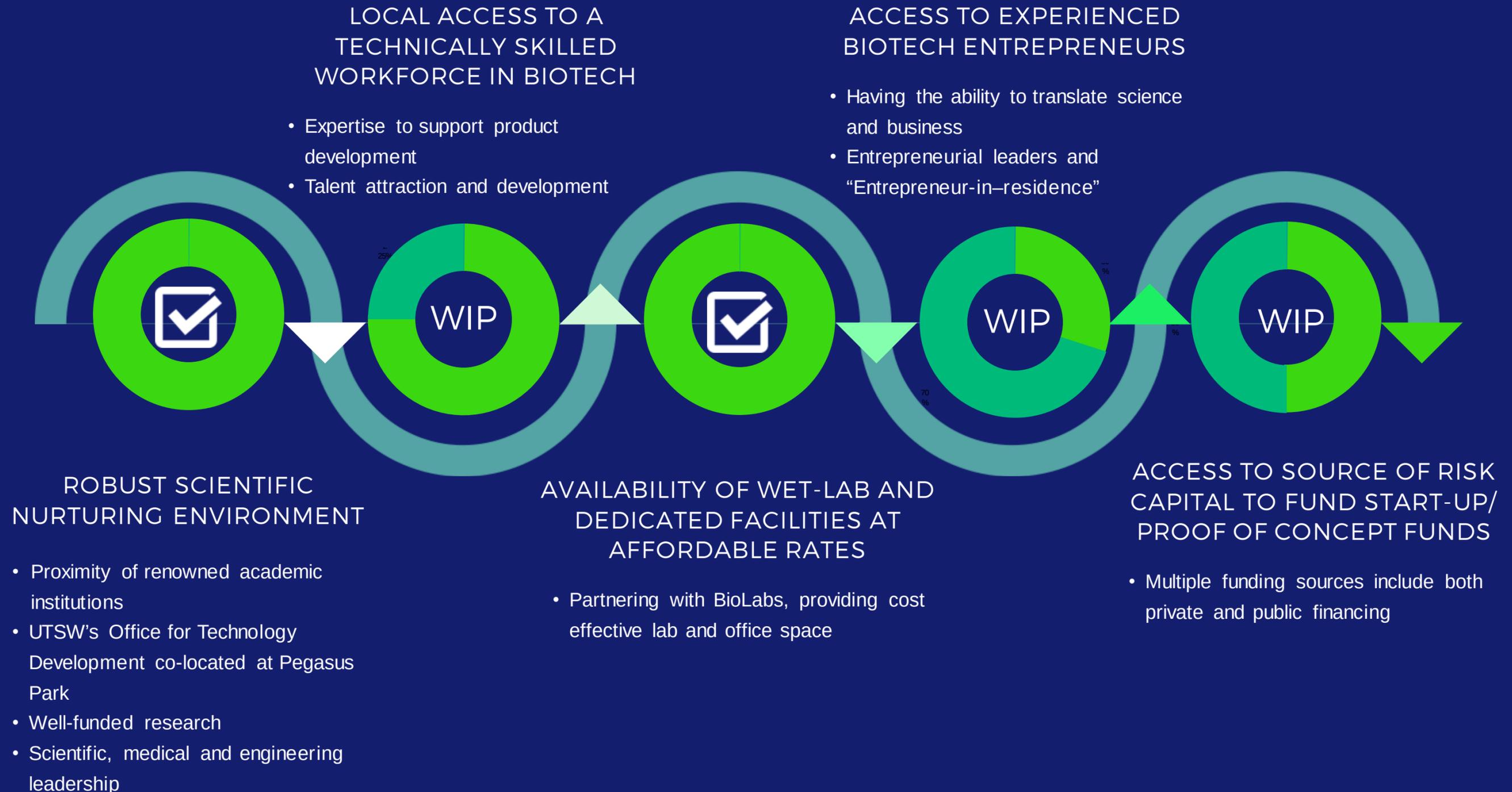
Pegasus Park's **Biotech+ Hub** will welcome all sources of life sciences and healthcare innovation



Not only focused on pharmaceuticals, the **Biotech+ Hub** will welcome innovators from all corners of the life sciences to detect, treat, and prevent diseases and promote human and environmental health.



Core Elements Exist to Establish and Grow **Biotech+ Hub**

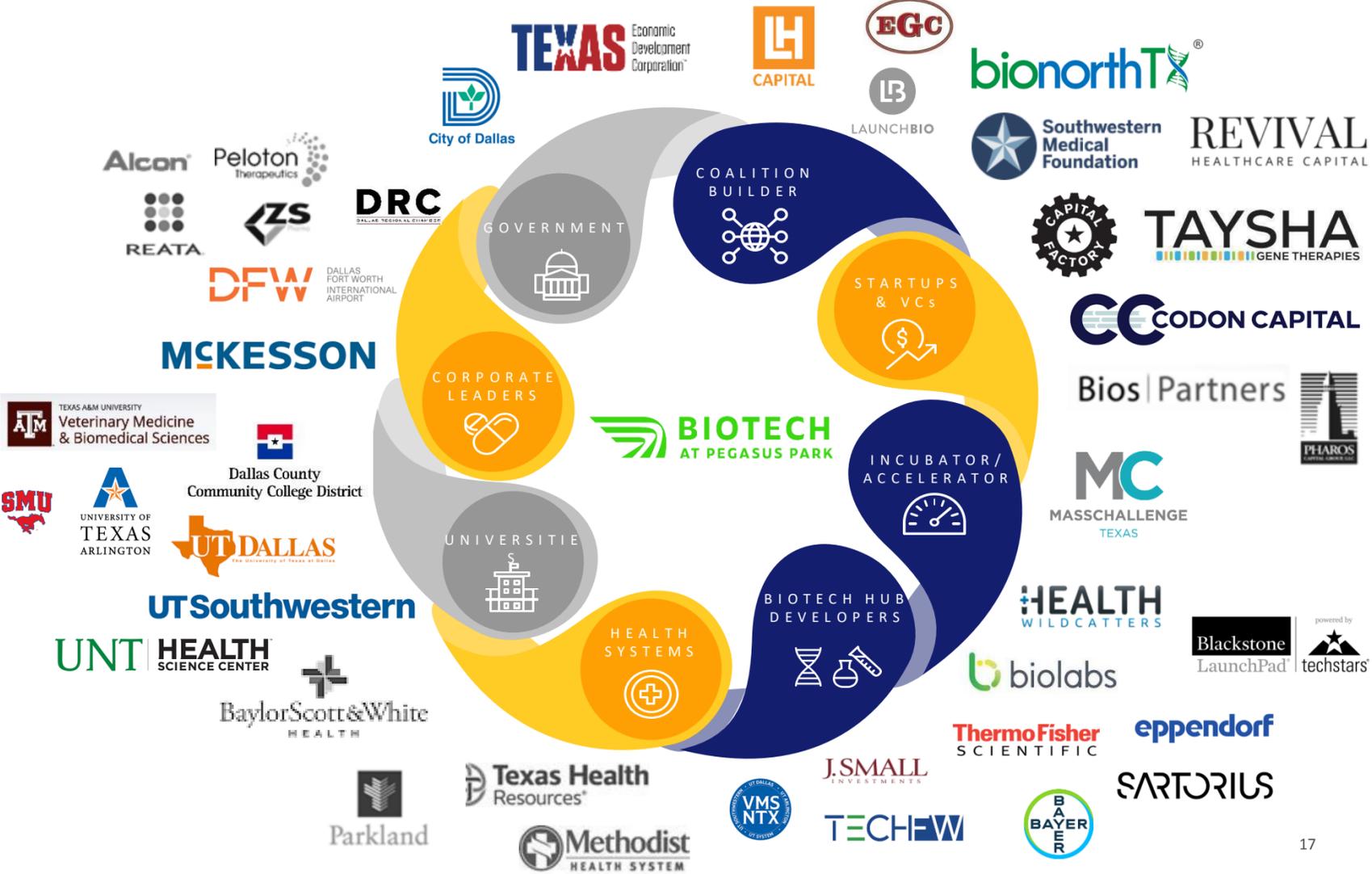


A Rich Ecosystem of Collaboration

Source
partners that can either procure or develop commercially viable IP or startups (Discovery – Pre-Seed)

Launch
partners that can de-risk, develop, and gap fund startups at critical stages (Seed – Series A)

Scale
partners that can acquire or fund at scale to enable Series A – exit funding



Please Note: Logos represent potential stakeholders based in North Texas organizations or national groups associated with BioLabs and do not necessarily indicate involvement in the Biotech+ Hub at Pegasus Park

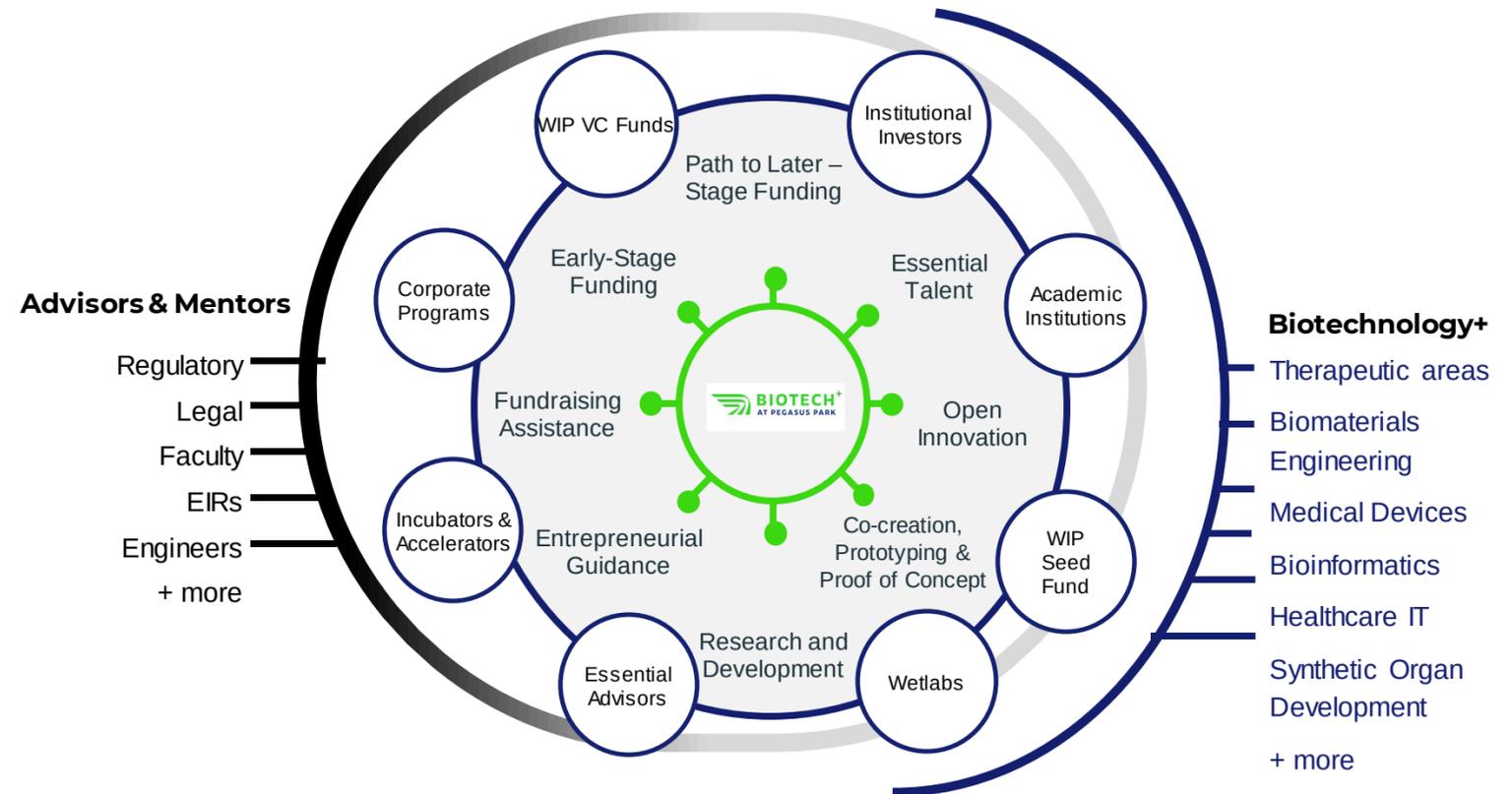


Welcome to the **Biotech+ Hub** at Pegasus Park

- 1 Provide essential range of assets, services, and funding to catalyze biotechnology innovation
- 2 Curate a diverse portfolio of biotechnology+ startups
- 3 Have the necessary talent to advise every stage of company development
- 4 Bring together Dallas ecosystem partners that can provide programs to support launch and scaling of startups

Embedded at Pegasus Park

Work in Progress Philanthropic Seed Fund	Work in Progress VC Funds	Corporate Programs	Incubators and Accelerators	Space and R&D Equipment
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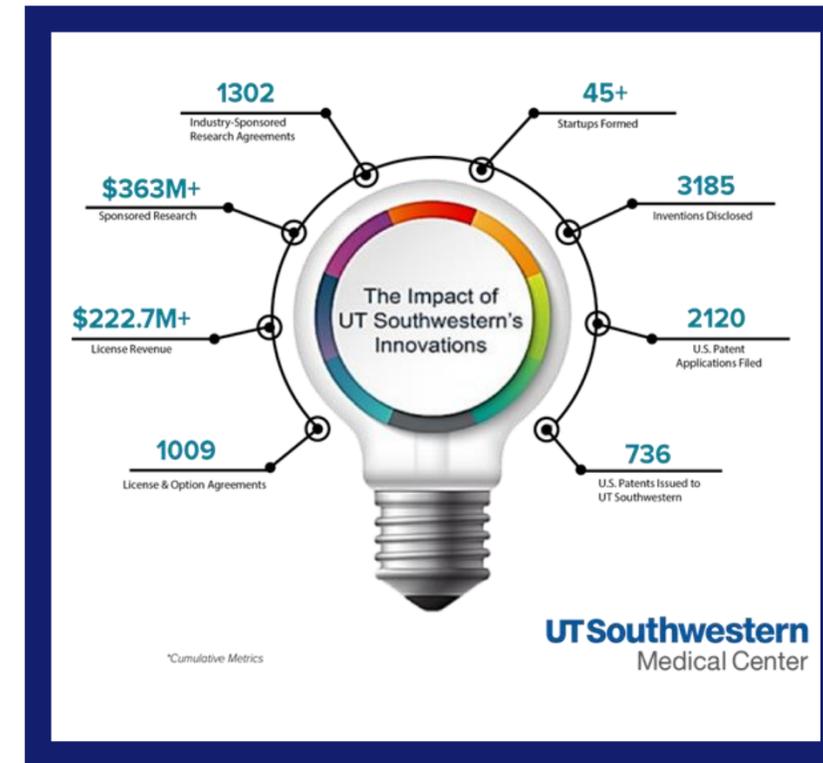
Academic Institutions	Entrepreneurial Developers	Corporate Partners	Health Systems	Institutional Investors
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North Texas Ecosystem Partners



Robust Scientific Nurturing Environment

Pegasus Park plans to engage and collaborate with the scientific research institutions in the North Texas region, such as:



- **Ranked top 5 among worldwide universities in advancing innovation**
UT Southwestern Medical Center ranks fifth in the world in the number of published research articles cited in third-party patent applications
- **NIH, CPRIT and Philanthropic Grants > \$490M in 2019**
- **An incubator for growth**
UT Southwestern's Office for Technology Development facilitates the translation of scientific discovery into improved patient outcomes
- **Economic engine**
69 biotech companies to date have come out of UT Southwestern raising more than \$1.6B invested in Texas. UT Southwestern has also produced over 1,009 Licensing & Option Agreements with over \$403.7M+ in revenue generated
- **Employer**
Creates over 19,000 jobs for the North Texas region

Source:
UT Southwestern



North Texas Seasoned Entrepreneurs and Ventures Leading to Success

A string of successful life science ventures has laid an industry foundation in North Texas by attracting business and scientific talents that created highly valuable companies, such as:

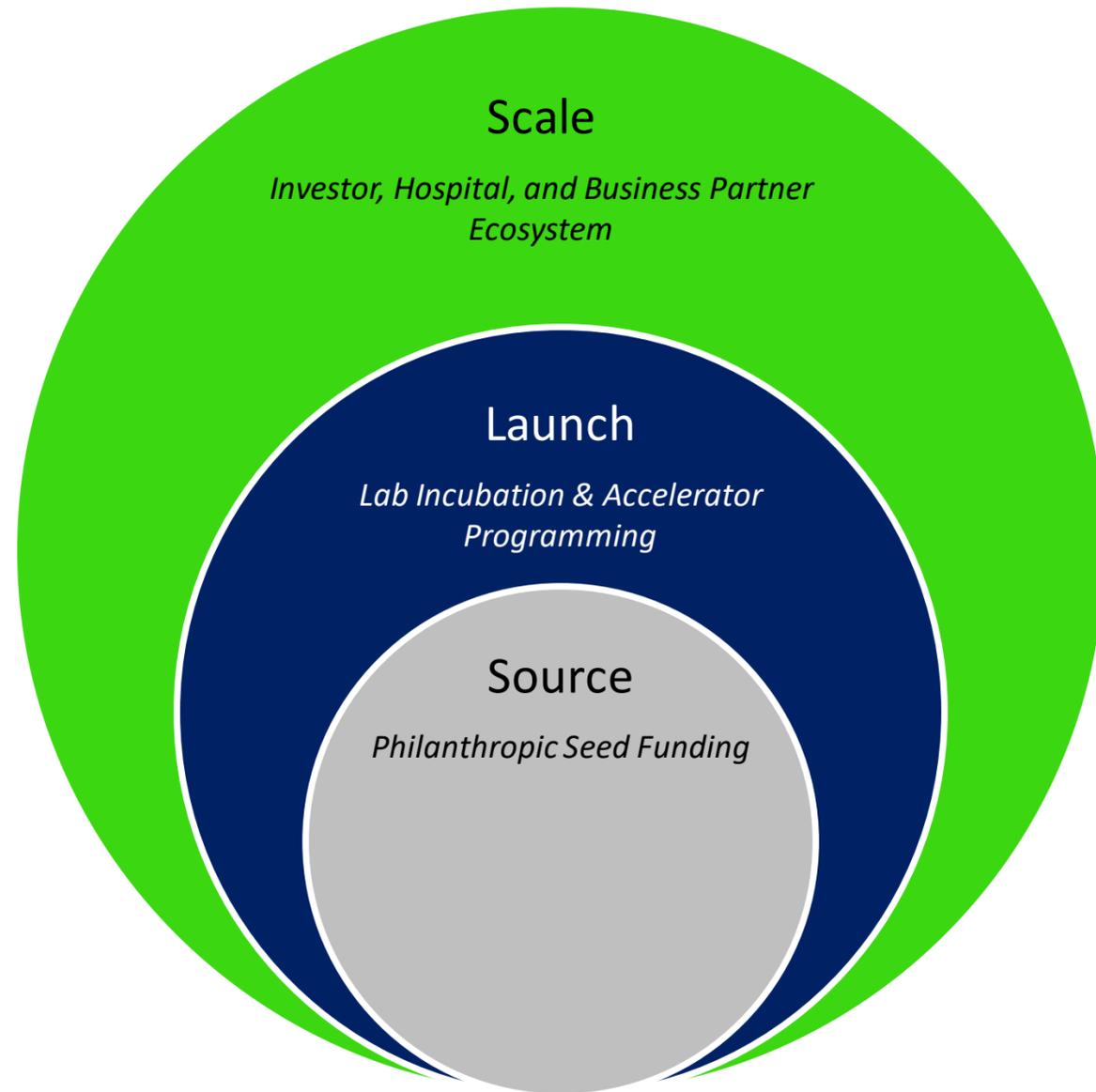


Some examples include:

Company	Latest/Current Financing Series	Total Capital Raised (Figures based on public disclosures/releases)
Texas Magnetic Imaging Technology	Seed	\$3M
Barricade Therapeutics	Seed	\$3M
OncoNano Medicine	Series A Funding	\$66.7M
Recode Therapeutics	Series B Funding	\$80M
Acuate Therapeutics	Series B Funding	\$45.7M
Eyevensys	Series B Funding	\$40M
Gradalis	Late-Stage Venture	\$67.9M
Caris Life Sciences	Growth Capital	\$460M
ZS Pharma	Acquired	\$2.7B
Peloton Therapeutics	Acquired	\$2.2B
Exonics Therapeutics	Acquired	\$1.04B
Encore Vision	Acquired	\$465M
ThermiGen	Acquired	\$82M
Exact Diagnostics	Acquired	\$60M
CerSci Therapeutics	Acquired	\$52.5M
Vitreos Health	Acquired	\$36.5M
MediSource Partners	Acquired	\$1M
Taysha Gene Therapies	Public	\$157M IPO
Vertex Pharmaceutical	Public	\$69.63B Market Cap
Reata Pharmaceuticals	Public	\$5.57B Market Cap
Lantern Pharma	Public	\$122M Market Cap



Potential Funding Opportunities



Model Components across the Biotech Product Dev Lifecycle

	Source	Launch	Scale
<i>Model Objective</i>	Technology de-risking by providing access to specialized labs and shared services (e.g., staff scientists, fellows)	Company forming and accelerator programming to incubate and mature established founding teams to get to Series A	Capital attracting from outside investor network to fuel growth through the pre-clinical to early trial phases
<i>Model Components</i>	Opp. Prioritization with University Office, Advisors in Science and Business, Affiliated labs and network of partners	Investment Committees, Incubation Lab Space, EIRs, Accelerator Programming, Early-Stage Syndicate Partners	Later-Stage Investor Lead, Ecosystem Partners, Sr. Investment Professionals, Founding Operators,
<i>Primary Partners</i>	University Offices, Philanthropies, Government Programs, Pre-Seed Investors	Accelerators, Affiliated Labs, Early-Stage VCs, Public Institutes, Hospital Networks, Corp. Partners	Institutional Investors, Hospital Networks, Corporate Partners
<i>Funding Sources</i>	Charitable Donations, Grants, IP Licenses, Pre-Seed Investors	Seed Investors, Accelerator Services, Corporate and Investors Sponsorships, Early-Stage VCs,	Later-Stage VCs, Corporates, Hospitals
<i>Co. Funding Range(s)</i>	\$50 - \$250K (Pre-Seed)	\$1 - \$25M (Seed to Series A)	\$50 - \$100M+ (Series A to Exit)
<i>Timing</i>	12 – 18 months	1 – 3 years	5 – 10+ years



State-of-the Art Lab Space at Pegasus Park



Over 31,000 SF of flexible lab, training and office space to serve as the epicenter for regional life science innovation.



Partnering with BioLabs, a nationally-recognized operator that provides high-touch services and cost-effective month-to-month leases for science entrepreneurs to set up shop as they seek to commercialize their discoveries.



BioLabs Strategic Footprint

WHO IS BIOLABS?

BioLabs' mission is to build ecosystems and dynamic communities where life science-focused entrepreneurs translate scientific discoveries into high-performing ventures

HOW IS THIS ACCOMPLISHED?

By providing co-working environments that pair premium, fully equipped and supported lab and space with unparalleled access to capital and industry partners

SUCCESSFUL TRACK RECORD

Since 2009, BioLabs helped the formation or launch of >230 companies, members of BioLabs network have collectively raised >\$1 billion in private financing and their member-launched companies have created >800 jobs

biolabs A NATIONAL NETWORK



ROLE AT PEGASUS

At full capacity, the BioLabs facility at Pegasus Park will house up to 35 companies. Companies represent spinouts from area universities and companies that are commercializing technologies licensed elsewhere and now growing in Dallas.



BioLabs at Pegasus Park

FACILITY SIZE

31k Square Feet Total Facility

30-40 Companies at Full Capacity

LABS

130 Total benches

5 Private Labs

OFFICES

100 Total Desks

29 Private Offices

COMMON SUPPORT LABS

Pre PCR, Microbiology, Bioengineering,

Microscopy,

Tissue Culture,

State of the Art Lab Equipment and More

COMMON AREAS

Conference Rooms, Phone Rooms,

Café,

Event spaces and More



 **biolabs** **by the Numbers**

200+

Current companies in residence

50

Dedicated employees, many with scientific degrees and entrepreneurial experience

18

Average months companies are in residence

800+

Jobs created by BioLabs and member companies over last decade

234,000

Square feet under current management across sites

\$73M

Sourced and secured in tenant improvements, cash and in-kind sponsorships by BioLabs

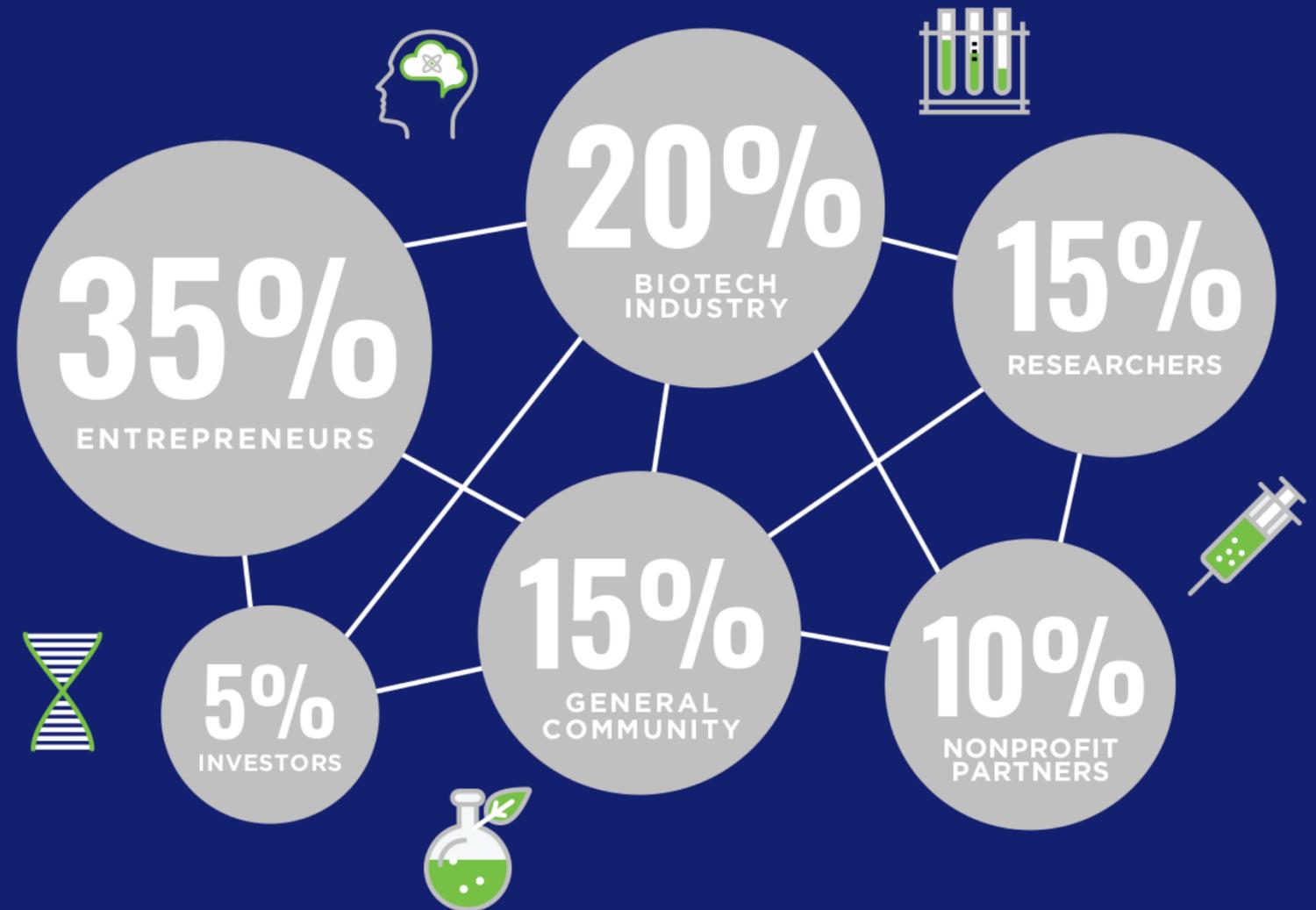
LAUNCHBIO at Pegasus

ROLE AT PEGASUS

LaunchBio is the national 501(c)(3) nonprofit affiliated with the BioLabs network of coworking wet labs for early-stage biotech companies. LaunchBio will work with academic, investor, corporate, trade association and nonprofit partners to build a strong system of support so first-time scientific entrepreneurs can start and grow successful companies at the Biotech+ Hub at Pegasus Park

HOW IS LAUNCHBIO SUCCESSFUL

LaunchBio has built successful support networks in the nation's leading life science hubs, serving nearly 14,000 innovators with programs, counseling and connections





Strategic Footprint

WHO IS LAUNCHBIO

LaunchBio is a national nonprofit whose mission is to build an ecosystem of innovation for the benefit of human health and well-being.

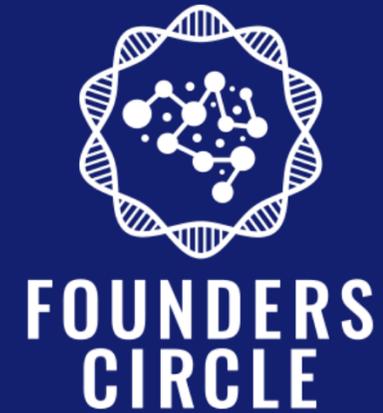
HOW IS THIS ACCOMPLISHED

LaunchBio offers programs and connections that benefit scientific founders as they move their ideas from the lab to the commercial world.

SUCCESSFUL TRACK RECORD

Through its partnership with BioLabs, LaunchBio has helped hundreds of the nation's most promising life science entrepreneurs advance their technologies from startup to proof of concept. These startups have raised hundreds of millions of dollars and forged new pathways for diagnostics and cures.

LARGER
THAN
LIFE
SCIENCE®



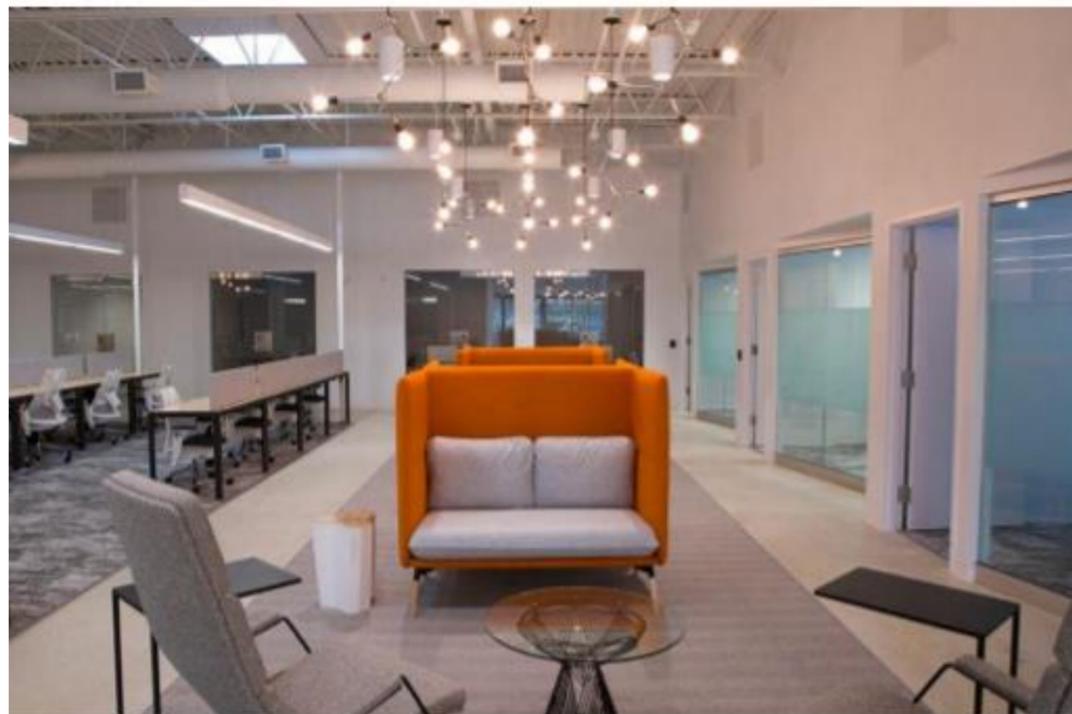
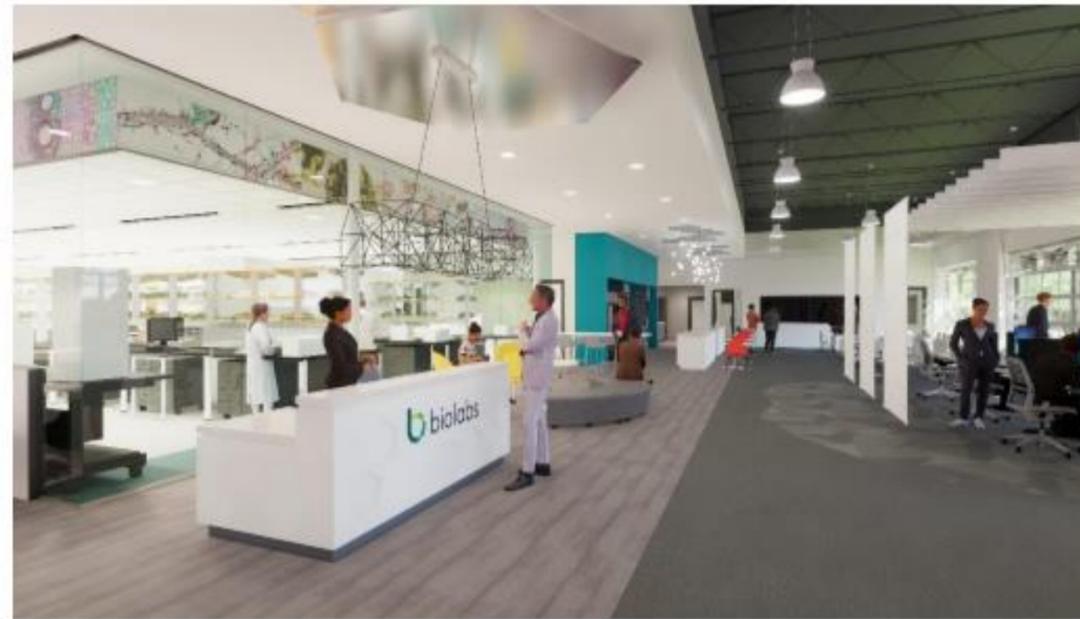
LET'S
TALK
ABOUT:



INVEST
IN
CURES

ROLE AT PEGASUS

LaunchBio is the national 501(c)(3) nonprofit affiliated with the BioLabs network of coworking wet labs for early stage biotech companies. LaunchBio will work with academic, investor, corporate, trade association and nonprofit partners to build a strong system of support so first-time scientific entrepreneurs can start and grow successful companies at the Biotech+ Hub at Pegasus Park.





Please Note: These images are for illustrative purposes only and provided by BioInnovation Labs, LLC.



biolabs Industry Sponsors



CONTACT US

- If you are interested in becoming a **resident** of BioLabs at Pegasus Park, please contact biolabsNTX@biolabs.io or apply at www.biolabs.io/north-texas
- If you are a current or future **entrepreneur** and interested in learning about BioLabs at Pegasus Park contact biolabsNTX@biolabs.io
- If you want to **sponsor entrepreneurship programs** at the Biotech+ Hub at Pegasus Park, please contact PegasusParkBiotech@lhholdings.net
- If you want to become a **Biolabs' sponsor**, please sponsorship@biolabs.io or visit www.biolabs.io/sponsors
- If you want to **invest** in start-ups involved in the Biotech+ Hub at Pegasus Park, please contact PegasusParkBiotech@lhholdings.net
- Any other questions, please complete the [interest form](#)



APPENDIX

SECTION 3: ADDITIONAL INFO



Lyda Hill Philanthropies encompasses the charitable giving for founder Lyda Hill and includes her foundation and personal philanthropy.

The organization is committed to funding transformational advances in science and nature, empowering nonprofit organizations and improving the Texas and Colorado communities.

Because Miss Hill has a fervent belief that "science is the answer" to many of life's most challenging issues, she has chosen to donate the entirety of her estate to philanthropy and scientific research.

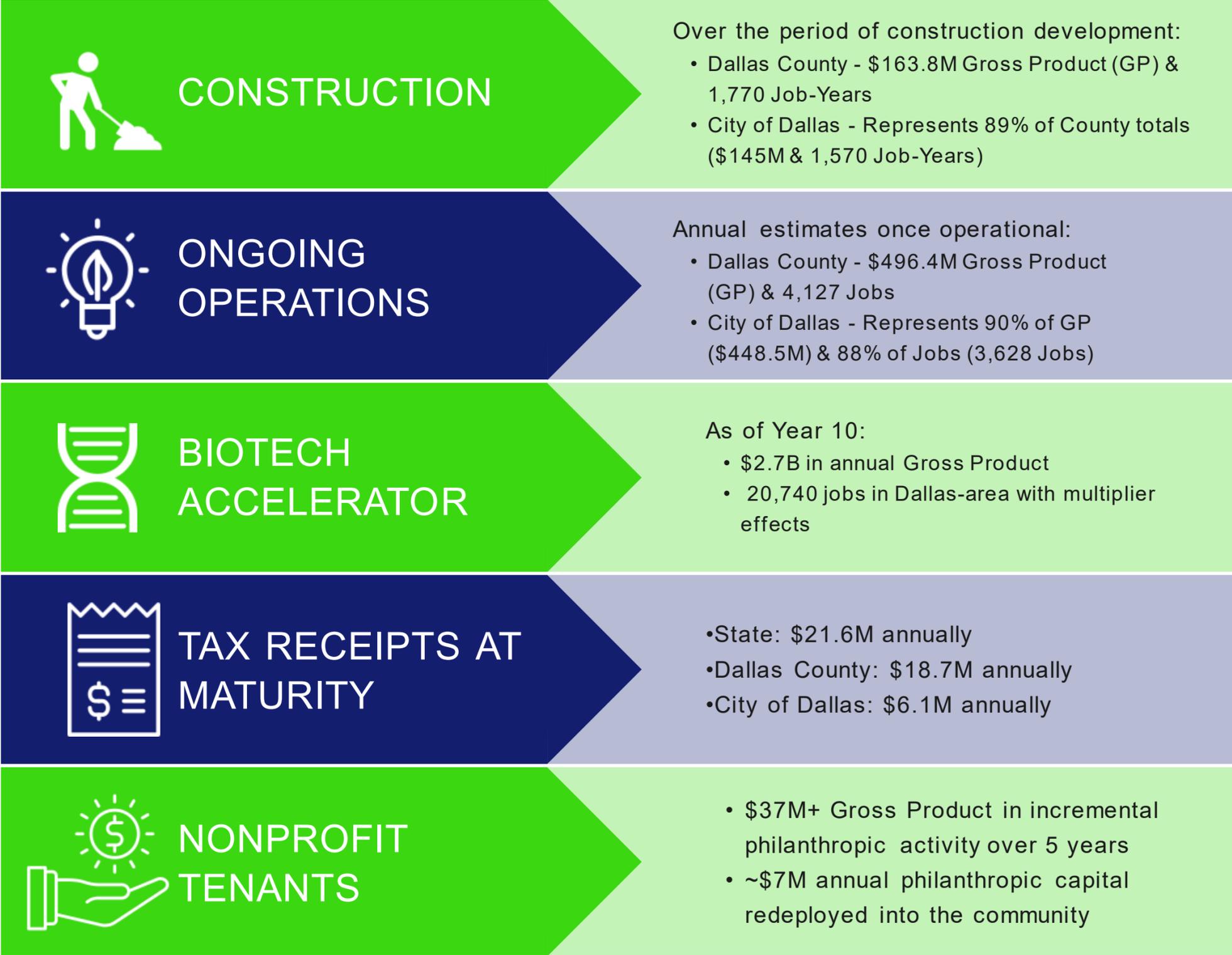
About

Projected Pegasus Park Economic Impact

Pegasus

Park offers a unique opportunity to reclaim a significant site in an underserved area, thus bringing substantial benefits to the City of Dallas and the surrounding region.”

- The Perryman Group



Source: Pegasus Park Economic Impact Study by the Perryman Group



North Texas is the Next Innovation Epicenter

The capability to innovate is the most important determinant of economic growth and of a nation's, state's and region's ability to compete and prosper in the 21st century global economy.¹

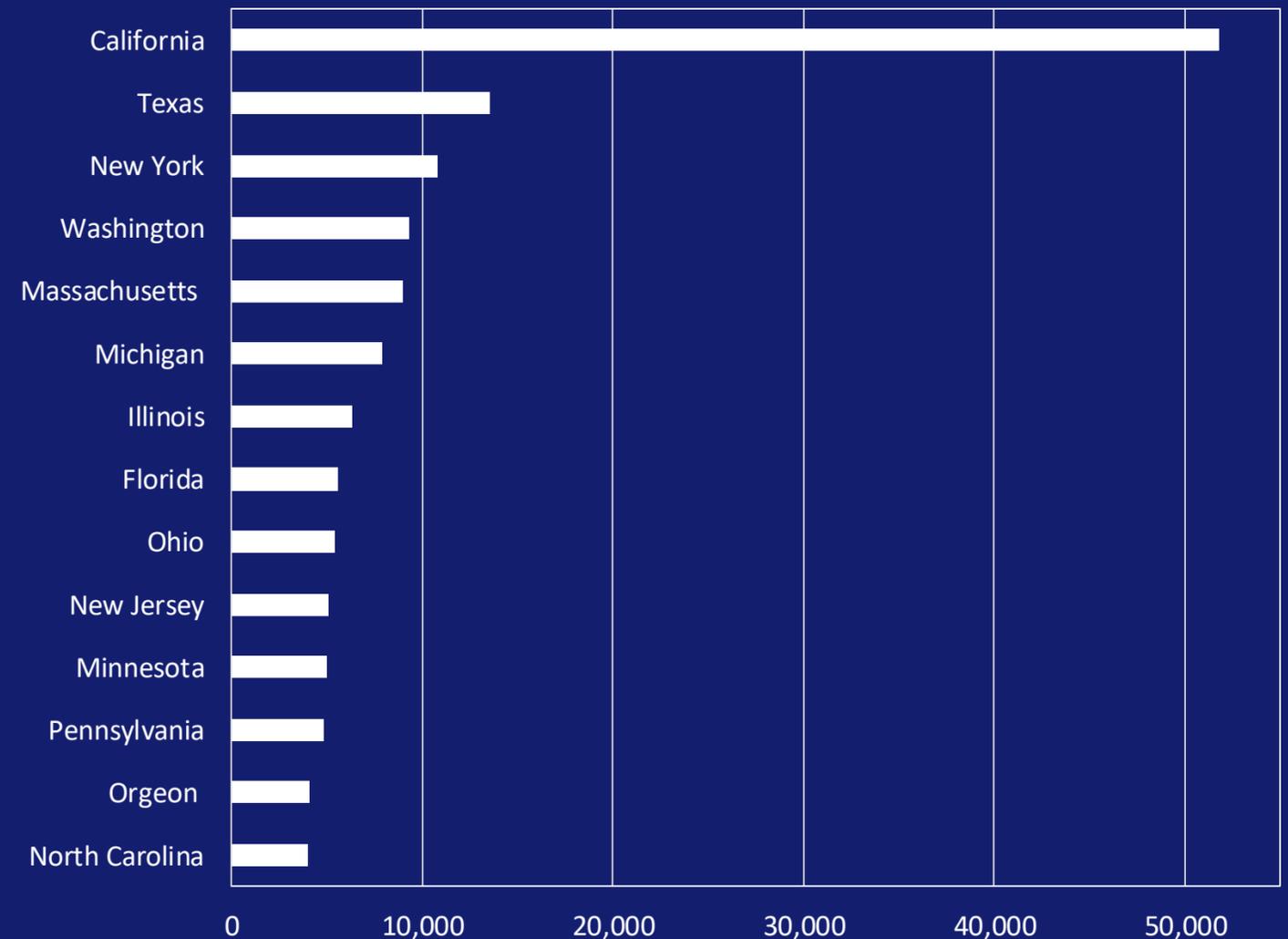
As Dallas Fort-Worth ranks #1 in the country for job creation, capital investment, MSA per Capita GDP, and #5 in most high-tech occupations added. Pegasus has found its home in a growing innovation ecosystem.

UT institutions collectively are ranked No. 3 in the Top 100 Worldwide Universities Granted U.S. Utility Patents for 2019.

- In 2019, UT institutions were granted 276 utility patents from the U.S. Patent and Trademark Office.²

Source:
1: National Resource Council
2: UT System

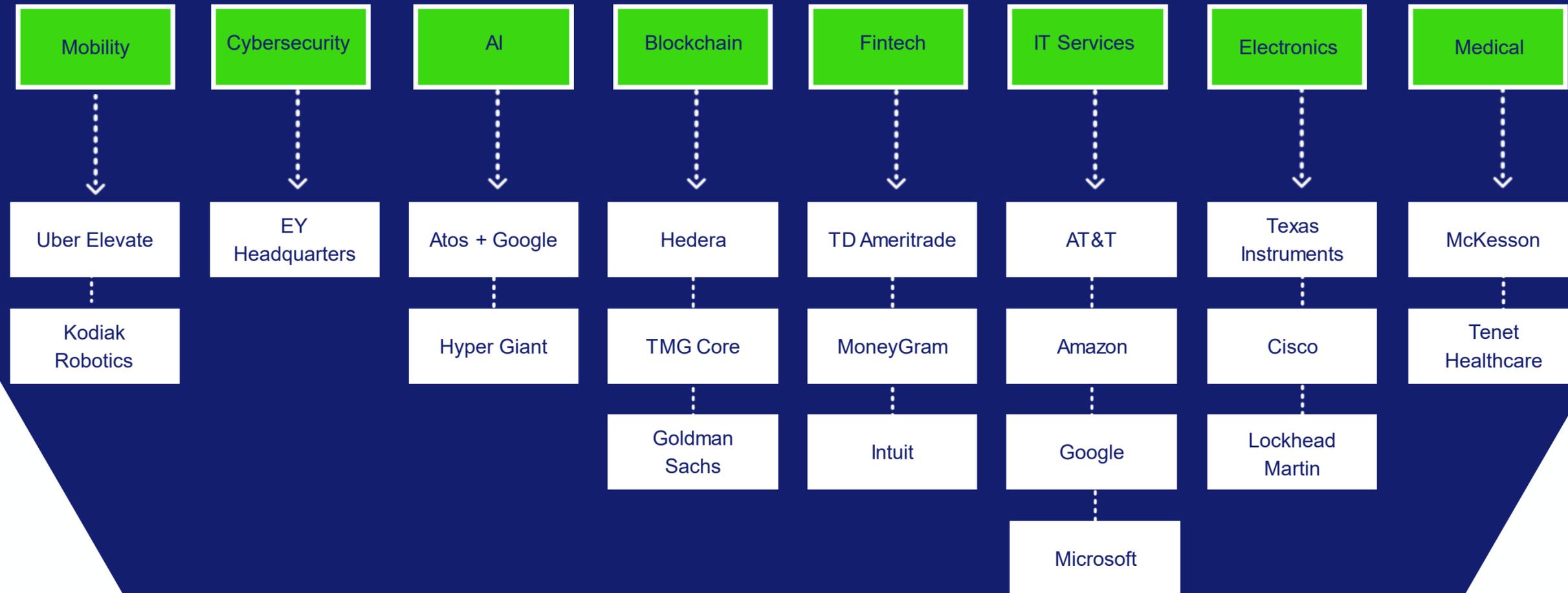
NUMBER OF PATENT GRANTS IN THE US IN FY 2020, BY STATE



Credit: US Patent Office



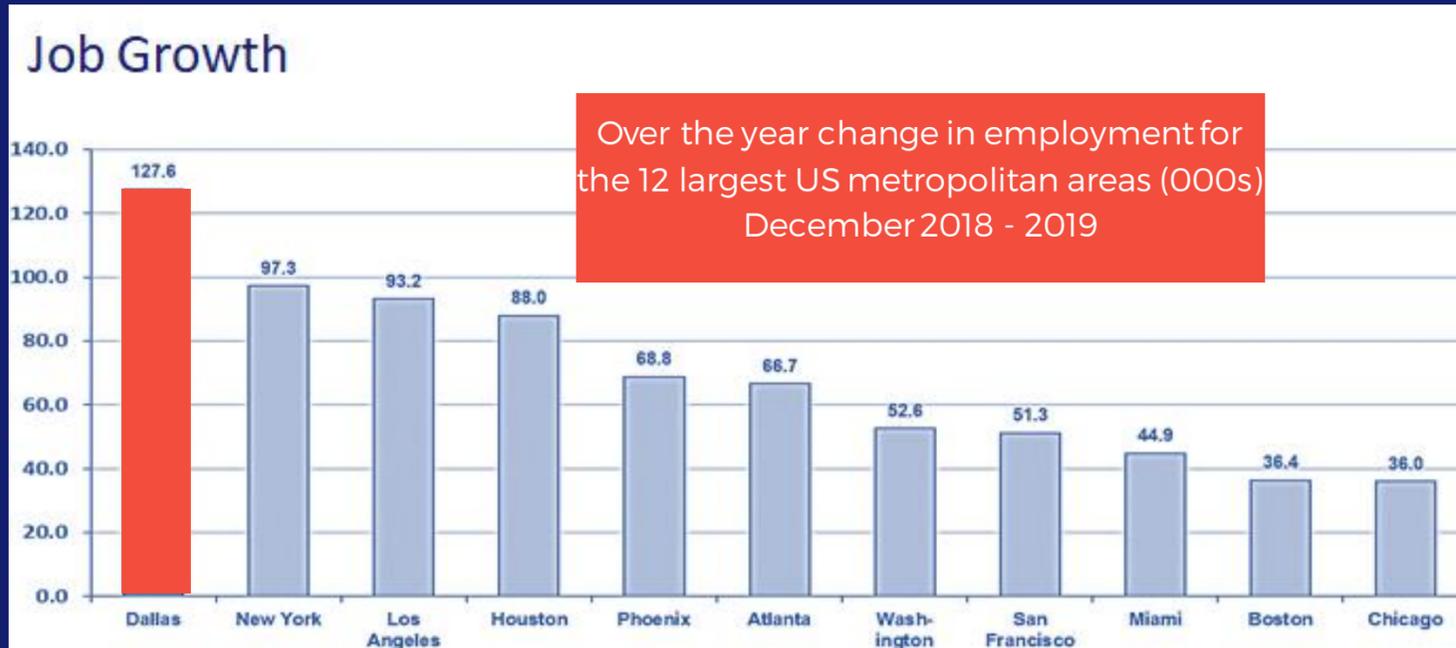
Dallas' Innovation Ecosystem Expands Across Industries



Within the Pegasus ecosystem, scientists, biomedical entrepreneurs, venture capitalists, community leaders, nonprofits and other regional stakeholders will converge to bring the latest innovation to the marketplace.



Talent is the Engine of Pegasus Park



Attracting talent from outside of Dallas

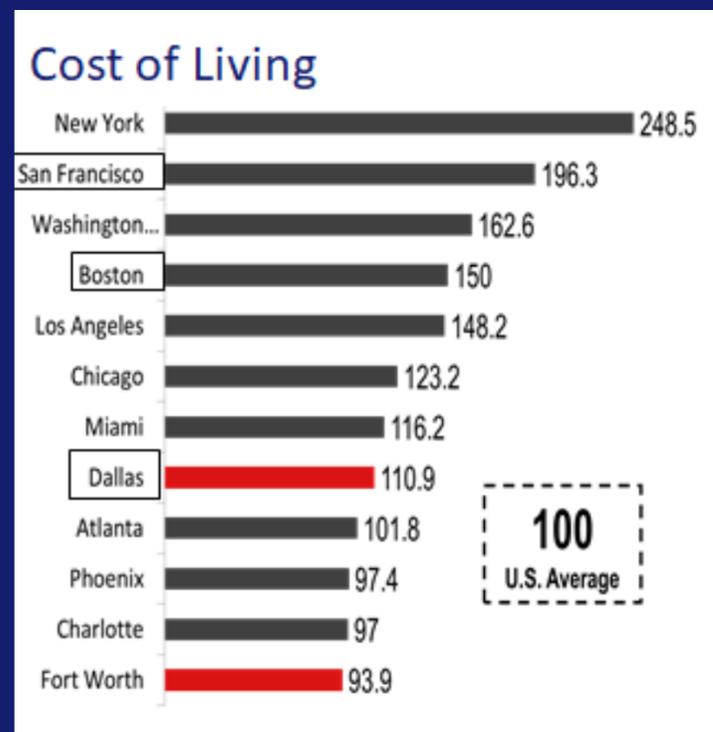
Dallas is a welcoming place for scientists, an attractive place to live, and a good business climate.

Fostering talent in Dallas

The talent pipeline within the Dallas community is strong. Local events (job fairs, partnering days) will allow:

- Colleges, medical schools and companies to connect to talent
- Larger companies to establish relationships with start-ups, entrepreneurs, clinical scientists and tech transfer professionals

These connections ultimately lay the groundwork for future innovation that in turn will result in strategic partnerships, investments and licensing deals for biotech and life sciences startups.



*Source: Statista



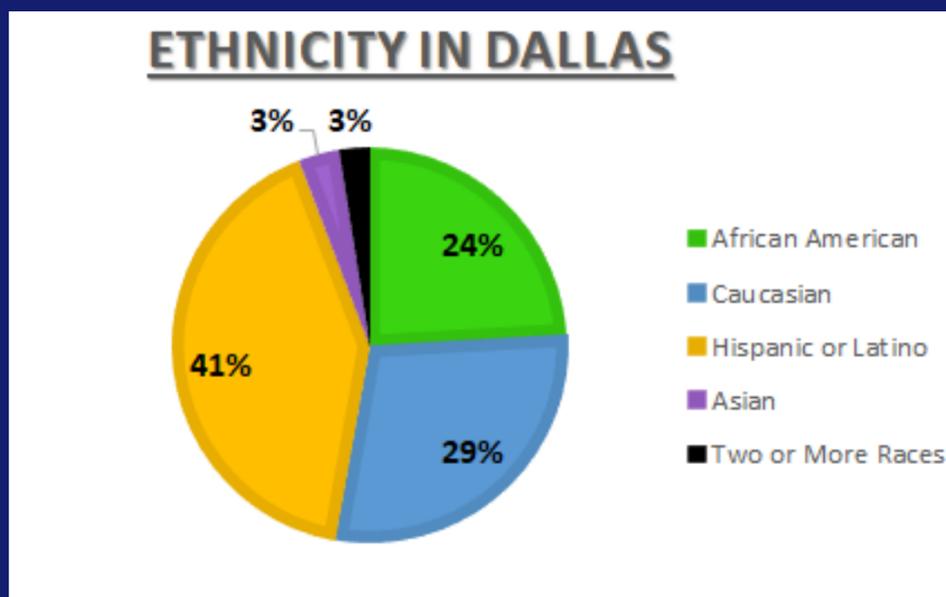
Dallas' Demographics are a Core Strength for Biomedical Research

Population Growth

- DFW gained the largest amount of new residents in a metro area in the US. And will continue this trend over the next decade.*

Diversity, Gender and Age

- A 2019 study by WalletHub measuring socioeconomic, cultural, economic, household, and religious diversity across the 501 most populous cities in America, ranked **Dallas as the 5th most diverse city nationally**.
- The diversity categories Dallas scores highest in are industry, educational-attainment and racial and ethnic diversity.



*Source: Cushman & Wakefield

Pegasus strives...

To engage communities in research on rare diseases and genetic disorders

- UTSW is a center of excellence for rare diseases and pioneers in investigating genetic basis of disease
 - M.S Brown & J.L Goldstein were awarded the 1985 Nobel Prize in Physiology or Medicine for their discoveries concerning the regulation of cholesterol metabolism, leading to new possibilities to prevent and treat atherosclerosis and heart attacks.
 - UT Southwestern Medical Center researchers have discovered a mutation that causes a rare systemic disorder known as X-linked reticulate pigmentary disorder (XLPDR) and, significantly, the unexpected cellular mechanism by which the mutation causes the disease (Starokadomskyy, P., Gemelli, T., Rios, J. et al. DNA polymerase- α regulates the activation of type I interferons through cytosolic RNA:DNA synthesis. Nat Immunol 17, 495-504 (2016).

To enrich population in clinical trials with diverse backgrounds

- Researchers should test medical products across all populations of people to help ensure medical products are safe and effective for everyone who will use them. (Source FDA Guidance 2018)
- The Dallas Heart Study: PCSK9 inhibitors approved by the FDA in 2015 were developed as a result of research done by UTSW geneticists Dr H. Hobbs and Dr. J Cohen using data from this population-based study.



North Texas is the Next Innovation Epicenter

Lean

Start-Up Model For Life Sciences

20X

Cost Reduction

