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March 26, 2021

Ms. Stephanie Dickel  
Regulatory Supervisor, Area 1  
Maryland-National Park and Planning Commission  
2425 Reddie Drive  
Wheaton, MD 20902

Re: United Therapeutics – Project 242T; Sketch Plan No. 320210040; Site Plan No.820210060  
 (“Applications”)

Dear Ms. Dickel,

This letter is in response to the questions from neighbors regarding the safety aspects of Project 242T. We base this letter, in part, on our continuing collaboration with and input from our medical and scientific colleagues at United Therapeutics (“UT”).

As discussed in our written materials filed in support of our Applications, Project 242T will be a significant development project, both scientifically and economically. The Project will replace two outdated office buildings on the properties located at 8808 and 8830 Cameron Street in Silver Spring (“Property”) with a modern, state of the art, medical/scientific production facility. Project 242T will continue the Company’s long tradition of developing therapies for people who suffer – many of whom eventually die – from chronic lung diseases. In simple terms, Project 242T aims to address the acute national shortage of transplantable lungs by producing personalized lungs from a future recipient’s own cells. The Project 242T facility will produce the personalized lungs that will be used to support the clinical trial studies required by the U.S. Food and Drug Administration (“FDA”) to prove their safety and efficacy.

United Therapeutics is a long-standing member of the community. We are invested in Silver Spring. Our Founder raised her family in Woodside; United Therapeutics was “born” on the south side of Spring Street. We are proud of our 20+ year track record of transparent and open communication with our neighbors. While we recognize that our construction has at times been somewhat disruptive (traffic, noise, etc.), we have always gone

above and beyond what is required. We provide timely updates on our construction plans so our neighbors know what to expect.

UT has a track record of exemplary environmental stewardship. The Unisphere, located at the corner of Spring Street and Colesville Road, is one of the largest site net zero commercial buildings in the world. This recent headquarters expansion is a singular achievement in the world of sustainability and should stand as a beacon to other owners/developers to demonstrate “cutting edge” sustainability. For any building in our portfolio that cannot reach the very high bar of “site net zero”, we purchase renewable energy credits, offsetting 100% of the energy that we consume.

In addition, UT also has an outstanding track record in meeting water discharge standards and employing best practices for water management. UT has earned water stewardship awards at our Silver Spring campus over the last several years from our water effluent regulator, the Washington Suburban Sanitary Commission (WSSC). UT is the only biotechnology company in our region that has consistently earned awards year over year and received multiple awards for 2020 compliance. Our commitment to clean water is in partnership with WSSC so they can return clean water to the environment and continue their track record of serving 1.8 million customers with no drinking water violations in over 100 years. These awards recognize our track record of consistently employing best practices for water and wastewater management.

We have regulatory obligations to minimize and manage waste from the time it is generated until final disposition. We believe the well-being of the community is an important factor in assessing environmental, health, safety, and sustainability impacts of our waste streams generated at the Silver Spring campus. For example, rigorous internal standards go beyond compliance to minimize any potential risk of long-term storage. We remove regulated waste weekly from secured storage areas instead of keeping waste on campus for the maximum

90-day period allowed. UT is committed to implementing all the external standards and regulations that guide waste management practices in addition to our own strict internal standards.

United Therapeutics is committed to protecting the health and safety of our employees, our neighbors, and the public by conducting our business in a safe manner. We pride ourselves on doing things “the right way”. We operate in one of the most regulated industries in the global economy, with many layers of federal, state, and local regulations that govern safety practices of the biotechnology industry. Non-compliance with any of these regulations would represent a significant safety risk and business risk for UT.

The process of converting a transplant recipient’s own cells into stem cells and then converting these stem cells into lung cells is an intricate and fragile process. Avoiding exposure of these cells to harmful materials is absolutely paramount. The cells to be grown have the same safety profile as those from which we are all made. To prevent cross contamination among individual patients’ cells and to prevent residual cells from entering the sewer system, certain chemicals will be employed. Due to the sensitivity of these cells, the volumes of these agents will be limited and significantly diluted, and their handling and disposal will be compliant with all appropriate federal, state, and county regulations.

Some materials, if not used correctly, can present a moderate risk in the laboratory environment. Facility safeguards, such as safe laboratory design, high performance packaging, secured storage, and other measures are a normal aspect of laboratory procedures that are used by UT to control exposure of material inside the facility and externally. Again, in compliance with all regulatory requirements.

There will be no bulk storage of processing materials other than some bulk gas storage. These gases are the same types used at most hospitals. Environmental and safety impacts are decreased by keeping materials and processes minimized to the lowest achievable level. UT will engage with key suppliers to ensure delivery of the right materials at the right time to keep material storage to a minimum. Hazard identification, risk assessment,

worker training, material handling, and storage are key to planning, supporting, operating, and evaluating the environmental and safety impacts of process materials. These measures are part of our training and quality control program and the operational protocols for the facility and the process involved.

Our waste management provider will pick-up regulated waste every week to minimize any potential risk of long-term storage. We have an obligation to minimize and manage waste from the time it is generated until final disposition and strict external standards and regulations guide our waste management practices. United Therapeutics is committed to implementing all the necessary provisions to protect personnel, property, the community, and the environment.

Cell growth requires creating conditions that are similar to the human body. The inputs for this process are similar to the inputs that all humans need to survive. Bulk gas tanks contain oxygen, nitrogen, and carbon dioxide, the primary components of the air we breathe. These gases are used to facilitate the same biological functions in the growing cells that happen in our body when we breathe. The cells are “fed” an aqueous solution that is rich in nutrients to allow for proliferation of cell growth; think of it as the food that the cells “eat” to grow and expand. Since these are human based cells, the media used are no different than the materials that are commonly circulating in our bodies. Certain chemicals will be used to adjust the pH level of the environment in which the cells are growing.

The cells will ultimately be seeded to a scaffold, or framework, which is 3d printed from a bioink. The process is creating a functional organ that is intended to be transplanted into a human patient. Therefore, the chemical components used to make the bioink are not harmful to the human body.

The emergency generators are required to ensure that the precise environmental conditions needed to facilitate cell growth are maintained at all times. As previously described, the process is intricate and delicate.

Additionally, it is time intensive. Interruption to electrical service could lead to the loss of several months of work. The generators are not required to manage environmental, health, and safety risk. They are required for protection of the continuity of the environment for the growth of the cells.

We trust that this information is responsive to the concerns of the neighbors.

Thank you for your consideration of these comments.

Sincerely,

A handwritten signature in blue ink that reads "A. Halpert". The signature is written in a cursive style with a large initial "A" and a dot over the "i".

Avi Halpert

Vice President, Corporate Real Estate