I-195 REDEVELOPMENT DISTRICT

RESOLUTION AUTHORIZING PROJECT FUNDING UNDER THE I-195 REDEVELOPMENT PROJECT FUND ACT AND RELATED MATTERS CONCERNING NABSYS 2.0 LLC

July 15, 2026

WHEREAS: The I-195 Redevelopment District (the "District") was created and exists as a public corporation, governmental agency and public instrumentality of the State of Rhode Island (the "State") under Chapter 64.14 of Title 42 of the General Laws of Rhode Island (the "Act"); and

WHEREAS: Chapter 64.24 of Title 42 of the General Laws of Rhode Island (the "Project Fund Act") authorizes the District, acting through its Commission (the "Commission"), to provide financial assistance to projects in order to further the goals of the Act and to promote the development and attraction of advanced industries and innovation on and near the 195 District in order to enhance the economic vitality of the State; and

WHEREAS: The Commission has promulgated rules and regulations (the "Rules") governing the funding program established by the Project Fund Act. Capitalized terms used herein but not defined shall have the meaning as set forth in the Rules; and

WHEREAS: Nabsys 2.0 LLC (the "Applicant"), a biotechnology company currently occupying space at 60 Clifford Street, intends to lease approximately 30,000 SF of space at 225 Dyer Street, located in the 195 District; and

WHEREAS: The Applicant is leasing the space to accommodate its planned expansion, which will include the addition of approximately 280 jobs by 2035; and

WHEREAS: In connection with the lease, the Applicant will incur significant costs to prepare the Dyer Street premises for occupancy (the "Project"); and

WHEREAS: The Commission has received an application from the Applicant for financial assistance for the Project under the Project Fund Act; and

WHEREAS: The Commissioners have received a presentation from the staff of the District detailing the Project and proposed financial assistance together with a recommendation to approve financial assistance to the Applicant in accordance with the Project Fund Act and the Rules.

NOW, THEREFORE, acting by and through its Commissioners, the District hereby resolves as follows:

RESOLVED:

1. The Commission hereby finds and determines that: (i) the Project will be located in the 195 District; (ii) the Project can be instrumental in achieving some of the economic development goals for the 195 District as set forth in the Act; and (iii) there is a Project Financing Gap for the Project such that after taking into account all available private and public funding sources, the Project is not likely to be accomplished by private enterprise without the incentives described in the Act and the Rules.

2. To accomplish the purposes of the Act and the Project Fund Act, the District hereby approves the application for incentives from the Project Fund and, subject to the execution of definitive agreements, will make incentives available to the Applicant in the form of a grant in an aggregate amount not to exceed $400,000.00.

3. The authorization provided herein is subject to the following conditions:

    a. The execution of agreements between the District and the Applicant meeting the requirements of the Project Fund Act and the Rules in such form as any one of the Authorized Officers shall deem appropriate in the sole discretion of such Authorized Officer;

    b. The concurrence of the Secretary of Commerce as required by the Project Fund Act; and

    c. Such additional conditions as any of the Authorized Officers, acting singly, shall deem appropriate in the sole discretion of such Officer.

4. The Authorized Officers of the District for purposes of this Resolution are the Chairperson and the Executive Director (the "Authorized Officers"). Any one of the Authorized Officers of the District, acting singly, is hereby authorized to execute, acknowledge and deliver and/or cause to be executed, acknowledged or delivered any documents necessary or appropriate to consummate the transactions authorized herein with such changes, insertions, additions, alterations and omissions as may be approved by any such Authorized Officers, and execution thereof by any of the Authorized Officers shall be conclusive as to the authority of such Authorized Officers to act on behalf of the District. The Authorized Officers shall have no obligation to take any action with respect to the authorization granted hereunder and the Commission and District shall in no way be obligated in any manner to the Applicant by virtue of having adopted this Resolution until an agreement obligating the parties is executed.

5. All covenants, stipulations, and obligations and agreements of the District contained in this Resolution and the documents authorized herein shall be deemed to be covenants, stipulations, obligations and agreements of the District to the full extent authorized and permitted by law and such covenants, stipulations, obligations and agreements shall be binding upon any board or party to which any powers and duties affecting such covenants, stipulations, obligations and

agreements shall be transferred by and in accordance with the law. Except as otherwise provided in this Resolution, all rights, powers and privileges conferred and duties and liabilities imposed upon the District or the members thereof, by the provisions of this Resolution and the documents authorized herein shall be exercised and performed by the District, or by such members, officers, board or body as may be required by law to exercise such powers and perform such duties.

6. This Resolution shall take effect immediately upon adoption by the Commission.

4929-7173-4715.3/033306-0002