



270 South Martin Luther
King Blvd

August 13, 2023

Indigo Pharmaceutical LLC has selected Las Vegas as the home for its pharmaceutical manufacturing facility. The first consideration was the opportunity to secure the services of Dr. Ricardo Roscetti, PHD. Doctor Roscetti has over thirty years of experience in developing and implementing pharmaceutical facilities. Dr. Roscetti, who resided in Las Vegas, expressed a desire to build the manufacturing facility in his hometown. Las Vegas was also selected because of its proximity to major transportation hubs, a high influx of educated workers, major educational institutions (UNLV, NSC, CSN, and others), and the positive tax environment in Nevada. Also, an important consideration was the dry weather and no adverse weather conditions.

Our Sales and Marketing team have analyzed information regarding the national clinical and compounding needs of market practitioners to formulate our initial business focus. This focus will be on the areas of clinical practice with the highest demand for compounded pharmaceuticals. Our four key market segments include: Institutional Practices (i.e., Hospitals, Nursing homes, and in/outpatient facilities), Office based practices (i.e., physician office), Veterinary practices, and exporting pharmaceuticals globally to reduce drug shortages. Being in Nevada gives us the ability to easily reach those markets with proximity to California.

Indigo has scheduled an outlay of approximately \$20,000,000 to build and outfit our facility with state-of-the-art equipment. We are not modifying the exterior of the building. However, we are creating a sterile room within the building in conformity with FDA regulations to produce injectables.

We have a fair market lease for 10 years with an option for an additional 10 years. Our plans include building a full manufacturing facility in Nevada and to move products that are currently manufactured in China to that facility. To accomplish this, we need to have the current zoning changed to T4-M.

Peter Katzburg
Chief Financial Officer

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