

Cubist Pharmaceuticals Prepares for Continued Growth by Expanding its Lexington R&D Building

The Shape of Cures to Come™

Two new floors of lab space expected to be completed by early 2012



Artist rendering of the planned expansion of 65 Hayden Ave., along with new parking garage (right).

Cubist's Footprint History

2001	65 Hayden Avenue (owned)	89,000 sq ft (54,000 lab; 35,000 non-lab)
2006	65 Hayden Avenue (owned) and 55 Hayden Avenue (leased)	111,000 sq ft (54,000 lab; 57,000 non-lab)
2007	65 Hayden Avenue (owned) and 55 Hayden Avenue (leased)	142,000 sq ft (54,000 lab; 88,000 non-lab)
2008	65 Hayden Avenue (owned) and 45-55 Hayden Avenue (leased)	229,000 sq ft (89,000 lab; 140,000 non-lab)
2010	65 Hayden Avenue (owned) and 45-55 Hayden Avenue (leased)	269,000 sq ft (89,000 lab; 180,000 non-lab)
2012*	65 Hayden Avenue (owned) and 45-55 Hayden Avenue (leased)	373,000 sq ft (166,000 lab; 207,000 non-lab)

*Anticipated

The addition of 104,000 square feet of state-of-the-art research space at Cubist's Lexington headquarters will strengthen its position for continued success and further enhance its groundbreaking work discovering and developing potential treatments for urgent acute care needs.

The vertical expansion of the North Building will create two additional floors above the current floor for R&D, Technical Operations, and related support functions.

Once completed (currently anticipated to be early 2012), the new space will accommodate both current and anticipated future needs of the aforementioned groups. Specifically, new labs will be created for Medicinal Chemistry, Crystallography, High-Throughput Purification, Down-Stream Processing & Formulation, Toxicology, and Discovery Biology. Other areas will include a new molecular modeling room, a suite of conference rooms and executive offices, administrative and break areas, and space for the future expansion of Discovery Biology and Non-Clinical Development.

Also part of the expansion project will be a multi-story, glass atrium that will link the new upper floors of the North Building to the existing upper floors of the South Building. The atrium will contain a new main entrance, café, passenger & service elevators, walkways, and informal meeting spaces.

New Lab Space Features:

- An energy efficient, environmentally friendly building design including the installation of high efficiency plumbing and lighting fixtures, distribution controlled heating and cooling systems, and updated mechanical equipment and Energy Star rated appliances.
- Extensive air quality control measures designed to monitor indoor air quality, provide necessary ventilation techniques, and separate laboratory supply and exhaust zones.

Quick Expansion Facts

- 2 additional stories (+104,000 sq ft) of state-of-the-art research space to be added atop the existing single-story lab building
- Designed to accommodate up to 150 additional scientists and support staff
- New 180,000 sq ft, 300-car parking garage
- Expected occupancy: Early 2012
- General Contractor: The Richmond Group

About Cubist

Cubist Pharmaceuticals, Inc. (NASDAQ: CBST) is a biopharmaceutical company focused on the research, development, and commercialization of pharmaceutical products that address unmet medical needs in the acute care environment. In the U.S., Cubist markets CUBICIN® (daptomycin for injection), the first antibiotic in a class of anti-infectives called lipopeptides, and has an agreement with Optimer Pharmaceuticals, Inc. to co-promote Optimer's drug, DIFICID™ (fidaxomicin), in the U.S. as a treatment of *Clostridium difficile* infections, assuming approval of DIFICID by the FDA. Cubist is headquartered in Lexington, Massachusetts. Additional information can be found on Cubist's web site at www.cubist.com.

Aggressively Building the Pipeline

The Cubist clinical product pipeline currently includes:

- a Phase 2 program focused on the development of a novel cephalosporin to address certain serious infections caused by multi-drug resistant (MDR) Gram-negative organisms
- a Phase 2 program for the treatment of CDAD (*Clostridium difficile*-associated diarrhea)

Pre-Clinical Programs

Cubist is also working on several pre-clinical programs being developed to address areas of significant medical needs. These include therapies to treat various serious bacterial infections and agents to treat acute pain.

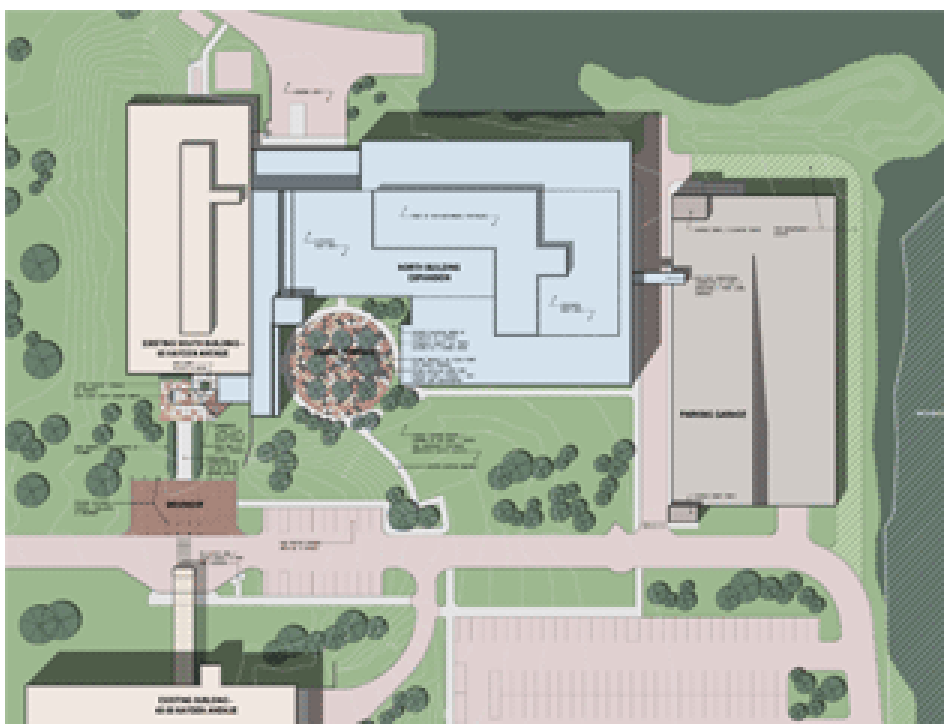
Rapid Growth

As of April 30, 2011, Cubist employs 640 talented professionals, 388 of which work in Massachusetts. The company's total net revenues increased 13.2% from \$562.1 million in 2009 to \$636.4 million in 2010.

Recent Recognition

Forbes named Cubist the 14th Fastest-Growing Technology Company in the U.S. Cubist was named to the Scrip 100, a listing of the top 100 pharmaceutical companies in the industry. Forbes named Cubist one of 14 "Productivity Powerhouses" for its simultaneous hiring and productivity improvement. Cubist ranked 31st overall on *FORTUNE's* 2010 "100 Fastest -Growing Companies" list and was the top pharmaceutical company. Cubist ranked 23rd on *The Boston Globe's* 2010 "Globe 100" list of best-performing public companies in Massachusetts. Cubist celebrated one million* patients treated with CUBICIN by ringing the NASDAQ opening bell on July 20, 2010. (*Estimated as of July 15, 2010)

For more development information: www.CubistLexingtonDevelopment.com



Proposed Site Plan



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DIFICID is a trademark of Optimer Pharmaceuticals, Inc.

This fact sheet contains forward-looking statements relating to, among other things, the anticipated completion date, use and occupancy of our R&D facility expansion project. These statements are neither promises nor guarantees, but involve risks and uncertainties that could cause actual results to differ materially from those set forth in the forward-looking statements, including risks relating to construction delays and cost overruns; the progress of our research and development candidates; the success of our business in general to allow us to complete construction, hire or maintain employment of employees to work in the new facility, and fund our research and development programs; and those additional risks discussed in the reports the Company files with the SEC, including our most recent Annual Report on Form 10-K and Quarterly Report on Form 10-Q. You should not place undue reliance on any such forward-looking statements, which speak only as of the date of this fact sheet. We disclaim any obligation to update or revise any such statements.

Accurate as of April 30, 2011