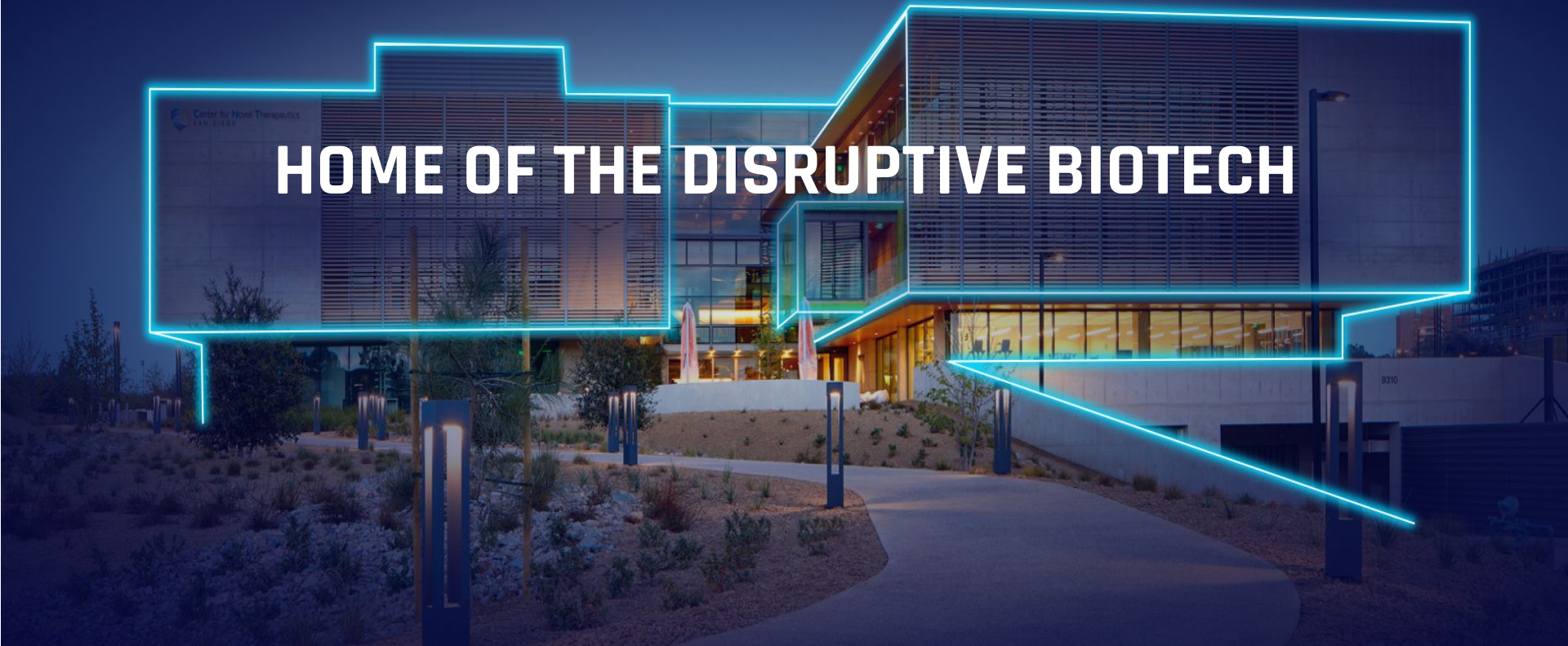


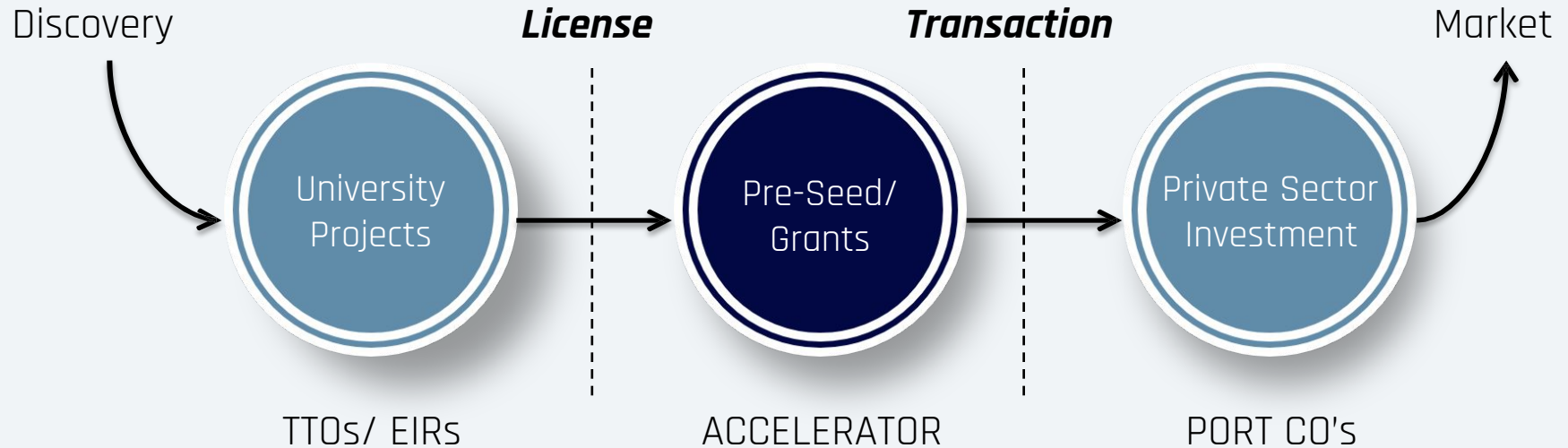
HCMELAB<sup>TM</sup>  
Powered By LabFellows

**HOME OF THE DISRUPTIVE BIOTECH**

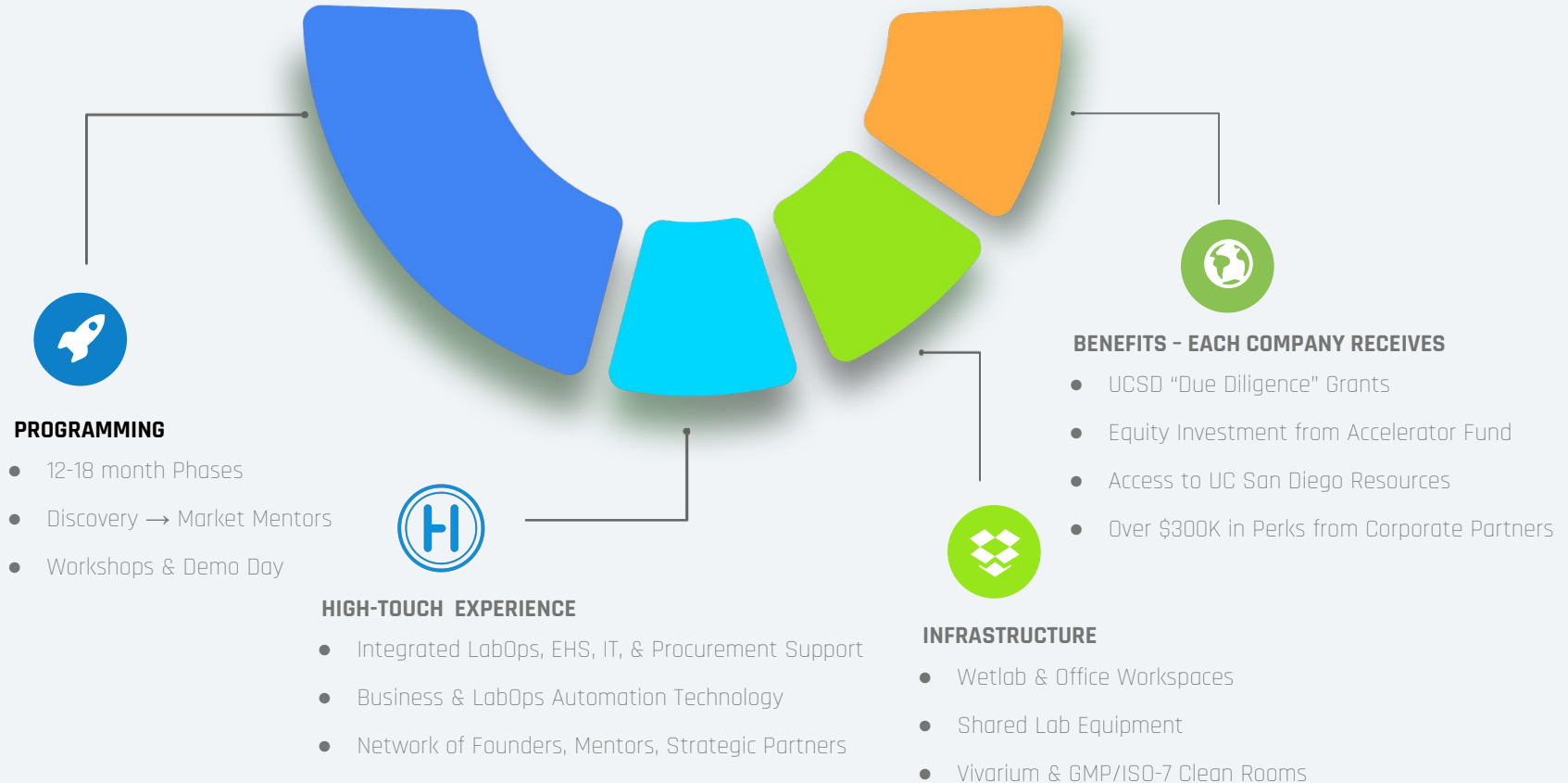


# ACCELERATOR PROGRAM

Provide funding, expertise, and infrastructure to IP opportunities in “long horizon” verticals to bridge them from university science project to private sector investment or corporate partnership.



# Accelerator Playbook



# Innovation Focuses

Our Selection Committee made up of our leadership team, mentors, and strategic partners looks for disruptive biotech teams working on big ideas, in large markets with the right people to win.



**Regenerative  
Medicine**



**Gene & Cell  
Therapy**



**AI For Drug  
Discovery**



**Medical Device &  
Diagnostics**



**Animal  
Health**



**Food  
Tech**



**Lab  
Automation**



**Test Labs**





# Go From Startup To IPO And Beyond

Compete from the Lab Of the Future with all these unfair advantages:



## Plug 'n Play Workspaces

- Flexible Lab & Office Suites
- Shared Community Lab & EQP
- On-Demand GMP Clean Rooms
- Priority Access to UCSD Cores



## High-touch Experience

- Accelerator and Residency Programs
- Fully-managed LabOps, Facilities, EHS, IT, and Source-to-Pay Services
- Secure, Remote-controlled Facilities




## LabFellows Technology

- LabFellows Cloud Apps
- Remote Lab Assistants
- 24/7 Lab Monitoring
- Mobile App (Android/iOS)



## HomeLab Fellows Network

- Capital & Business Dev support
- Group Purchasing Discounts
- VIP Events & Workshops with Top VCs & Startup Mentors

The background image shows a laboratory workspace with white cabinetry, glass-fronted storage units, and various lab equipment. A bright blue overlay covers the left side of the image. A glowing cyan outline, resembling a stylized building or a series of connected lines, traces the right side of the lab area, starting from the floor and going up to the ceiling, then following the structure of the lab benches and storage units.

Welcome to Your Workspace

## Where Science Meets Technology To Do Life's Best Work.

Pre-wired for lab automation, monitoring, and remote access control. Standard utilities and backup power included so you can spin up experiments in minutes.

# Full Service Support

You bring the science, we take care of everything else.

## Source-to-Pay

- ◉ Day-to-day Purchasing
- ◉ Rush Orders
- ◉ Information Requests (RFIs)
- ◉ Quote Requests (RFQs)
- ◉ Proposal Requests (RFPs)
- ◉ Resolving Order & Delivery Issues
- ◉ Setup Supplier Accounts
- ◉ Setup Hosted & Punchout Catalogs
- ◉ Accounts Payable
- ◉ 3-way Matching
- ◉ Accounting Integration - Bill Sync



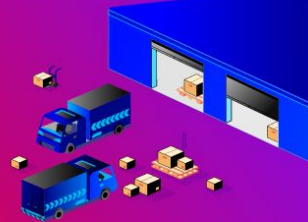
## LabOps

- ◉ Lab Monitoring
- ◉ Stockroom Management
- ◉ Manage Lab Gas & Dewars
- ◉ Dry Ice Delivery
- ◉ Inventory Management
- ◉ Asset Management
- ◉ Upload Service Records
- ◉ Lab Coat Laundering
- ◉ Moving/Relocation



## Facilities

- ◉ Facilities Access Control
- ◉ Community Lab Access
- ◉ Flex Clean Room Access
- ◉ Shipping & Receiving (S&R)
- ◉ Coordinate Delivery & Installation
- ◉ Upload Packing Slips
- ◉ Janitorial Services
- ◉ Lab Buildouts & Alterations



## Environmental, Health & Safety (EHS)

- ◉ HomeLab EHS Programs & Training
- ◉ Keep Regulatory Records
- ◉ Submit and Manage Permits
- ◉ Compliance Audits
- ◉ Manage Biohazardous Waste
- ◉ Bulk Chemical Waste



## Managed Information Technology (IT)

- ◉ Wireless Internet
- ◉ Dedicated Network Access
- ◉ VOIP Phone Lines
- ◉ Remote Desktop Management
- ◉ Software Vendor & License Management
- ◉ Intrusion & Antivirus Support
- ◉ Security Awareness Training
- ◉ Server/AD Config. & Management



## Administrative Controls

- ◉ Role-based Permissions
- ◉ Groups/Teams
- ◉ Multiple Locations
- ◉ Internal Purchase Approval Routing
- ◉ Internal Invoice Approval Routing
- ◉ Multiple Billing Contacts
- ◉ Budget & COA Codes
- ◉ Accounting Integrations
- ◉ Data & Analytics
- ◉ Security





# World-class Amenities

## Community Lab

Access shared equipment and GMP Clean Rooms in the HomeLab Network.

## BioInnovation Center

Listen to luminaries, book meeting rooms, or grab a hot desk.

## Atrium and Wraparound Terrace

Perfect event space for team, customer, and investor gatherings.

## Fitness Benefits

Modern fitness center. Checkout complimentary surfboards for the beach.

## Easy Access to Public Transportation

Near MTS Trolley Station. On-site bike storage and repair tools.

## Cafe & Restaurant

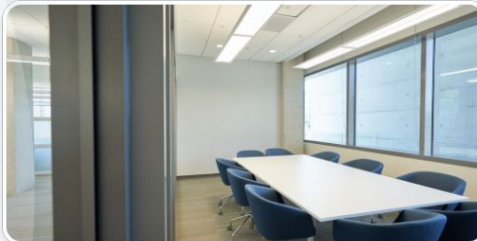
Locally sourced service breakfast, lunch, and happy hour.

## Autoclave & Industrial Dishwashing

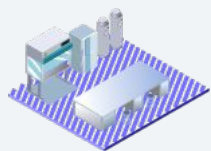
High-performance equipment to avoid contamination and ensure safety.

## Centralized Shipping & Receiving

Seamless support for your packages and deliveries.



## HomeLab Suites



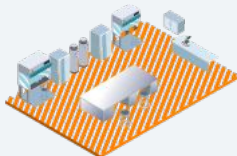
### NANO



For 1-3 Fellows



350 RSF



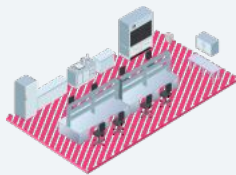
### MICRO



For 4-6 Fellows



500 RSF



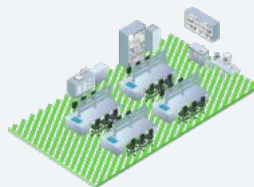
### DELUXE



For 6-12 Fellows



1,600 RSF



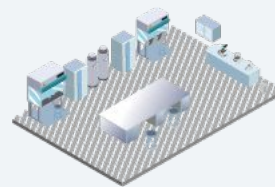
### MEGA



For 15-28 Fellows



4,000 RSF



### CLEAN ROOM



For 6-8 Fellows



1,600 RSF



### GIGA



For 25-38 Fellows



7,589 RSF



16 Desks



16 Parking



## First Floor

9310 Athena Circle, La Jolla, CA 92037



Community Lab & Flex Clean Room



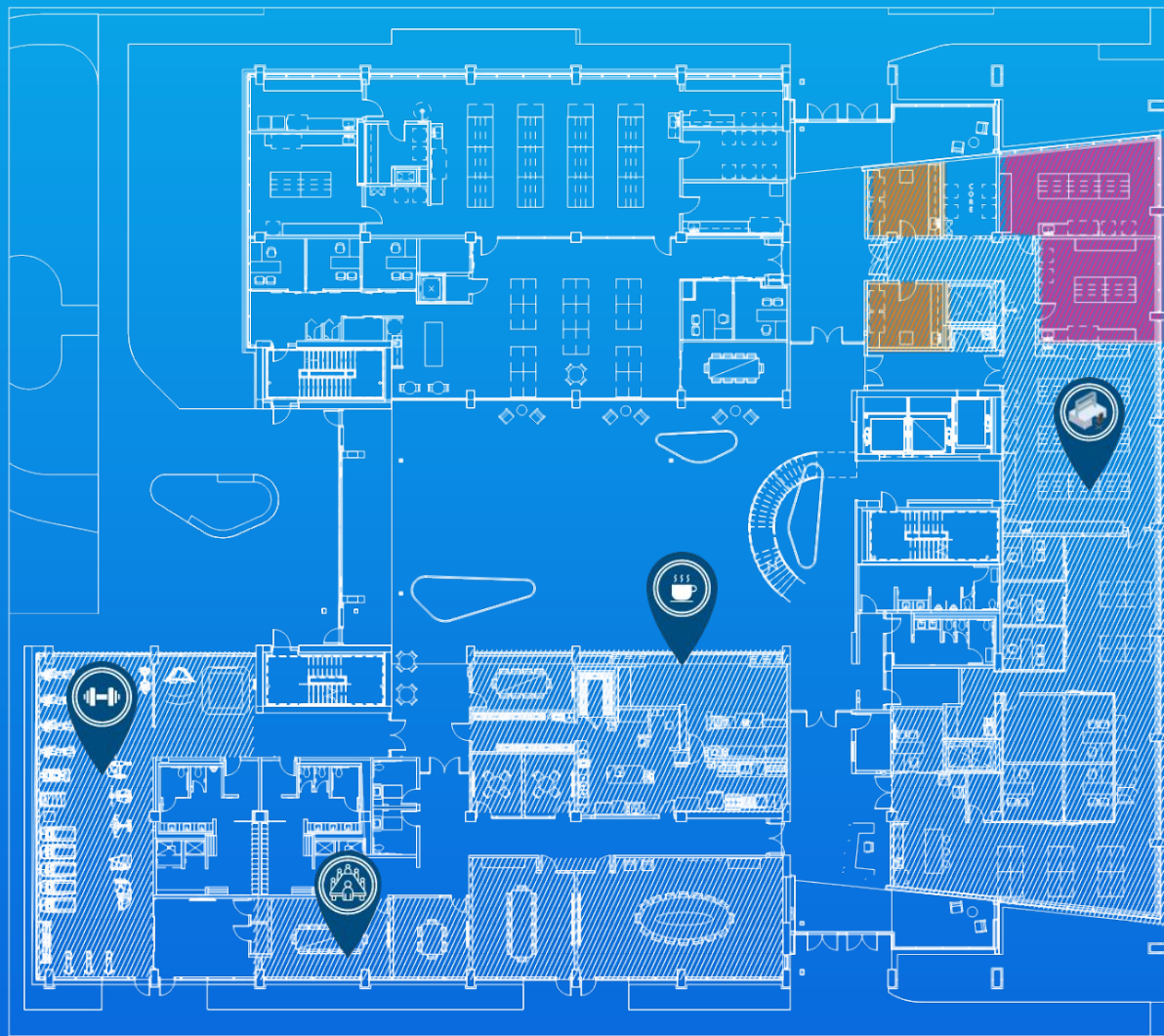
Cafe



Fitness Center

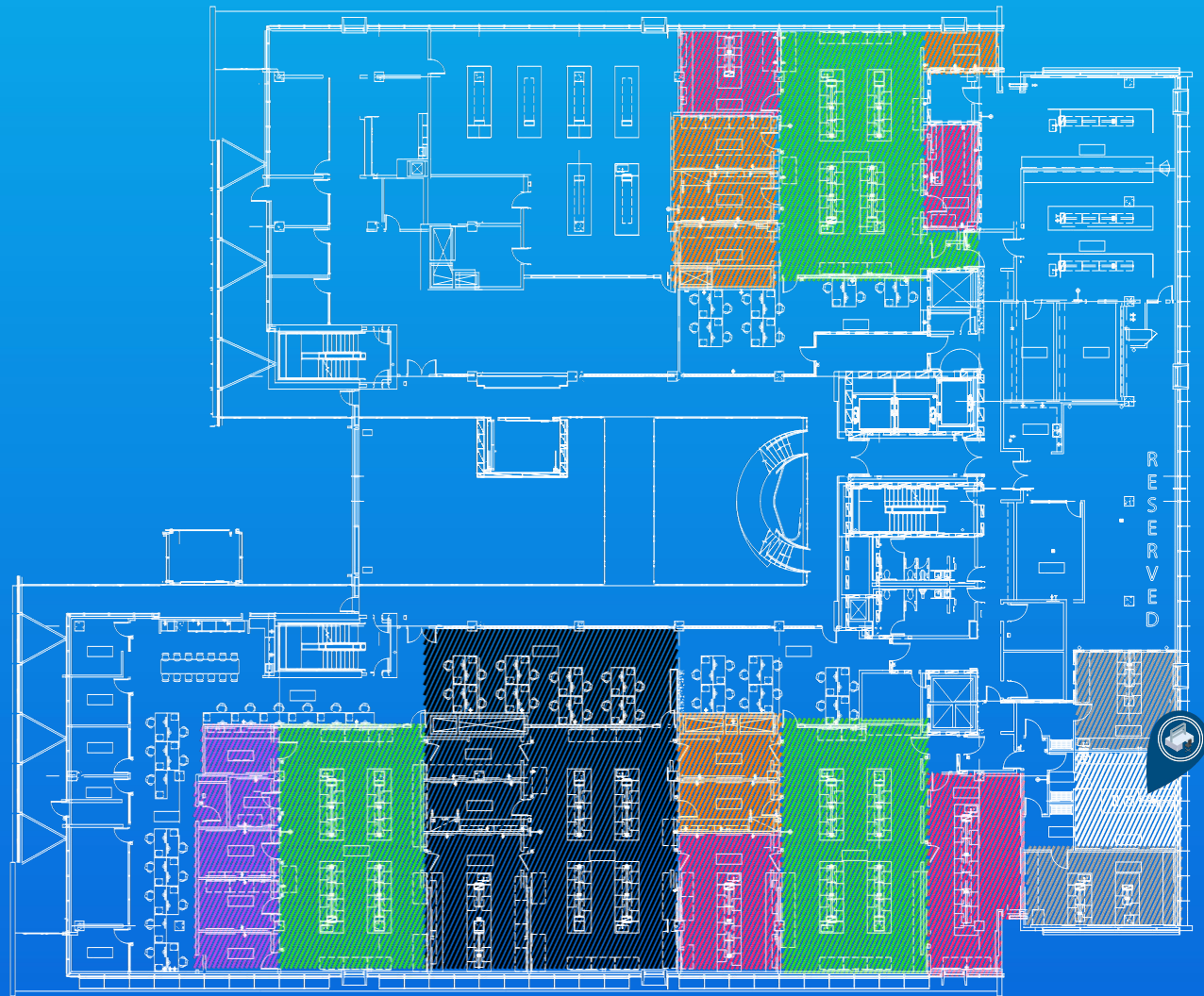


Conference Center



## Second Floor

9310 Athena Circle, La Jolla, CA 92037



# The HomeLab Experience

The perfect level of business and LabOps support,  
whether you're just incorporating or ready to go public!

ACCELERATOR

DISCOVERY

DEVELOPMENT

Custom

## HFN HomeLab Fellows Network

Sponsored Programs	✓
Sponsored Events	✓
Sponsored Services	✓
HomeLab App	✓

## Lab Ops

Manage Lab Gas & Dewars	✓
Coordinate Dry Ice Delivery	✓
Continuous Lab Monitoring	Standard
Inventory Management	✓
Asset Management	✓
Upload Service Records	✓
Lab Coat Laundering	Co-Branded*
Lab Buildouts & Alterations	✓

## Facilities

Touchless Access Control	Mobile
Community Lab Access	✓
Flex Clean Room Access	✓
Shipping & Receiving (S&R)	Dock-to-Bench
Coordinate Delivery & Installation	✓
Upload Packing Slips	✓
Janitorial Services	Standard
Moving/Relocation	✓

## Environmental, Health & Safety (EHS)

HomeLab EHS Programs & Training	Standard
Keep Regulatory Records	✓
Submit and Manage Permits	✓
Compliance Audits	Standard
Manage Biohazardous Waste	Up to 50 lbs
Bulk Chemical Waste	✓

## Information Technology (IT)

Shared Wireless Internet	✓
Dedicated Network Access	25 Mbps
VOIP Phone Lines	✓
Remote Desktop Management	✓
Software License Management	✓
Intrusion & Antivirus Support	✓
Security Awareness Training	✓
Server/AD Config. & Management	✓

## Source-To-Pay

Supplier Enablement	✓
HFN Service Providers	✓
Manage Supplier Catalogs	✓
Sample & Equipment Demo Requests	✓
Purchase Orders	100
Rush Orders	✓
Order Issue Resolution	✓
3-way Matching	✓
Invoice Payments	✓
Accounting Data Sync	QuickBooks Online
Request for Quotes (RFQs)	✓
Request for Proposals (RFPs)	✓

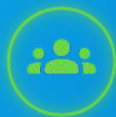


Build your own fellowship

# ACCELERATOR MENU

1

Select Your  
Homelab



## Flex Bench

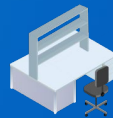


1

14

**\$528/MONTH**

## Dedicated Bench



1-6

14

**\$1,583/MONTH**

2

Choose your  
experience

### ACCELERATOR

For accelerator teams only.

**\$333/MONTH**

**\$1,000/MONTH**

### DISCOVERY

For Teams Just Starting Out

**\$667/MONTH**

**\$2,000/MONTH**

### DEVELOPMENT

Great for Growing Teams

**N/A**

**N/A**

3

CUSTOMIZE IT



## Sponsored Services

- Source-to-Pay
- Lab Services
- Facilities & Janitorial
- Environmental, Health & Safety (EHS)
- Information Technology (IT)

- Source-to-Pay
- Inventory Management
- Lab Buildouts & Alterations
- Moving/Relocation



## Extras

- |   |                        |   |               |
|---|------------------------|---|---------------|
| + | Hot / Dedicated Desk   | + | Office Suite  |
| + | Flex / Dedicated Bench | + | Office Studio |
| + | Flex Clean Room        | + | Cold Storage  |
| + | VIP Office Suite       |   |               |

Build your own fellowship

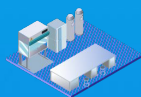
# RESIDENCY MENU

1

Select your  
Homelab



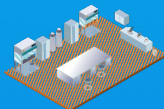
## NANO



1-3  
350

\$6.00 NNN/MONTH

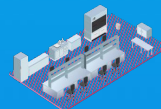
## MICRO



4-6  
500

\$6.00 NNN/MONTH

## DELUXE



6-12  
1600

\$6.00 NNN/MONTH

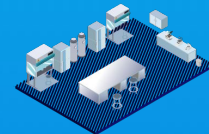
## MEGA



15-20  
4000

\$6.00 NNN/MONTH

## CLEAN ROOM



6-8  
1,600

\$7.00 NNN/MONTH

2

Choose your  
experience

### DISCOVERY

For Teams Just Starting Out.

\$3,500/MONTH

\$3,500/MONTH

\$3,500/MONTH

\$3,500/MONTH

\$3,500/MONTH

### DEVELOPMENT

Great for Growing Teams.

\$5,000/MONTH

\$5,000/MONTH

\$5,000/MONTH

\$5,000/MONTH

\$5,000/MONTH

### DISRUPT

More Admin & Regulatory Support

Custom Pricing

Custom Pricing

Custom Pricing

Custom Pricing

Custom Pricing

3

CUSTOMIZE IT



## Sponsored Services

- Source-to-Pay
  - Lab Services
  - Facilities & Janitorial
  - Environmental, Health & Safety (EHS)
  - Information Technology (IT)
- Source-to-Pay
  - Inventory Management
  - Lab Buildouts & Alterations
  - Moving/Relocation



## Extras

- + Hot / Dedicated Desk
  - + Flex / Dedicated Bench
  - + Flex Clean Room
  - + VIP Office Suite
- + Office Suite
  - + Office Studio
  - + Cold Storage



## Residency Menu

# GIGA

\*Includes Discovery experience

Our most popular option designed for  
larger teams of 25-38 Fellows in 7,400 rsf.



Fellows

25-38



Desks

16



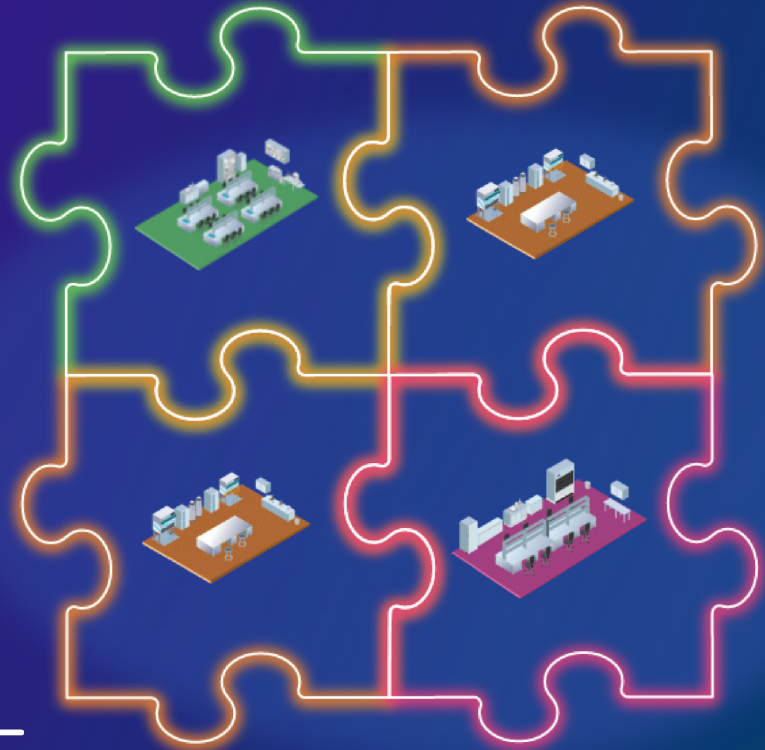
Parking

16

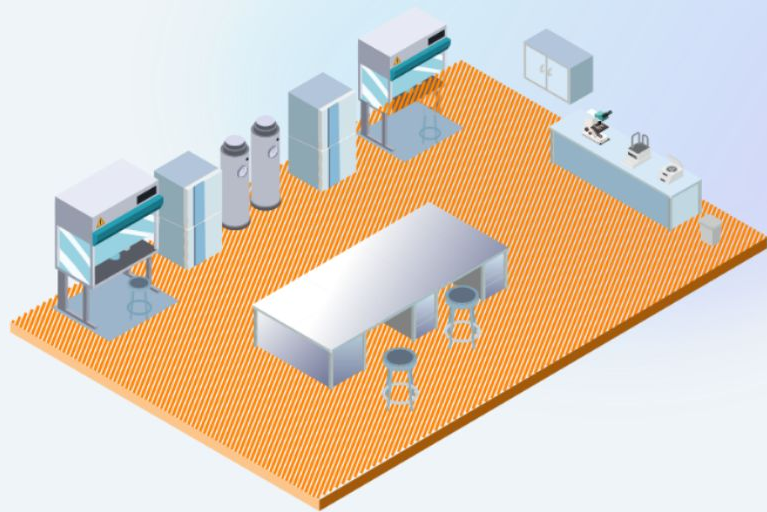


RFS

7,400



Designed for teams up to  
6 Fellows in 422 RSF.



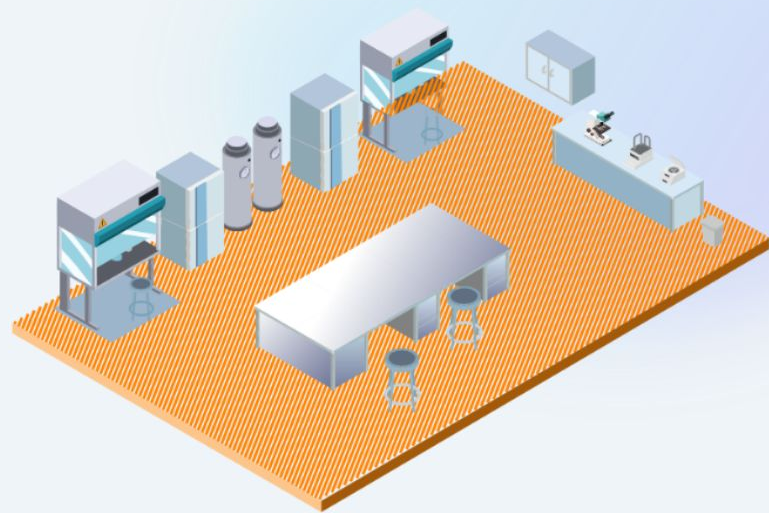
## Fellows

4-6

**RSF**

422

A detailed floor plan of the 10th floor of the University of Illinois at Chicago. The plan shows various rooms, corridors, and a central atrium. A specific room, labeled 'MICRO #1033', is highlighted in orange. A callout box with the text 'MICRO #1033' points to this room. The plan also includes a compass rose indicating North (N) and a scale bar.



## Fellows

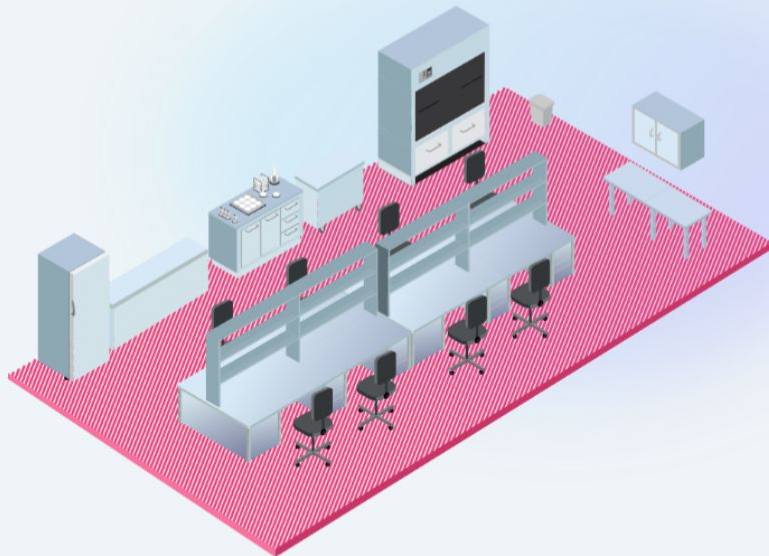
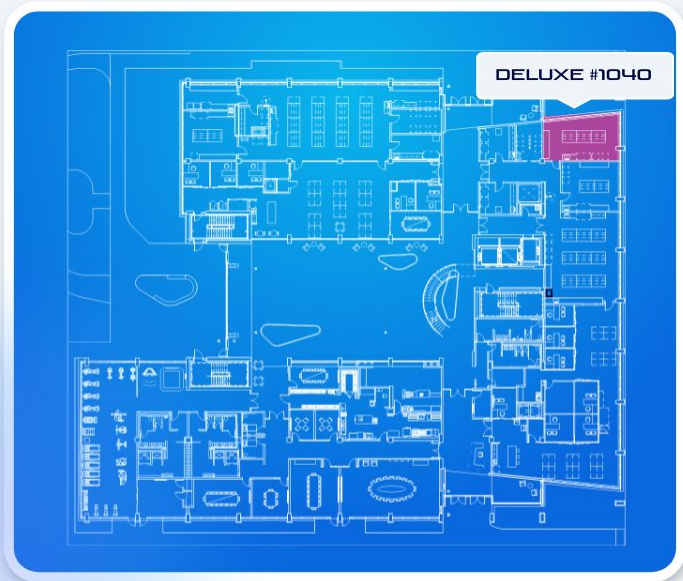
4-6

**RSF**

400

## DELUXE #1040

For mid-sized teams from 6-12  
Fellows in 986 RSF.



Fellows

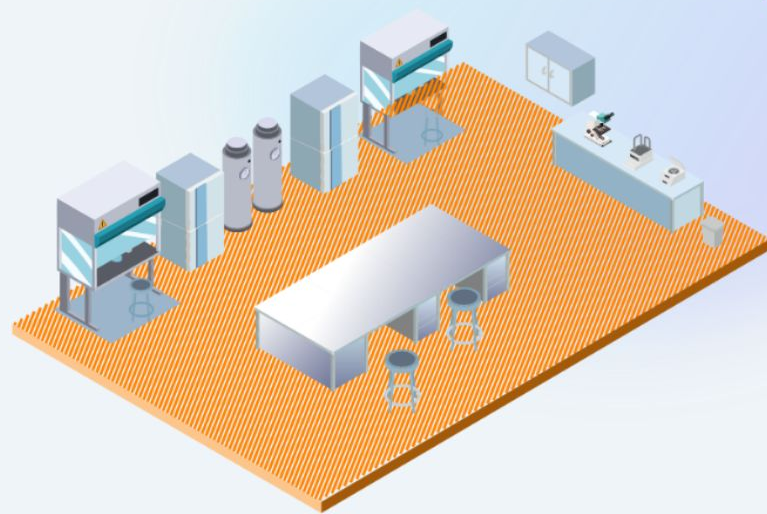
6-12



RSF

986





## Fellows

4-6



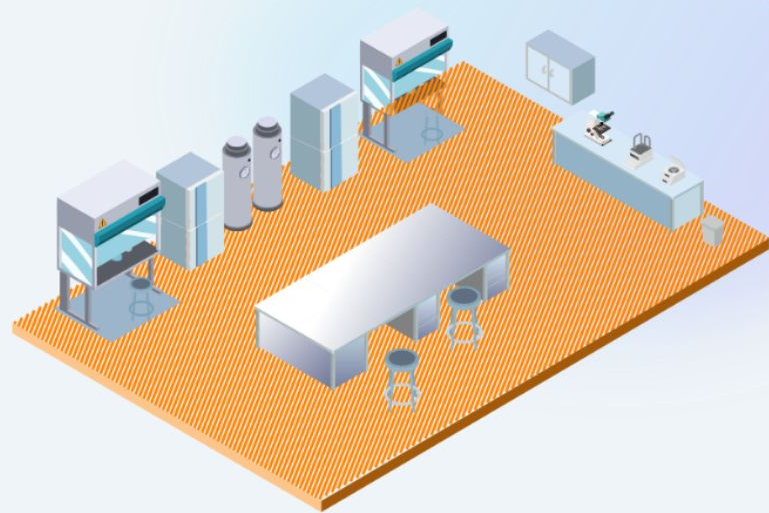
368

Available in June



## MICRO #2111

Designed for teams up to  
6 Fellows in 450 RSF.



Available June



Fellows

4-6

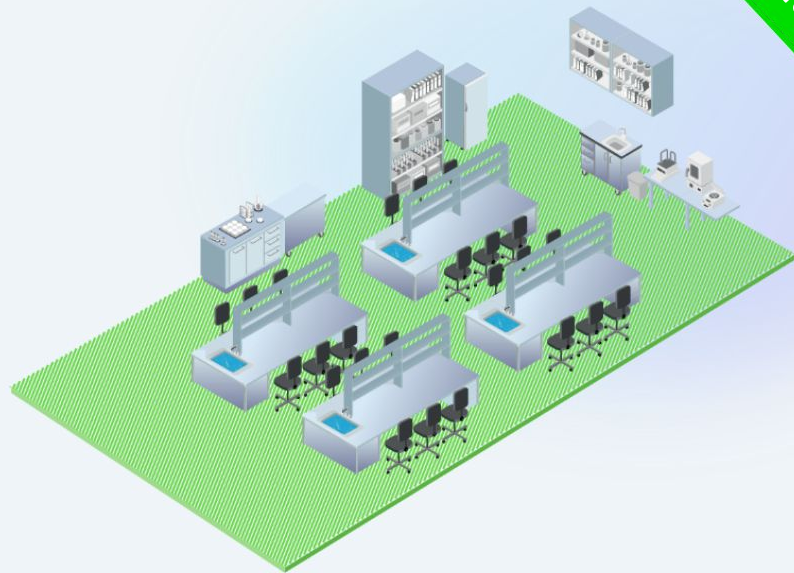
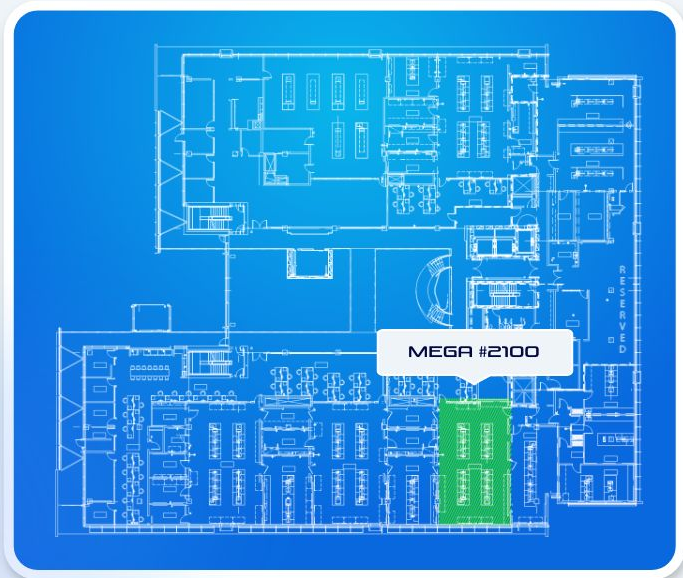


RSF

450

## MEGA #2100

Our most popular suite  
fits 20 Fellows in 3,308 RSF



Available June



Fellows

15-20



RSF

3,308

## DELUXE #2101

For mid-sized teams from  
6-12 Fellows in 1,262 RSF.



Available June



Fellows

6-12



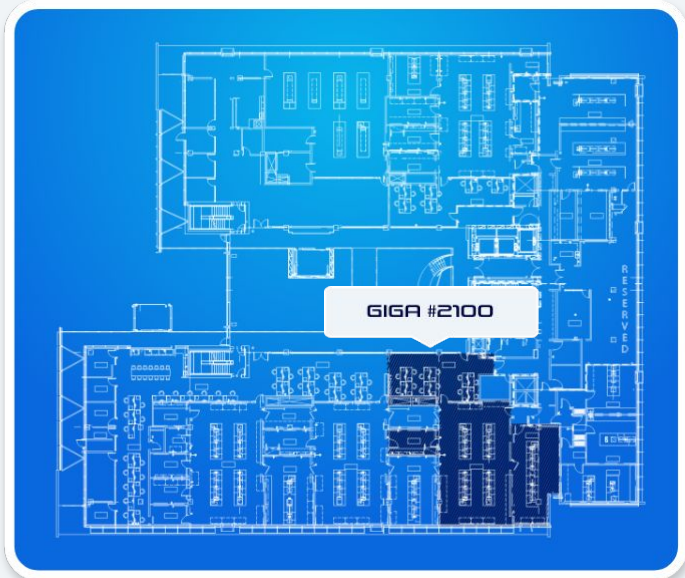
RSF

1,262



# GIGA #2100

Our most popular option designed for larger teams of 25-38 Fellows in 6,588 RSF.



Available June



Fellows

25-38



Desks

16



Parking

16

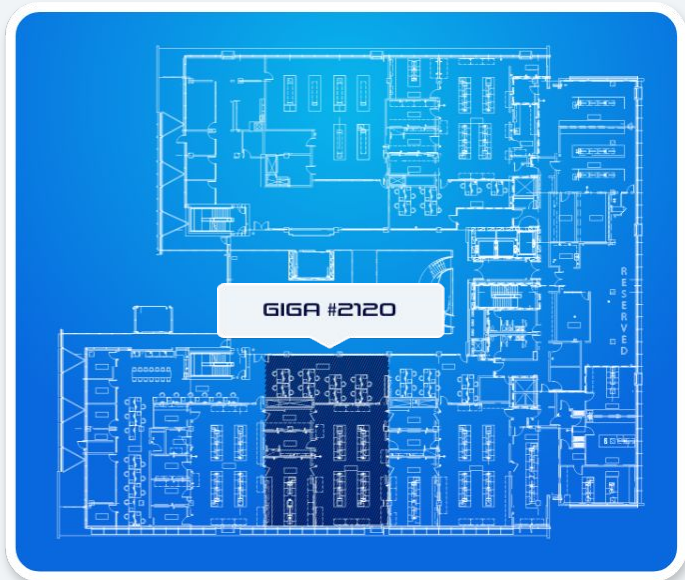


RFS

6,588

## GIGA #2120

Our most popular option designed for larger teams of 25-38 Fellows in 7,589 RSF.



Available January



Fellows

25-38



Desks

16



Parking

16



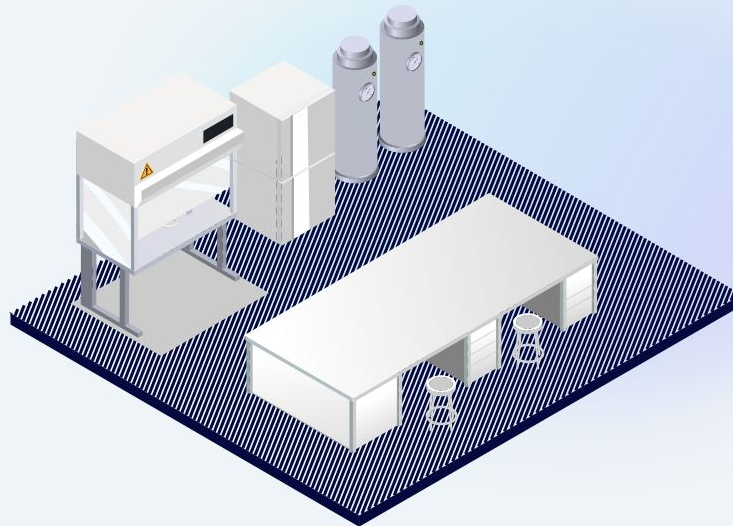
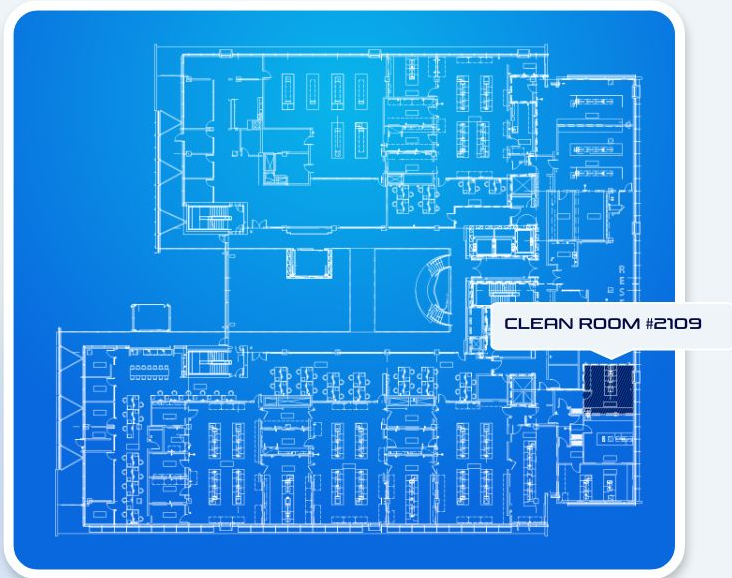
RFS

7,589



# CLEAN ROOM #2109

GMP/ISO 7 Clean Room Space for  
teams of 6-8 Fellows in 1,212 rsf.



Fellows

6-8

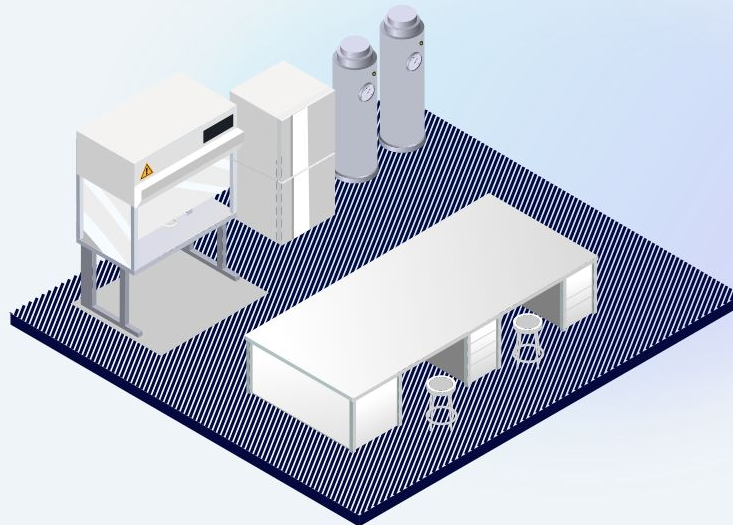


RSF

1,212

# CLEAN ROOM #2106

GMP/ISO 7 Clean Room Space for  
teams of 6-8 Fellows in 1,305 rsf.



**Fellows**

**6-8**



**RSF**

**1,305**

## Over 34 CNT Accelerator Startups and \$1B+ in Exits and Funds Raised Since 2019



京都大学  
KYOTO UNIVERSITY

UC San Diego  
RADY SCHOOL OF MANAGEMENT

UC San Diego  
School of Medicine

 LABFELLOWS<sup>®</sup>

 **BioMed Realty**  
Discover here.

 **NIH** National Heart, Lung,  
and Blood Institute

**WIB**  
Women In Bio



DevaCell

 **eGLINT**

 **Nucleate**

 **EV Therapeutics**

 **BlueArc**  
Biosciences

**VIRONEXIS**  
BIOTHERAPEUTICS 

 **Amydis**

 **GemPharmatech**<sup>™</sup>



 **ENTOS**

 **CytoHub**

 **PROVENANCE**

 **Radionetics**  
Oncology

 **TRESTLE**  
BIOTHERAPEUTICS **YC**

**SPAC**  
DIRECT  **BIOLOGICS**<sup>™</sup>

 **CARI**  
Health

**PetDX**<sup>™</sup>

**TURNSTONE**  
BIOLOGICS

 **Function**

 **amplix** **M&A**

 **equilibrium** **IPO**

 **VisiCELL**  
MEDICAL

**actio**  
BIOSCIENCES

**ONi**  
Oxford Nanoimaging

**FIXING** **CO<sub>2</sub>**  
CLOSING THE LOOP

 **Sandhill Crane**  
Diagnostics

**VENOMYX** **YC**  
THERAPEUTICS

 **avery**<sup>™</sup>

**general inception.**

**INSIGHT**  
VENTURE PARTNERS

**DEERFIELD**<sup>®</sup>

**illumina**  **VENTURES**<sup>™</sup>

 **MERCK**

**Curie.Bio**

 **Flagship**  
**Pioneering**

 **vwr**<sup>™</sup>  
part of avantor

 **fisher scientific**  
part of Thermo Fisher Scientific





 **charles river**

**WuXi Biologics**  
Global Solution Provider

 **CALIFORNIA**  
**LIFE SCIENCES**



# HGMELAB<sup>TM</sup>

Powered By LabFellows

**Building a Disruptive Biotech?**

**Request Tour**





A photograph of a modern building at night, illuminated by interior lights and exterior spotlights. A large, semi-transparent blue speech bubble is overlaid on the image, containing the text "Thank You! Questions?". The speech bubble has a thick blue outline and a lighter blue fill. The background shows the building's facade with large windows and a glass entrance. The overall color scheme is dark blue and black, with the building's lights providing a warm contrast.

**Thank You!**  
**Questions?**

A photograph of a modern building at night, featuring a blue neon outline that traces its architectural lines. A large, semi-transparent circular graphic with concentric rings and a central vertical bar is overlaid on the image. The word "Appendix" is written in white, bold, sans-serif font across the center of the image.

# Appendix



Powering The World's Best Labs!

# HomeLab Fellows Network

Through our HomeLab Fellows Network access flexible workspaces, lab equipment, and services anywhere your team is. Meet potential mentors, partners, and customers to fuel biotech development and business disruption like never before.



# Our Approach

We believe that disruptive biotechs transcend boundaries: they can be built anywhere, by anyone and in any corner of the economy, from curing rare diseases at scale to mass-producing lab-grown meat. We want to find and be a home to these companies.

We partner with founders around the world, across life sciences and digital health applications, and at various stages, primarily before success is obvious.

**Our mission** is simple: Back disruptive biotechs inventing the future, and become founders' most trusted partner by providing all the space and operational support they need to do more science. We measure our success not merely by helping founders build toward exceptional exits, but by the impact we create through our mission-driven bioinnovation.



# Challenges Emerging Biotechs Face

The challenges biotech companies face today should not be finding and running a lab. Often, scientists and lab teams spend valuable science time dealing with operations-related issues or trying to figure out how to integrate new technologies and resources into their workflow. HomeLab helps the best teams win and break free from labs that simply aren't smart enough. Through vertical integration of lab & office space, technology, and service support, we help disruptive biotechs reduce costs and create more efficient operating models so teams can focus on their science while we take care of everything else.

Founded in 2014, we started out by offering monthly memberships (Fellowships) to shared wetlabs and equipment to entrepreneurial academics and small startup teams in our community. Over time, our members began to outgrow this model...  
...and so as our customers evolved, we evolved:

**Our Fellows didn't need to be “graduated”** - they needed more options for dedicated space to grow and scale their teams.

**Our Fellows weren't pining for another “science of beer” event** - they needed more effective and efficient connections to mentors and introductions to capital partners that translated into better development timelines and faster investor checks.

**Our Fellows were not lacking common advice on how to incorporate their companies or file patents** - they needed uncommon tips and tricks to build better biotechs.

# Powered By LabFellows

LabFellows Cloud brings together your business and lab operations all in one place.



## Lab Insights

Leverage scientific and business intelligence to make decisions in seconds with our powerful, built-in data analytics and reporting features.

## FUSION API

Life Sciences APIs and open framework to integrate with systems you already use and trust. FUSION brings them all together.

## Remote Lab Assistance

Dedicated LabFellows Assistants (LFAs) support your team's growth by taking care of your mundane, administrative tasks.

## Mobile App

Manage operations all from your back pocket!

Apple Store 

Google Play 