

— Berlin Center  
for Gene and Cell  
Therapies

# Berlin Center for Gene and Cell Therapies

Combining startup incubation with co-located  
GMP manufacturing via public-private partnership

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# The vision.

## **CGT Innovation Catalyst**

Successfully accelerate the translation of cell and gene therapies and bring them to patients earlier.

## **Premier CGT startup hub**

Empowering startups to stay focused, accelerate development and scale fast under one roof.

## **Transformative CGT Cluster**

Aligning goals with CGT community needs to accelerate innovation to revolutionize healthcare.

## **Fostering ATMP network**

Establish world leading biotech ecosystem & anchor the GCT Center in a powerful ATMP network.



# Initiated & implemented by innovative **public-private partnership.**



With funding from the:



Building  
Developer



## Unique Setup

- Combination of expertise from leading players in academia and industry.
- Bayer, Charité and Berlin Institute of Health are the initiators.
- With funding from the German Federal Ministry of Research, Technology and Space (BMFTR) and the State of Berlin
- Accelerated construction by a specialized developer.

# Strategic location – at the heart of **Berlin.**

Offers access to talent, academic institutions, hospitals, and investors.

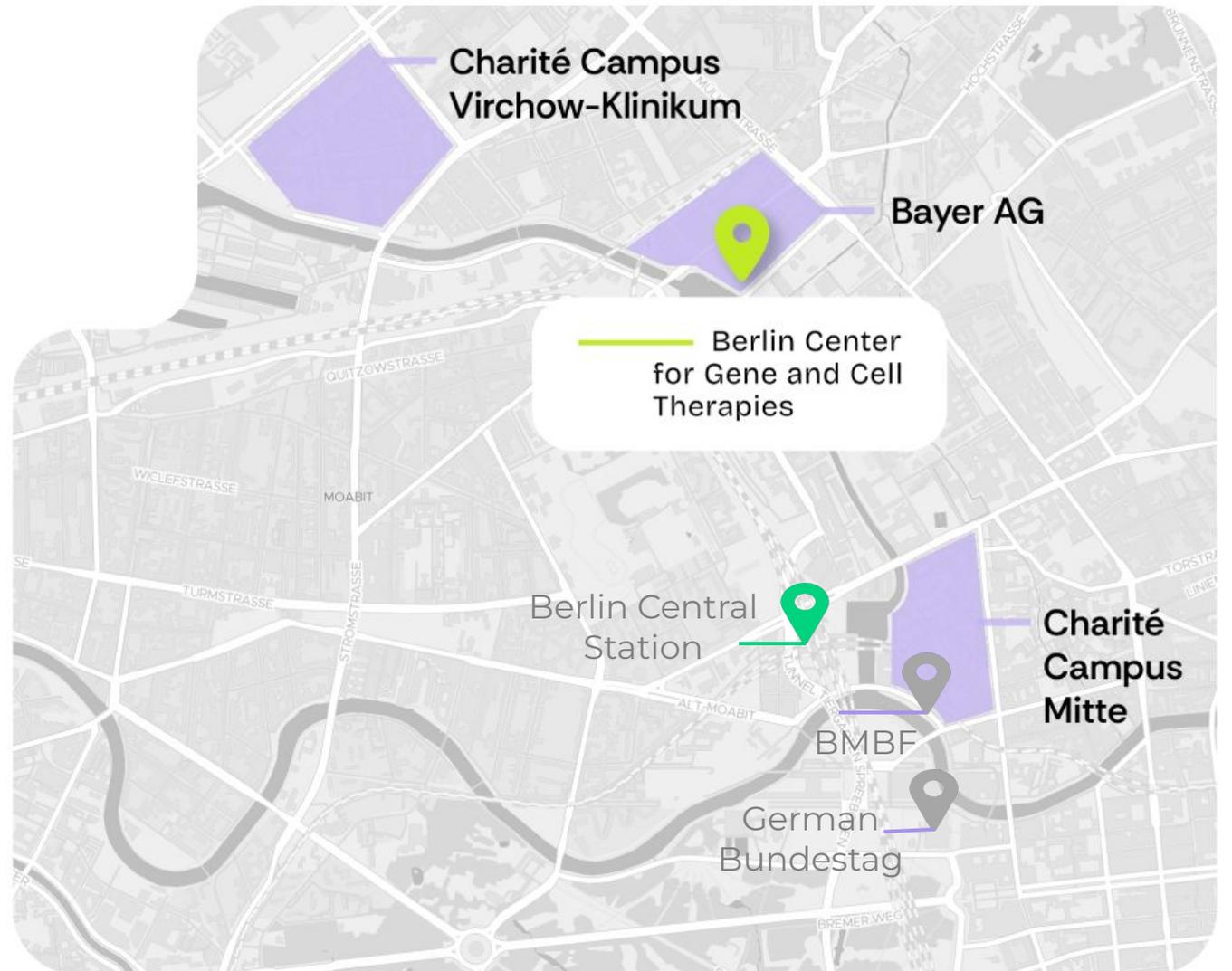
**First CGT ecosystem** with the Translation Center as nucleus

**Unique science & research landscape** with >40 renowned universities and institutes

## **Broad hospital network**

> 80 hospitals with Charité as globally renowned university hospital

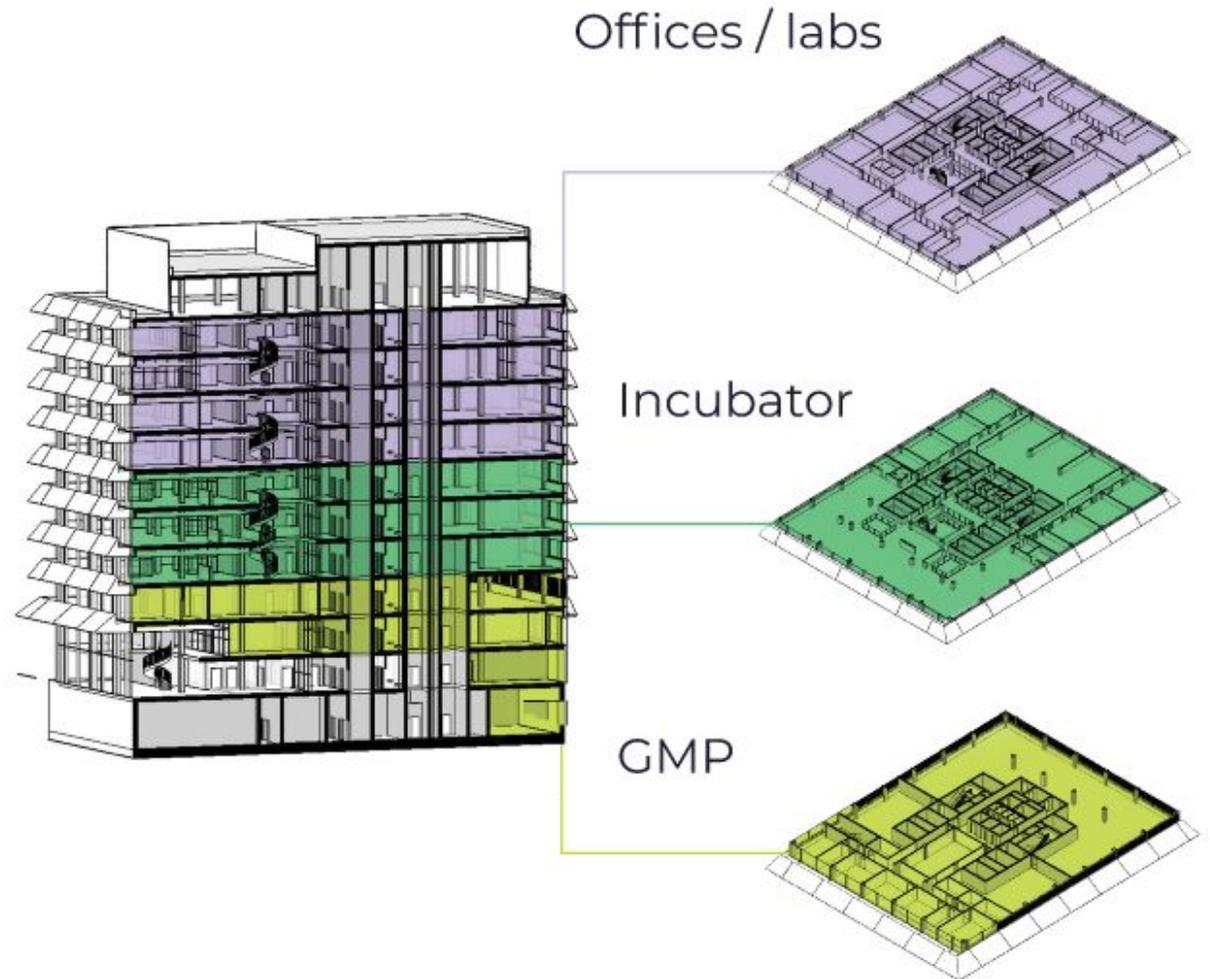
**Highly attractive for international talent** – thriving metropolis, dynamic and cosmopolitan culture.



# The concept – Innovation under one roof.

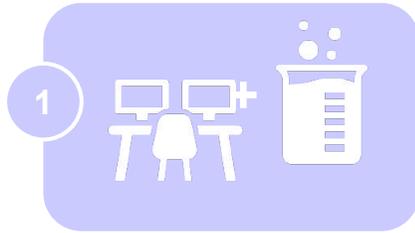
Bridging the gaps for startups with 3 key components of the Berlin Center for GCT:

- **Incubator** with ~5,000 sqm fully furnished & equipped labs and office space ('plug and play')
- **GMP** (Good Manufacturing Practice)-certified facility with 7 GMP manufacturing suites for process and product development (classes C and B), run by a specialized operator
- Tailored support via **consulting & mentoring** (e.g. entrepreneurship, regulatory, IP & patent law, clinical & business development, commercialization).

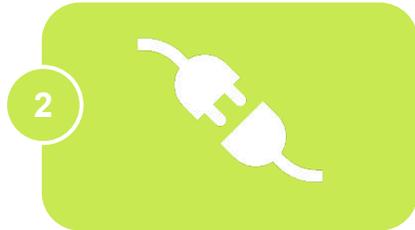


Developed in cooperation with

# The incubator setup – more than co-working: a curated community.



- The resident concept** – USER FEE per desk + bench + shared space
- **User fees** will be charged **per resident** (NOT per m<sup>2</sup>) to allow for flexibility
  - Common use of facility on all 3 levels to foster exposure to each other



- The plug-and-play concept** – FULLY FUNCTIONAL environment
- Fully furnished office and lab space, including conference/meeting rooms
  - Permitting & maintenance provided by facility operator



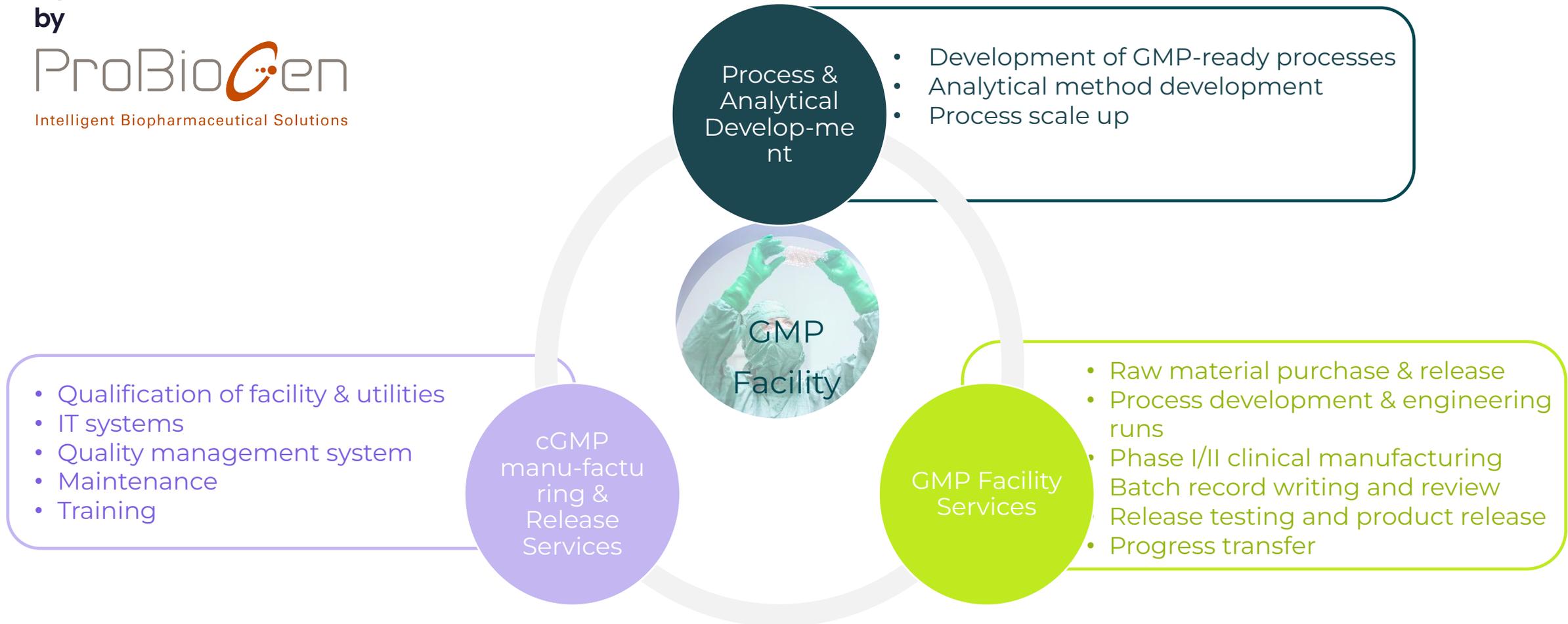
- The community concept** – to foster COLLABORATION
- Community kitchens & open collaboration seating for casual meetings
  - Programming to foster opportunity for 'all-hands' gatherings & events

# The manufacturing facility – from pre-clinical development to clinical GMP-production.

Operated  
by

ProBioGen

Intelligent Biopharmaceutical Solutions



# The **technology portfolio** – for cell and gene therapies.

## Cell Therapies

**Replace degenerated cells  
or repurpose cells**

### 1. Autologous cell therapies

- CAR T cells
- CAR NK cells

### 2. Allogeneic cell therapies

- Re-differentiated induced pluripotent stem cells (iPSCs)
- Mesenchymal stem cells (MSCs)
- T cells, NK cells

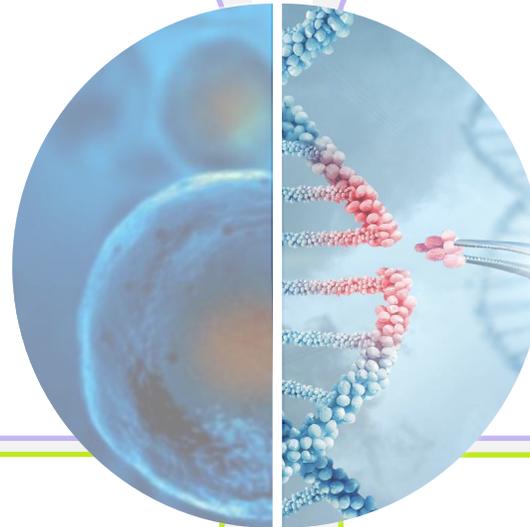
- Raw material production, e. g. plasmids

## Gene Therapies

**Replace the dysfunctional gene in somatic  
cells and/or repair a mutation**

- Adeno-associated viruses (AAVs)
- Lentiviruses (LVs), e. g. starting material
- Non-viral gene therapies:  
lipid nanoparticles (LNPs), mRNA  
complexes

- Lipids
- Nucleic acids: mRNA, gRNA, pDNA
- Gene editing reagents



# The **value proposition** – fast-track patient access.

## The **why**.

**Problem:** CGTs fail to reach patients at scale – **a)** research processes cannot adequately be turned into clinical manufacturing or **b)** approval often does not translate into adoption due to cost.

**Solution:** Co-locate a CGT incubator with on-site GMP manufacturing to align process development, manufacturing, clinical readiness and path to commercialization from day one.

## The **what**.

**Reduce late-stage risk:** Early co-design of manufacturing, commercialization-strategies and clinical trials to ensure accessibility.

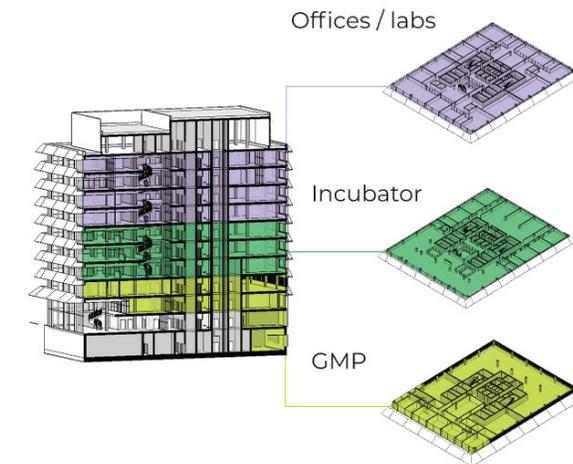
### **Lower cost & speed scale-up:**

Through mentoring & coaching identify challenges/solutions early and foster end-2-end thinking.

**Implementation hub:** Overcome silos between academia, startups, and industry and collaborate in an ecosystem that gives young innovators a running start.

## The **how**.

- **Under one roof: CGT Incubator & GMP suites** for simultaneous manufacturing of Cell as well as Gene Therapies



- **Embedded coaching & mentoring** (GMP manufacturing/QC/regulatory/BD, etc.)

**Start-ups/Spin-outs**

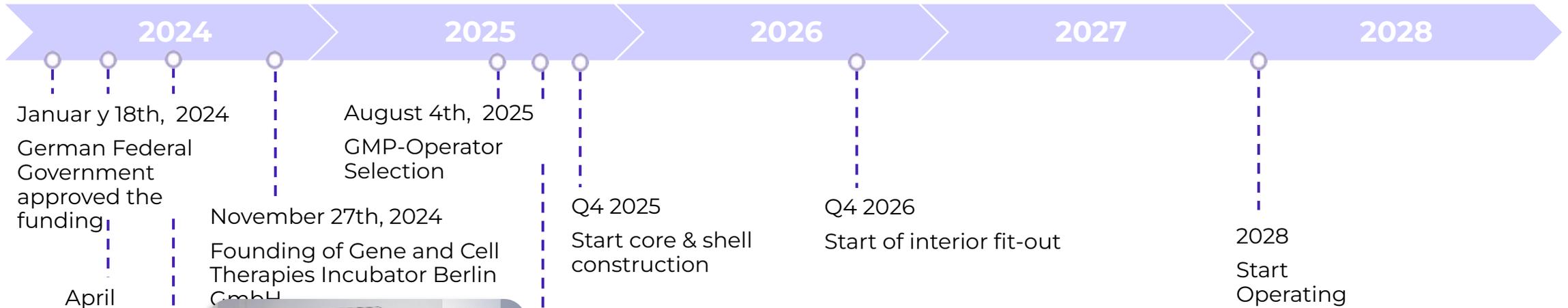
**More advanced  
Start-ups/Biotechs**

**Mature Biotechs**

## **Target users.**

Young and innovative companies in the field of Gene & Cell Therapies.

We support them in **their growth** and ambitions to bring their ideas to the clinic and the patients



June 21st, 2024  
Kick-off Ceremony in presence of German Chancellor & Ministers



September 16th, 2025  
Groundbreaking Ceremony



Scheduled to be  
operational in **2028**

# THANK YOU FOR YOUR ATTENTION



Info @



[bc-gct.com](https://bc-gct.com)



**Marion Hitchcock**

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R&D Strategy and Portfolio Manager at Bayer

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