

ALEXANDRIA REAL ESTATE EQUITIES, INC.

2020 ENVIRONMENTAL, SOCIAL & GOVERNANCE REPORT

Developing and Implementing
Disruptive Solutions to
Society's Most Urgent Challenges



ALEXANDRIA[®]
Building the Future of Life-Changing Innovation™





ESG

ESG IS CORE TO OUR DNA

As a mission-driven company, Alexandria is dedicated to improving the health and vitality of our local communities and the world.

ENVIRONMENTAL

Tackling Climate Change

SOCIAL

Catalyzing Positive Societal Change

GOVERNANCE

Demonstrating Integrity and Transparency

“Alexandria has achieved the three outputs that define a great company: **Superior Results, Distinctive Impact, and Lasting Endurance.**”

JIM COLLINS
Renowned Author
& Business Strategist

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BEST-IN-CLASS MISSION-DRIVEN REIT AT THE VANGUARD AND HEART OF THE LIFE SCIENCE AND AGTECH ECOSYSTEMS

ALEXANDRIA'S CORPORATE PROFILE

Alexandria Real Estate Equities, Inc. (NYSE:ARE) is an S&P 500® urban office REIT that pioneered the life science real estate niche and today is the premier and longest-tenured owner, operator, and developer uniquely focused on collaborative life science, agtech, and technology campuses in AAA innovation cluster locations. Founded in 1994, Alexandria has since established a significant market presence in key locations, including Greater Boston, the San Francisco Bay Area, New York City, San Diego, Seattle, Maryland, and Research Triangle.

Since the company's inception, our strategy has focused on developing and implementing our unique and successful business model built around four strategic verticals and has generated long-term value and growth in net asset value while also making a positive impact on society.

For more information, please visit www.are.com.

OUR STRATEGIC & INTEGRATED VERTICALS



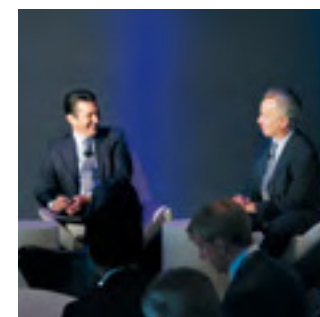
REAL
ESTATE



CORPORATE
RESPONSIBILITY



VENTURE
INVESTMENTS



THOUGHT
LEADERSHIP

OUR MISSION

To create and grow clusters that ignite and accelerate the world's leading innovators in their noble pursuit to advance human health by curing disease and improving nutrition

KEY HIGHLIGHTS

As of December 31, 2020

TOTAL ANNUAL REVENUES

\$1.9B

CREDIT RATINGS

TOP 10%

Among All Publicly Traded REITs

TOTAL MARKET CAPITALIZATION

\$31.9B

Baa1

Stable
Moody's Investors Service

BBB+

Stable
S&P Global Rankings

TOTAL EQUITY CAPITALIZATION

\$24.4B

TOTAL ASSET BASE IN NORTH AMERICA

49.7M

Square Feet

PROPERTIES IN NORTH AMERICA

338

To make a positive impact on society by developing and operating efficient and healthy buildings, reducing carbon emissions, mitigating climate risk, and advancing human health and nutrition

ESG STRATEGY

E

ENVIRONMENTAL

Driving high-performance building design and operations and mitigating climate-related risk

S

SOCIAL

Catalyzing the health, wellness, safety, and productivity of our tenants, employees, communities, and the world at large

G

GOVERNANCE

Upholding the highest levels of transparency, integrity, and accountability

RECOGNITION & AWARDS

#3 MOST SUSTAINABLE REIT¹



#1 IN OUR PEER GROUPS
BUILDINGS IN OPERATION AND DEVELOPMENT

A GRESB DISCLOSURE SCORE
2018 | 2019 | 2020



CLIMATE CHANGE FRAMEWORKS



1. Source: Barron's, "The 10 Most Sustainable REITs, According to Calvert," February 19, 2021.

2020 PERFORMANCE & EXECUTION

COMMUNICATIONS & REPORTING EXCELLENCE

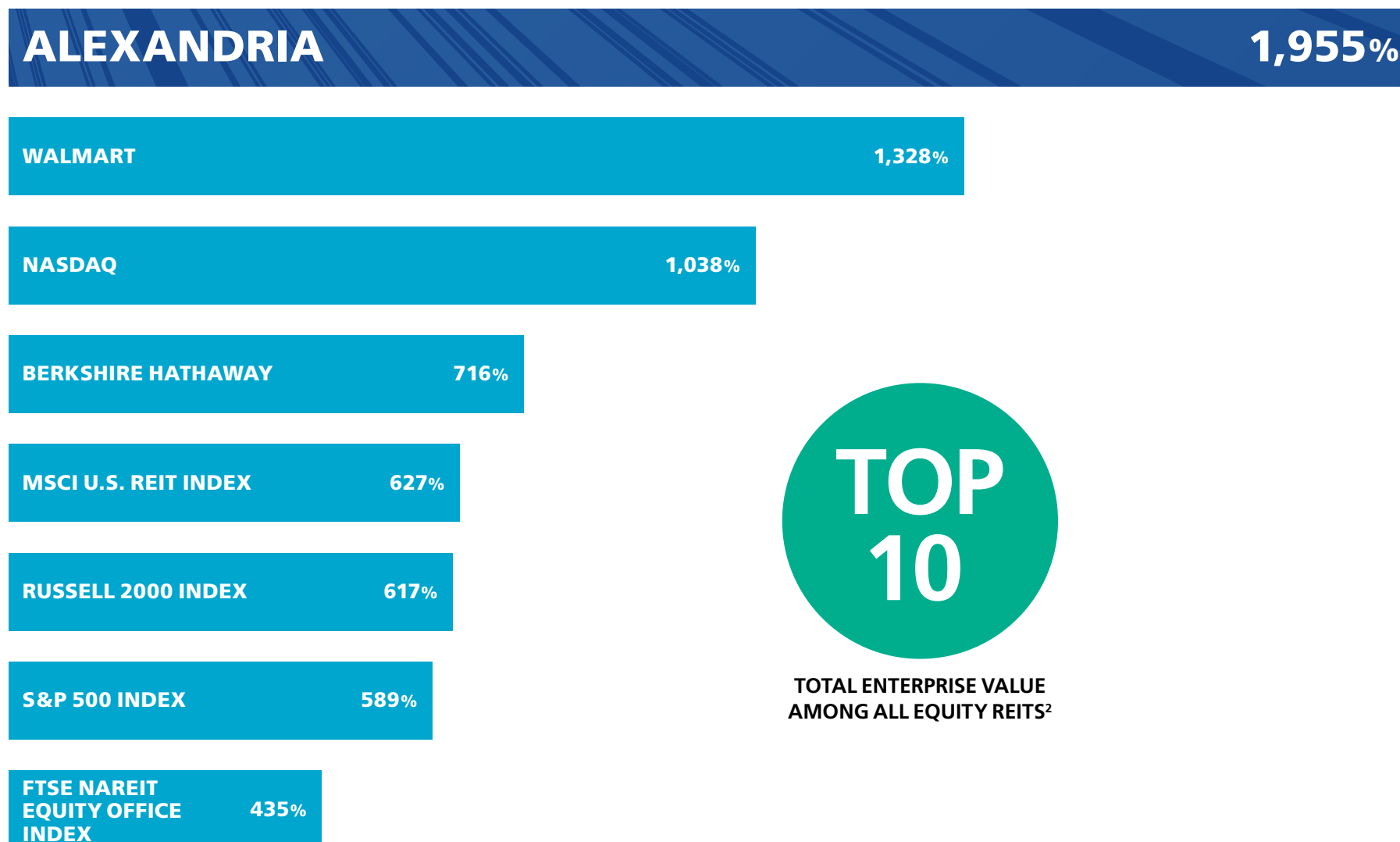
FOURTH CONSECUTIVE, SIXTH OVERALL GOLD AWARD

Best-in-class transparency, quality, and efficiency of disclosures and reporting



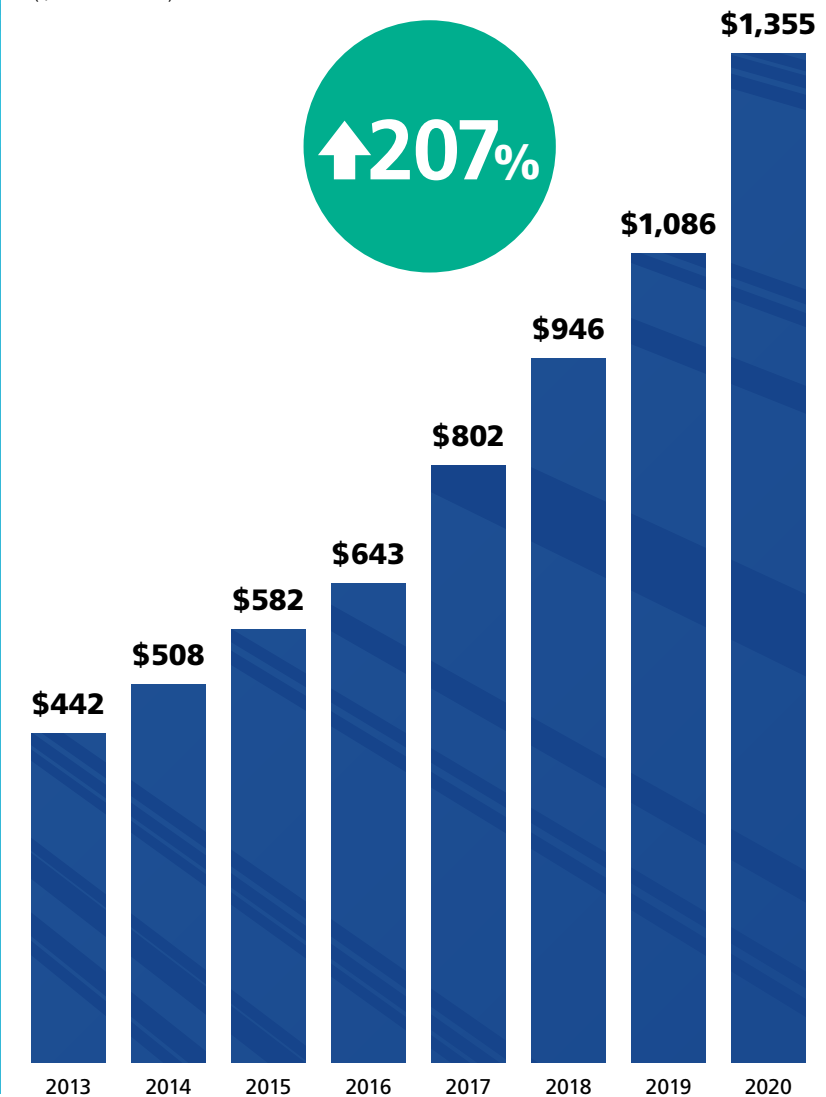
ALEXANDRIA'S OUTSTANDING TOTAL SHAREHOLDER RETURN

MAY 27, 1997¹ – DECEMBER 31, 2020

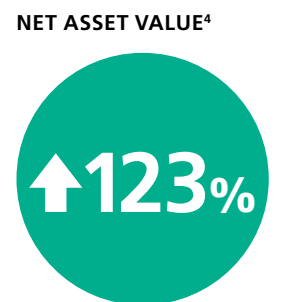


STRONG REAL ESTATE PERFORMANCE

NET OPERATING INCOME³ GROWTH
(\$ in millions)



PER-SHARE GROWTH
2020 VS. 2013



FUNDS FROM OPERATIONS⁵



COMMON STOCK DIVIDENDS⁶



Source: Bloomberg and S&P Global Market Intelligence. Assumes reinvestment of dividends.
1. Alexandria's IPO priced at \$20.00 per share on May 27, 1997.
2. Source: Company filings and FactSet. As of December 31, 2020.

3. For information on Alexandria's net operating income, including a definition and a reconciliation from the most directly comparable GAAP measure, see "Non-GAAP Measures and Definitions" under Item 7 of Alexandria's Annual Report on Form 10-K for the fiscal years ended December 31, 2013 through December 31, 2020.

4. Based on average net asset value estimates as of the end of each year presented from Bank of America Merrill Lynch, Citigroup Global Markets Inc., Evercore ISI, Green Street, and J.P. Morgan Securities LLC.

5. Represents funds from operations – diluted, as adjusted. For information on Alexandria's funds from operations, including a definition and a reconciliation from the most directly comparable GAAP measure, see "Non-GAAP Measures and Definitions" under Item 7 of Alexandria's Annual Report on Form 10-K for the fiscal years ended December 31, 2013 through December 31, 2020.
6. Represents common stock dividends declared.

LETTER TO STAKEHOLDERS

2020 was a year like no other in modern history. Since the onset of the COVID-19 pandemic, we have lost hundreds of thousands of lives in the United States alone, seen the economy devastated and in deep recession, and had every aspect of our daily lives upended. Amid the disruption and devastation caused by the pandemic, our ESG efforts have never been more important, and our dedication to achieving them never stronger.

As a mission-driven company, ESG is core to our DNA. At Alexandria, we believe that doing well in our business and doing good for society are inherently linked endeavors, and this belief has shaped every aspect of our multifaceted business model and supported our industry-leading corporate responsibility efforts. For us, ESG is about much more than meeting target metrics — it is essential to fulfilling our mission to advance human health and improve nutrition. It remains our goal to tackle climate change by reducing carbon emissions associated with the construction and operations of our assets, mitigating climate-related risk in our real estate portfolio, and investing in and providing essential infrastructure for sustainable agrifoodtech companies. We also continue to catalyze the health and vitality of the communities where we live and work and develop and implement impactful solutions to the world's most pressing challenges to contribute to a healthier, more sustainable, more productive society.

ALEXANDRIA: AT THE VANGUARD & HEART OF THE LIFE SCIENCE & AGTECH ECOSYSTEMS

As COVID-19 began to spread across the United States in early March 2020, schools and businesses shuttered and entire cities went into lockdown, yet Alexandria's properties remained open. Thanks to our world-class frontline teams, we maintained continuous 24/7 operations across our campuses and enabled our tenants to continue their vital work to advance solutions for COVID-19 and other diseases and disorders.

Concerns about the spread of the virus reinforced the importance of our industry-leading health and safety standards, and since the pandemic's onset, Alexandria has only taken further extraordinary measures to provide our tenants with healthier and safer work environments. We immediately deployed comprehensive customized COVID-19 mitigation measures, as validated by our COVID-19 Advisory Board, and promptly implemented them to ensure uninterrupted operations at our buildings and campuses.

We are honored by our reputation as a leader in the life science and agtech ecosystems for providing our innovative tenants with the mission-critical LabSpace® infrastructure required to enable their lifesaving work. Through our science-based approach and far-reaching health and wellness efforts, we enabled approximately 100 of our tenants to pursue and maintain their COVID-19-related research, development, commercialization, and manufacturing efforts, including Pfizer, Moderna, and Johnson & Johnson. The ongoing global pandemic has only reinforced the scope of our overarching sustainability mission to make an enduring positive impact on society.

OUR COMMITMENT TO ESG

Alexandria's 2020 ESG Report, which is in accordance with the Core option of the Standards of the Global Reporting Initiative (GRI), highlights our company's continued efforts across our industry-leading ESG initiatives, programs, and policies to benefit our tenants, employees, and communities and provide long-term value for our stockholders. We are proud of our accomplishments and the broad recognition showcased in this report, some key highlights of which follow:

- We were recognized as the **#1 real estate company in the world in the Global Real Estate Sustainability Benchmark (GRESB) Science & Technology sector** for our leadership in championing sustainability initiatives that promote the health and well-being of our tenants and employees and enhance local communities. We also earned the **#1 global ranking** and a **5 Star** rating — GRESB's highest rating — in the Diversified Listed Peer Group for our highly sustainable development work and green building initiatives, as well as an **"A" disclosure score** for the third consecutive year.
- We were ranked as the **#3 most sustainable REIT** in *Barron's* "Top 10 Most Sustainable REITs, According to Calvert."
- We were awarded our **fourth consecutive and sixth overall Nareit Gold Investor CARE Award** in the Large Cap Equity REIT category for superior shareholder communications and reporting, highlighting Alexandria's best-in-class operational transparency and reporting practices.
- As a testament to our comprehensive response to COVID-19, which expands upon our existing rigorous health and safety standards, we became the **first company to achieve a Fitwel Viral Response Certification with Distinction**, the highest designation within the new Viral Response Module developed by Fitwel, the world's leading healthy building certification system. We also achieved the **world's first WELL Health-Safety Rating** for laboratory space at Alexandria LaunchLabs® – New York City, affirming our adherence to science-backed practices to support employee safety, productivity, and wellness.
- We received our **second consecutive Fitwel Impact Award for the highest-scoring Fitwel project of all time** for Alexandria LaunchLabs® at the Alexandria Center® at One Kendall Square in Cambridge in recognition for the project's ability to support high levels of health, wellness, and productivity for our LaunchLabs member companies.
- We are **on pace to reach our 2025 environmental goals** for carbon emissions, energy and water consumption, and waste diversion. We reduced our like-for-like energy use and carbon emissions by 1.7% each from 2019 to 2020, bringing our total carbon emissions reduction to 19.6% relative to a 2015 baseline.
- We are **actively using the Embodied Carbon in Construction Calculator (EC3) tool to measure and reduce embodied carbon** in development projects and have completed an embodied carbon assessment at 685 Gateway Boulevard in South San Francisco and are progressing with 12 other similar assessments.
- Revolutionizing the design of our buildings through innovative low-carbon solutions and climate-resilient measures, including at 685 Gateway Boulevard in South San Francisco, which is **tracking toward the company's first Zero Energy Certification** through the International Living Future Institute (ILFI), and at 325 Binney Street, a development project that has been **designed to be the most sustainable laboratory building in Cambridge**.
- We have **78 LEED projects, totaling over 13 million RSF, certified or in progress** and are **meeting our target for LEED Gold or Platinum certification** on new ground-up developments.
- We issued an additional green bond in February 2021, bringing our **total issuances of green bonds to \$1.9 billion**, proceeds from which continue to be allocated to projects that have achieved or are targeting LEED Gold or Platinum certification.
- We provided **mission-critical funds to over 340 non-profit organizations**, and our **Alexandria team members volunteered over 2,400 hours** through Operation CARE, the company's employee social impact program, which provides benefits that enable our teams to engage and give back to our communities.

- We **pioneered OneFifteen, a comprehensive care model for the full and sustained recovery of people suffering from opioid addiction**, in partnership with Verily. We led the design and development of the campus in Dayton, Ohio, which opened its outpatient clinic in the fall of 2019, its crisis stabilization unit in early 2020, and, most recently, the residential housing component, OneFifteen Living, in 2021. Inspired by the OneFifteen platform, we are presently **incubating a similar model to combat homelessness** with the goal of providing a complete continuum of services in a safe living environment.
- We received the **2020 Navy SEAL Foundation (NSF) Patriot Award** in recognition of extraordinary contributions to the foundation and its programs, including our record-breaking fundraising efforts **totaling over \$18 million to support the NSF** over the last three years.

ALEXANDRIA'S SOCIAL ACTION PILLARS

For Alexandria, our business has long been about more than real estate. Our mission to advance human health, improve nutrition, and enhance the quality of people's lives has shaped our differentiated business model, and it is the unifying basis around which we have built our four strategic verticals — real estate, venture investments, thought leadership, and corporate responsibility. In addition to providing the essential infrastructure needed to fuel innovation for the betterment of human health, we invest in innovative life science, agrifoodtech, and technology companies through Alexandria Venture Investments; bring together industry leaders for unique and interactive programming, including the Alexandria Summit®, to create opportunities that will shape the future of healthcare; and catalyze positive and productive societal change through our pioneering corporate responsibility initiatives.

The COVID-19 pandemic laid bare the immense social need across our country and in our communities by exacerbating already devastating challenges to human health and social well-being, with a 29% increase in opioid overdoses, a projected increase in the educational achievement gap by 15%–20% due to school closures and barriers to remote learning for our most underserved youth, a 50% increase in hungry Americans, and a 40%–45% increase in homelessness.

By uniting the passion and commitment of our team and community partners and leveraging our unique leadership, knowledge, expertise, and resources, we worked steadfastly to combat the COVID-19 pandemic and also to develop and implement long-term, scalable solutions to the most pressing societal issues. They include national and regional efforts focused on key areas that represent Alexandria's social action pillars:

Accelerating Groundbreaking Medical Research to Advance Lifesaving Treatments and Cures

We understand the vital role medical research philanthropy plays in the advancement of lifesaving treatments and cures. In 2019 alone, health-related U.S. charitable giving reached an all-time high of \$41.5 billion, which nearly equates to the NIH's annual budget for basic life science research. Alexandria continues to be a critical driver of medical progress, providing transformative strategic funding to speed the most promising biomedical discoveries from laboratories to patients in need.

Also, through Alexandria's unique partnerships with impactful non-profits, we help catalyze advances for treatments and cures across a number of disease areas, including cancer and neurological disorders such as Parkinson's and epilepsy.

Combating Hunger, Improving Nutrition, and Supporting Human Health at Its Most Fundamental Level

Driven by the understanding that food is a fundamental building block of human health and well-being, Alexandria is dedicated to ensuring all Americans have the nutritious, healthy food they need to thrive. With the support of partners like us, hunger-relief organizations like Project Angel Food, Nourish Now, Los Angeles Regional Food Bank, and Feeding America have provided over 6 billion meals to hungry Americans during the pandemic.

Through our agtech real estate infrastructure, including the Alexandria Center® for AgTech, a fully integrated multi-tenant R&D and greenhouse campus in the heart of Research Triangle, and our investments in innovative agrifoodtech companies like BioMilq and Vindara, Alexandria continues to help combat hunger locally and improve nutrition for countless people around the world facing food insecurity.

Bolstering the Resilience of Our Military, Our Veterans, and Their Families

With profound appreciation for the immense sacrifices of our nation's heroes and the essential role they play in enabling us to pursue our noble mission, Alexandria is committed to providing resources to assist our military, our veterans, and their families so that they can live healthy, successful, and rewarding lives.

We have actively supported the Navy SEAL Foundation (NSF) since 2010, including through our record-breaking fundraising efforts as the chair of the New York City Benefit in 2017, and were honored to be the recipient of its prestigious Patriot Award in 2020.

In an impactful partnership that began in 2017, Alexandria joined The Honor Foundation (THF) and its founding partner, the NSF, to create an 8,000 RSF mission-critical headquarters for THF in San Diego — a unique center dedicated to meeting the professional development needs of the Special Operations community as they transition from military service careers to the private sector.

Conquering the Opioid Epidemic and Revolutionizing Addiction Treatment

Well before COVID-19, our nation was already grappling with one of the most pervasive and devastating public health challenges of our time, the opioid epidemic. Nearly 500,000 lives were lost in the United States due to opioid overdoses between 1999 and 2019 according to CDC data — and the crisis shows no signs of abating.

In 2017, determined to reverse the trajectory of the U.S. opioid epidemic, Alexandria partnered with Verily to create OneFifteen, an innovative, non-profit healthcare ecosystem dedicated to the full and sustained recovery of people with addiction. Alexandria led the design and development of the pioneering campus ecosystem in Dayton to house a comprehensive evidence-based treatment model encompassing a full continuum of care with dedicated facilities and services for crisis stabilization, medication-assisted treatment, residential housing, peer support, family reunification, workforce development, job placement, and community transition.

Educationally Empowering Underserved Students to Achieve Long-Term Success

Understanding that education is one of the most fundamental foundations for a safe and healthy life, Alexandria is deeply committed to driving educational opportunities and providing the support and resources needed to prepare students for academic success, the 21st-century job market, and beyond.

In December 2020, Alexandria celebrated the culmination of the Emily Krzyzewski Center's \$18.85 million Game Changer Campaign, in which we played a critical leadership role. The campaign funds will support ongoing programs for academically focused low-income K-12 students in Durham, North Carolina; an endowment to ensure support for students in years to come; and a 7,500 square foot facility expansion to provide much-needed classroom space for its college access programs.

Through our Alexandria Scholars program in 2020, we granted 11 high-achieving public school students in the San Francisco Bay Area and Maryland \$5,000 annual scholarships to attend a two- or four-year program at a college or university of their choice to study one of the STEM (science, technology, engineering, and mathematics) fields. Additionally, in August 2020, we made a \$1.5 million donation to the South San Francisco Unified School District to provide tablets and laptops for students and teachers, enabling them stay connected as their learning environment transitioned to a virtual one.

LOOKING AHEAD WITH PURPOSE


In a year when the need has never been greater, we are incredibly proud of what we have been able to contribute to our local communities, our nation, and the world — and are profoundly grateful that as a company we have been in the position to continue making a positive impact. Our best-in-class team and their dedication to our important mission have enabled us to persevere under events the world was unprepared for. We are truly honored to work alongside each and every member of the Alexandria team in renewing our communities and enabling people to live healthy and productive lives.


Alexandria's enduring business success reflects our team's shared passion for and execution of our pioneering ESG initiatives. We continue to fulfill our mission by doing our part to enable the scientific and technological breakthroughs that are key to solving our major healthcare challenges, revitalize and support our communities, empower the next generation of innovators, and ultimately contribute to a more sustainable and equitable society. Together, we are building the future of life-changing innovation.


Sincerely,


Joel S. Marcus
Executive Chairman
& Founder


Dean A. Shigenaga
President & Chief
Financial Officer


Jackie B. Clem
General Counsel
& Secretary


Eleni Reed
Senior Vice President –
Head of Sustainability


Vincent R. Ciruzzi
Chief Development
Officer

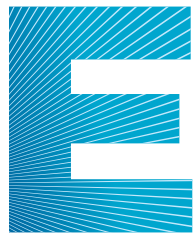
685 GATEWAY BOULEVARD, an amenities building on our Gateway campus in South San Francisco, is on pace to achieve Zero Energy Certification.



ENVIRONMENTAL

Driving High-Performance Building Design and Operations and Mitigating Climate-Related Risk

Proactively Managing and Mitigating Climate Risk	16	Progress Toward 2025 Goals	26
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Reducing Operational Carbon, Energy, Water and Increasing Waste Diversion	24		



ENVIRONMENTAL



Proactively Managing and Mitigating Climate Risk

At Alexandria, the resilience of our properties under a changing climate is paramount both for our business and our tenants' mission-critical research, development, manufacturing, and commercialization efforts. We align our climate change management efforts with the guidelines issued by the Task Force on Climate-related Financial Disclosures (TCFD), which we endorsed in 2018. Our proactive approach identifies and manages evolving physical conditions and transition issues.

Board of Directors & Leadership Oversight

The Audit Committee of Alexandria's Board of Directors oversees the management of the company's financial and other systemic risks, including those related to climate. At a management level, Alexandria's Sustainability Committee, which comprises members of the executive team and senior decision makers spanning the company's Real Estate Development, Asset Management, Risk, and Sustainability teams, leads the development and execution of our approach to climate-related risk.

Assessing & Mitigating Physical Risk to Our Properties

We consider the potential impacts associated with climate change and extreme weather conditions in the acquisition, design, development, and operation of our buildings and campuses. (To learn more about our resilient building design approach, see pages 22–23.) In addition, to mitigate the risk of certain losses, including those related to certain extreme weather events and natural disasters, we purchase property insurance as a part of Alexandria's risk management program.

Our climate change assessments include an analysis of climate data, property damage losses associated with past weather events, and acute climate hazards (increase in heavy rain events, droughts, floods, tropical cyclones, and wildfires) and chronic climate hazards (sea level rise and rising temperatures). In accordance with TCFD methodology, Alexandria considers a range of scenarios for 2030 and 2050 when evaluating physical risk: (1) a business-as-usual scenario in which GHG emissions continue to increase with time (RCP 8.5); and (2) a mitigation scenario in which GHG emissions level off by 2050 and decline thereafter (RCP 4.5). To ensure a conservative evaluation of potential risk at the asset level, we use the RCP 8.5 scenario, which has greater climate hazard impacts than RCP 4.5. These climate change assessments covering both acute and chronic risks enable us to assess preparedness for climate-related risks across the real estate life cycle.

Monitoring & Preparing for Transition Issues

Tenant preferences for green, efficient, and healthy buildings continue to rise, and the cities and states in which we develop and operate our buildings

COMPREHENSIVE APPROACH TO ASSESSING & MITIGATING PHYSICAL RISK

ACQUISITIONS

1. Conduct climate change assessment (see "Assessing & Mitigating Physical Risk to Our Properties" on page 16).
2. Incorporate potential mitigation strategies, where applicable, into financial modeling and transactional decisions.

DEVELOPMENTS & REDEVELOPMENTS

1. Review climate change assessment.
2. Assess potential risks and account for 2050 climate projections and an RCP 8.5 scenario.
3. Consider physical and operational measures in design to increase the property's resilience.
4. Identify operational mitigation measures and ongoing monitoring opportunities.

BUILDINGS IN OPERATION

1. For new and redeveloped assets transitioning into operations:
 - Consider implementation and prioritization of operational mitigation measures and ongoing monitoring.
2. For existing assets:
 - Review climate change assessment.
 - Where potential risks have been identified, assess to what extent mitigation measures are in place and which operational and physical improvements can be made to increase the property's resilience.
 - Develop an implementation plan.

are escalating their energy efficiency policies and regulations, utility rates, and carbon pollution pricing. As of December 31, 2020, 70% of Alexandria's top 20 tenants (by annual rental revenue) have set carbon emission reduction goals, and 50% have set net-zero carbon and/or carbon neutrality goals. Our tenants are also prioritizing the procurement of renewable energy, with 50% having set targets in this area. Over the past few years, regulatory bodies in most of our regions either passed or proposed legislation to limit the carbon footprint of buildings, require procurement of clean power, or eliminate natural gas from new construction projects. Additionally, certain U.S. jurisdictions incorporated guidelines into their building codes to address the up-front impacts of building materials such as concrete.

In anticipation of these city and state regulations and also to meet tenant preferences,

Alexandria's 2025 sustainability goals for buildings in operation and new ground-up construction projects provide the framework, metrics, and targets that guide our company's focus on continuous, long-term improvement. The Decarbonizing Construction section of this report on pages 18–19 highlights our approach to reducing embodied carbon in new developments. In 2020, we began creating our long-term strategy and plan for the zero-carbon transition by developing an approach to set science-based emissions reduction targets, and we continued to develop our transitional risk scenarios.

Finally, as our regional teams continue to engage in city-run working groups and committees to help shape the future of government policies, they are able to review options to incorporate potential regulations into our long-term planning.

CLIMATE AMBITIONS OF ALEXANDRIA'S TOP 20 TENANTS

70% Have Set Goals for Carbon Emissions Reduction

50% Have Set Goals for Net-Zero Carbon and/or Carbon Neutrality



ENVIRONMENTAL



Decarbonizing Construction

Alexandria delivered one of the world’s first office/laboratory spaces to be certified in the U.S. Green Building Council’s (USGBC) LEED pilot program for Core & Shell in 2007. Since then, we have continued to raise the bar in sustainable design and construction by setting sustainability goals for all ground-up developments, pioneering new approaches to low-carbon design, and being at the industry’s forefront on reducing embodied carbon in construction materials.

Pursuing LEED Gold/Platinum & Zero Energy

As a leader in green building, Alexandria targets LEED Gold or Platinum certification for new ground-up developments. As of December 31, 2020, approximately 48% of total annual rental revenue is generated from 78 LEED projects, 23 of which total 3.5 million RSF and are targeting LEED certification. Through our sustainability goals for new developments, we deliver energy- and resource-efficient buildings that also meet or exceed tenant, city, and state requirements for energy and water efficiency, material sourcing, biodiversity, and alternative transportation.

We are also revolutionizing the design of our buildings through innovative low-carbon solutions. At 325 Binney Street, on our Alexandria Center at One Kendall Square mega campus in Cambridge, the building design is expected to yield a 95% reduction in fossil fuel consumption. The project is targeting LEED Platinum Core & Shell and LEED Zero Energy certifications. At 685 Gateway Boulevard in South San Francisco, we are targeting Zero Energy Certification through the International Living Future Institute (ILFI) by leveraging design strategies such as building envelope optimization, high-performance features, and on-site energy generation.

Alexandria’s Green Bond Issuances

Our green bond issuances are a key component of the capital strategy for our Class A development and redevelopment pipeline. This commitment has driven our issuance of \$1.9 billion in green bonds over the last three years.

Proceeds from our green bonds are allocated toward development, redevelopment, and tenant improvement projects that have achieved or are targeting LEED Gold or Platinum certification. Our green bonds align with Green Bond Principles as administered by the International Capital Market Association (ICMA), signifying best practices that cover the allocation of proceeds, the process for project evaluation and selection, and reporting. Our [latest Green Bond Allocation Report](#), as well as previous years’ reports, is available on the [Corporate Responsibility page](#) of our company website.

Building Electrification

With several jurisdictions shifting (or with plans to shift soon) from fossil fuels for heating and requiring all electric buildings as a strategy to reduce carbon emissions associated with building operations, Alexandria has proactively incorporated electrification into building designs, with one completed project and two currently in progress.¹

Reducing Embodied Carbon

Embodied carbon in building materials and construction accounts for 11% of annual global GHG emissions.² Alexandria is playing a leadership role in the industry’s effort to measure and ultimately reduce carbon associated with the construction process.

In 2019, Alexandria became a sponsor and the first REIT to use the Carbon Leadership Forum’s Embodied Carbon in Construction Calculator (EC3) tool. For new construction projects, Alexandria seeks to procure products with Environmental Product Declarations (EPDs), which provide information on product composition and environmental impact. Using such EPDs, Alexandria aims to reduce embodied carbon by 10% for new ground-up development projects. As of December 31, 2020, Alexandria has completed an embodied carbon assessment at 685 Gateway Boulevard, and others are in progress for 12 development projects, including at 3115 Merryfield Row, 1150 Eastlake Avenue East, and 9 Laboratory Drive in San Diego, Seattle, and Research Triangle, respectively, among others.

Driving Sustainability on Our Campuses

Alexandria pioneered our cluster campus strategy to foster innovation and collaboration and to create and renew ecosystems that capitalize on proximity to world-class academic and medical institutions and a high-quality and diverse talent pool.

In these clusters, we pursue smart-growth redevelopment opportunities to promote land and wildlife conservation, leverage and incentivize alternatives to single-occupancy vehicle transportation to reduce traffic and carbon emissions, support air quality, remediate contaminated brownfield sites to foster economic development, and reimagine and create dynamic campuses such as the Alexandria Center for Life Science in New York City; the Alexandria enter at Kendall Square in Cambridge; and numerous properties in our Mission Bay submarket of the San Francisco Bay Area.

Many of our campuses have bikeshare stations and storage, car share spaces, hybrid parking spaces, electric vehicle charging stations, and shuttles to mass transit stations. We promote active commuting for our tenants through on-site programs, as well as locker rooms and showers to facilitate riding a bike, running, or walking to work. The SANDAG iCommute program awarded Alexandria a Platinum Diamond Award in 2019 and 2020 in recognition of our San Diego regional office’s efforts to promote alternatives to driving alone, including carpooling, vanpooling, biking, walking, opting for mass transit, teleworking, and offering flexible workweek schedules, and we will further increase capacity for electric vehicles to meet our projected tenant demand.

NEW CONSTRUCTION PERFORMANCE

As of December 31, 2020

78
LEED Certifications
Achieved or Targeting

48%
Annual Rental Revenue From Projects
That Have Achieved or Are Targeting
LEED Certification

**More Than
Double the
Nareit Average**
LEED Operating RSF

NEW CONSTRUCTION GOALS

25%
Reduce energy
consumption 25%
below the ASHRAE³
90.1-2010 baseline

65%
Divert 65% of construction
waste from landfills

50%
Reduce potable water
consumption outdoors
50% and indoors 35%
below the UPC⁴ baseline

5%
Pre-wire 5% of total parking
spaces to facilitate the
installation of electric
vehicle charging stations

1. The completed project is 685 Gateway Boulevard in our South San Francisco submarket, and the projects underway are 751 Gateway Boulevard, also in South San Francisco, and 1150 Eastlake Avenue East in our Lake Union submarket of Seattle.

2. Source: <https://architecture2030.org/new-buildings-embodied/>.

3. The ASHRAE 90.1-2010 standard is the baseline standard in LEED v4 for heating, ventilation, air-conditioning, and refrigeration systems.

4. Uniform Plumbing Code baseline requirements cover landscaping for outdoor water consumption, and water closets, urinals, showerheads, faucets, faucet replacement aerators, and metering faucets for indoor water consumption.



ENVIRONMENTAL

CASE STUDY | 325 BINNEY STREET

Designed to Be the Most Sustainable Laboratory Building in Cambridge

325 BINNEY STREET is a 450,000 RSF development project on our Alexandria Center at One Kendall Square mega campus in Cambridge. Its high-performance design is expected to eliminate most of the fossil fuel consumption for building heating — an achievement previously considered unattainable for large laboratory buildings — and enable the building to operate as a net-zero energy commercial laboratory building. The building, which is targeting LEED Platinum Core & Shell, LEED Zero Energy, and Fitwel certifications, will rely on ultra-efficient mechanical and envelope systems and geothermal energy as its primary heating source, and renewable energy from on- and off-site.

PROJECT HIGHLIGHTS

Targeting
95%
reduction in fossil fuel use for building heating

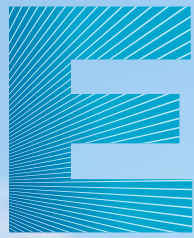
100%
of building energy consumption will be offset by on- and off-site renewable energy

Targeting
LEED Platinum Core & Shell and
LEED Zero Energy
Certification

Targeting
10%
reduction in embodied carbon

WATER REUSE & REDUCTION
Reuse of rainwater and underslab drainage

Reduced cooling tower make-up water requirements



ENVIRONMENTAL

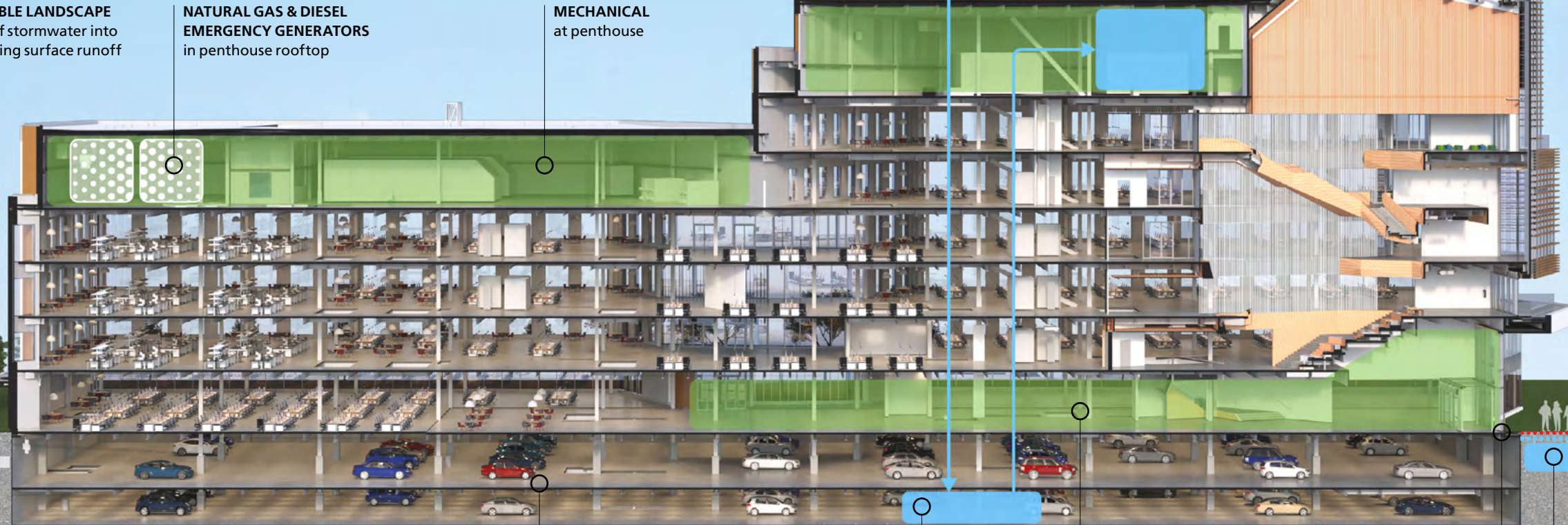
LARGE PERMEABLE LANDSCAPE for infiltration of stormwater into ground, decreasing surface runoff

NATURAL GAS & DIESEL EMERGENCY GENERATORS in penthouse rooftop

MECHANICAL at penthouse

STORMWATER COLLECTED for use in irrigation and mechanical systems

WHITE ROOF to reduce heat island effect



LOCATION ACCESSIBLE for easy evacuation in emergency

ELEVATION of first floor above 2070 flood elevation

GEOHERMAL SYSTEM to provide energy to main heating and cooling systems

INCREASED CAPACITY of below-grade pumps in the event of a flood

DURABLE WATER-RESISTANT CONCRETE and masonry below-grade walls

LARGE LOBBY to provide refuge in extreme weather event

10" WATERPROOFED CONCRETE CURB at first-level windows

UNDERSLAB DRAINAGE COLLECTED for irrigation and mechanical system use

SEVERAL STORMWATER CHAMBERS for infiltration of water into ground, decreasing surface runoff

CASE STUDY | 325 BINNEY STREET

Proactively Mitigating Climate Risk Through Resilient Building Design

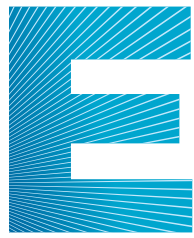
325 BINNEY STREET'S RESILIENT DESIGN accounts for a high-emissions climate scenario (RCP 8.5). The highly sustainable building will incorporate several innovative measures to counter the potential risks associated with flood precipitation.

PROJECT HIGHLIGHTS

Finished first floor elevated **above predicted 2070 flood elevation** published by the City of Cambridge

Large areas of permeable landscaping and stormwater infiltration systems to **decrease surface water runoff**

Critical mechanical equipment and **emergency generators** located well above flood elevation



ENVIRONMENTAL



Reducing Operational Carbon, Energy, Water and Increasing Waste Diversion

We continue our commitment to improve operational efficiency, reduce carbon emissions and energy and water use, and increase waste diversion. We closely monitor building performance over time, set reduction targets, and work with our tenants to execute efficiency projects.

Monitoring & Improving Building Performance Over Time

Alexandria continuously monitors and improves the operational and environmental performance of our properties. We engage qualified energy professionals to conduct regular third-party inspections to ASHRAE or similar local standards, identify energy conservation measures, and provide utility and financial savings information to relevant building operators and decision makers. We invest in energy and water efficiency projects to maximize the useful life of our equipment, reduce operating costs for our tenants, and drive compliance with municipal and state benchmarking ordinances. Language in our form lease enables our recovery of the cost to monitor whole-building energy and water use. This approach supports strong operational and financial performance while delivering an energy-efficient and comfortable workplace for our tenants and employees.

Examples of our efficiency and sustainability measures include installing solar panels to power our buildings (see case study on pages 28–29), implementing a monitoring-based commissioning pilot program in Greater Boston (see case study on pages 30–31), and launching initiatives that aim to reduce waste and make our spaces more sustainable.

Alexandria LaunchLabs – Cambridge launched a recycling initiative through the RightCycle™ Program

by Kimberly-Clark Professional in May 2019. Each month, we collect, autoclave, and ship out nitrile gloves to be recycled, diverting over 1,700 pounds of lab gloves from our waste streams to usable products such as patio furniture and plant pots. Coming full circle, the lab gloves returned in the form of Adirondack chairs from Kimberly-Clark, after being recycled along with other collected professional PPE.

Energy Performance Ratings for Laboratory Buildings

In collaboration with the International Institute for Sustainable Laboratories (I²SL), we are helping drive energy benchmarking efforts to develop efficiency ratings for laboratory buildings. A sector-specific rating could enable landlords and tenants of laboratory spaces to better evaluate their relative performance and identify additional opportunities for energy efficiency. In 2020, Alexandria completed the laboratory benchmarking tool's operational practices survey, which focuses on projects with strong business use cases.

Collaborating With Tenants on Green Leases

Alexandria's predominantly triple net leases have green lease language that addresses the split incentive between landlord and tenant. These clauses support our efforts to reduce the consumption of energy and water and the generation of waste on our properties.

Our capital cost recovery clause aligns our incentives with those of our tenants to implement projects that reduce operating expenses. Additionally, for projects pursuing LEED certification, we have lease language that enables us to obtain from our tenants the information we need to facilitate Alexandria's compliance with LEED prerequisites and credits.

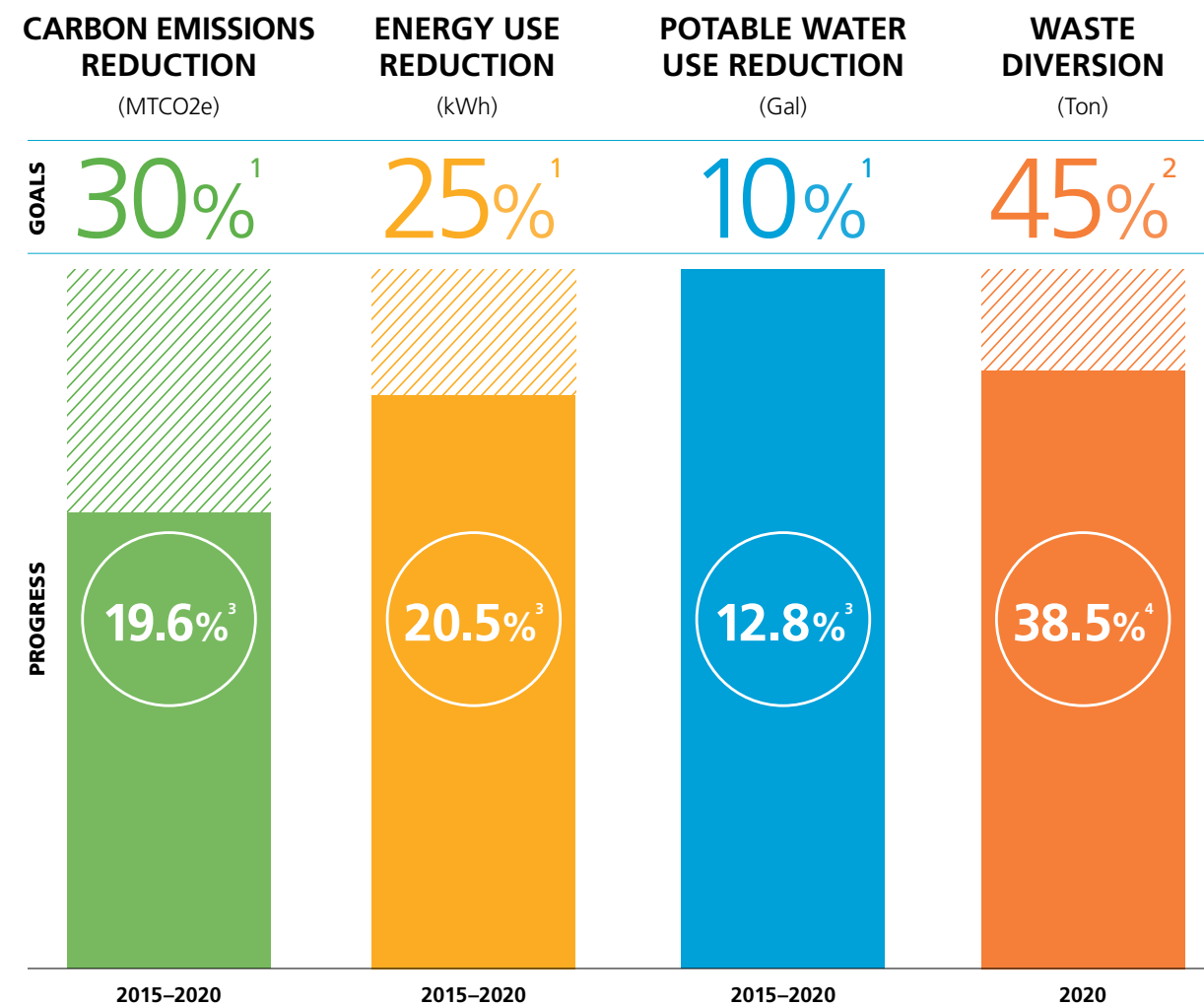
As part of Alexandria's commitment to operational excellence, which is mission critical to the success of our tenants, we issue tenant satisfaction surveys to seek feedback on building quality, campus amenities, and overall tenant experience. Our best-in-class on-the-ground regional teams surveyed tenants throughout the pandemic, and our next national tenant survey will be launched in the fourth quarter of 2021.

Progress Toward Reduction Targets

Our ongoing efforts to reduce consumption are driven by our commitment to operational excellence in sustainability, building efficiency, and service to our tenants. For buildings in operation, we set goals to reduce carbon emissions, energy consumption, and potable water consumption and increase waste diversion by 2025. We are making progress toward these goals as indicated below and on page 26–27.

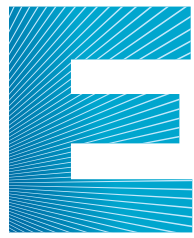
From 2019 to 2020, we reduced energy use by 1.7%, carbon emissions by 1.7%, and water use by 6.9% and achieved a 38.5% waste diversion rate in the last year alone.

2025 ENVIRONMENTAL GOALS & PROGRESS FOR BUILDINGS IN OPERATION



1. Relative to a 2015 baseline for buildings in operation that Alexandria directly manages.
2. For buildings in operation that Alexandria indirectly and directly manages.

3. Reflects sum of annual like-for-like progress from 2015 to 2020.
4. Reflects progress for all buildings in operation in 2020 that Alexandria indirectly and directly manages.



ENVIRONMENTAL

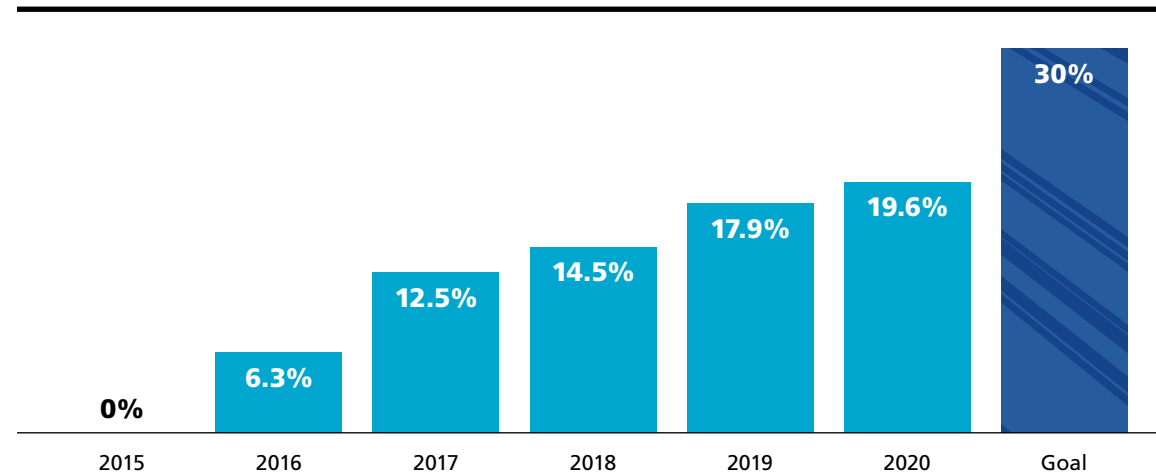


Progress Toward 2025 Goals

For buildings in operation, Alexandria set goals to reduce carbon emissions, energy consumption, and potable water consumption and to increase waste diversion by 2025. We are making strong progress toward these goals as indicated here.

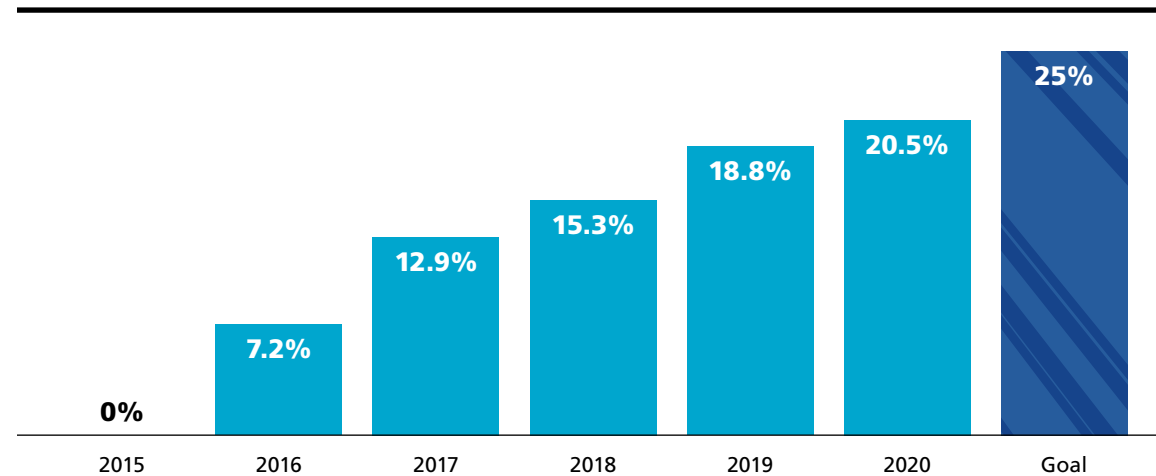
REDUCTION IN CARBON EMISSIONS (MTCO₂e)

2015–2020 Progress¹



REDUCTION IN ENERGY CONSUMPTION (kWh)

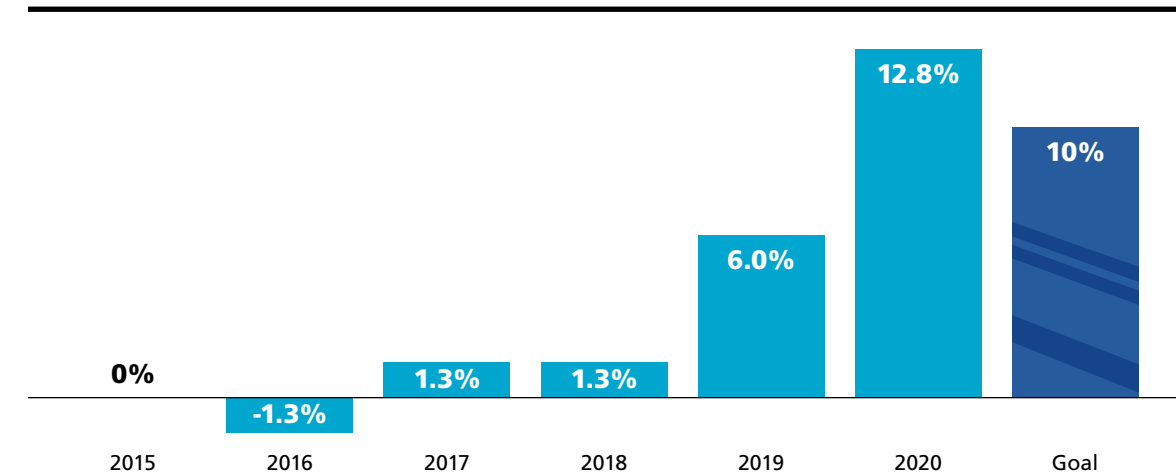
2015–2020 Progress¹



1. Reflects sum of annual like-for-like progress for buildings in operation that Alexandria directly manages relative to a 2015 baseline.

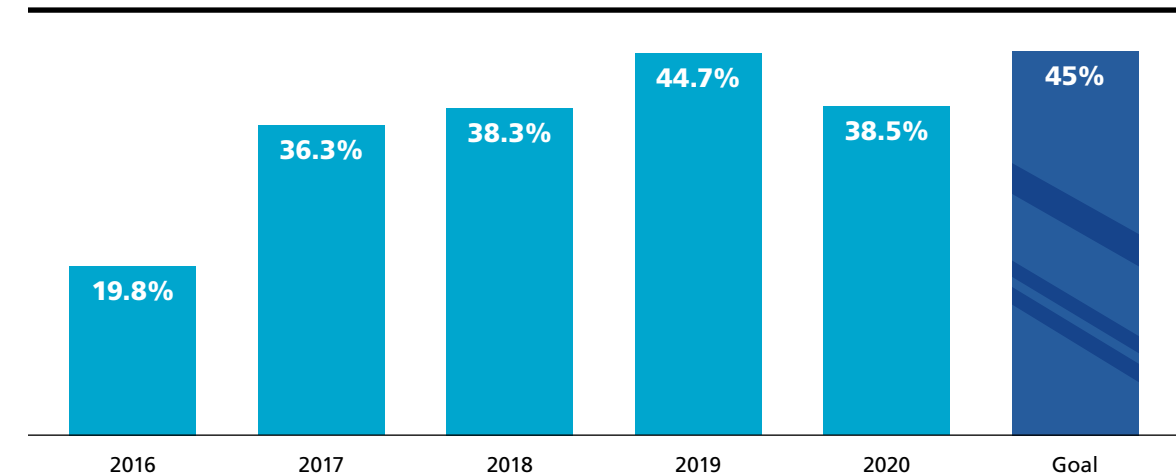
REDUCTION IN POTABLE WATER CONSUMPTION (Gal)

2015–2020 Progress¹



INCREASE IN WASTE DIVERSION (Ton)

2016–2020 Progress²



2. Reflects annual waste diversion rate per fiscal year for all buildings in operation that Alexandria indirectly and directly manages.



CASE STUDY | 3013 & 3033 SCIENCE PARK ROAD

Generating On-Site Renewable Energy

THE NEW SOLAR PANELS at 3013 and 3033 Science Park Road in our Torrey Pines submarket of San Diego attest to Alexandria's commitment to our portfolio-wide sustainability goals for 2025 to reduce our carbon footprint by 30%. Leased through power purchase agreements, the panels will generate sufficient renewable energy on-site to lower our impact on the utility grid, our energy demand at both sites during peak hours, and our consumption of fossil fuels to power the built environment.

PROJECT HIGHLIGHTS

3013 SCIENCE PARK DRIVE

CAPACITY

225
kW per solar photovoltaic array

3033 SCIENCE PARK DRIVE

315
kW per solar photovoltaic array

GENERATION ESTIMATES

251,700
kWh of renewable energy = **15%**
of the building's estimated total energy requirement

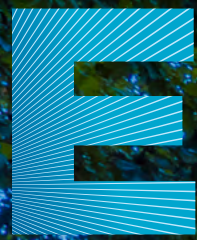
538,300
kWh of renewable energy = **24%**
of the building's estimated total energy requirement

Enough renewable energy is generated on-site to power

74 homes

for one year¹

1. Source: EPA Green Power Equivalency Calculator, June 15, 2021.



CASE STUDY | 100 BINNEY STREET

Optimizing Building Performance Through Monitoring-Based Commissioning

100 BINNEY STREET is a 433,000 RSF Class A ground-up development, which we delivered in 2017 as part of our Alexandria Center at Kendall Square mega campus, located in the heart of our Cambridge submarket of Greater Boston. The sustainable high-performance facility has earned LEED Gold certification and features a variable-volume HVAC system, high-efficiency chillers and boilers, a robust energy recovery system, and a solar power system. Its state-of-the-art building automation system (BAS) enables the monitoring, alarming, and control of all building systems to provide a safe and comfortable

workplace for our tenants. To recognize the full potential of the BAS and pinpoint specific opportunities to reduce our building energy consumption and carbon emissions, we selected 100 Binney Street as the pilot subject of our monitoring-based commissioning (MBCx) pilot program, which we rolled out in 2020. MBCx presents new solutions to analyze large amounts of data on a continuous basis to improve operational efficiency, with energy use reduction opportunities of up to 15%. To date, MBCx at 100 Binney generated continuous building data that has allowed us to identify and implement several energy efficiency measures.

ENERGY REDUCTION MEASURES

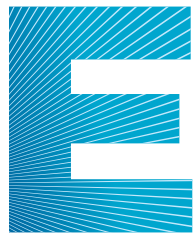
Adjustment of HVAC airflow and temperature set points

Adjustment of heating valve control range

Correction of fan oscillations on exhaust system

IMPACT

UP TO 15%
building energy use reduction



ENVIRONMENTAL



Investing in Sustainable Agrifoodtech

The agricultural sector represents a critical untapped source of opportunities for combating climate change, securing a sustainable food supply chain, mitigating exposure to environmental hazards, and enabling people to live healthier lives. Over two decades ago, we began developing and operating sophisticated agtech infrastructure and investing in innovative agrifoodtech companies.

Fostering a Highly Collaborative Agtech Campus Ecosystem

In 2019, we opened the Alexandria Center for AgTech, a fully integrated, multi-tenant, amenity-rich agtech R&D and greenhouse campus located in Research Triangle — the most important, dense, and diverse agtech cluster in the United States. The collaborative campus is home to Alexandria LaunchLabs – AgTech, the premier early-stage agtech company startup platform, as well as a broad ecosystem ranging from global to emerging agtech companies, including Elo Life Systems, GreenLight Biosciences, Indigo Ag, and UPL. The campus’s second phase will open later this year, nearly doubling its office, laboratory, and greenhouse space.

Partnering With Trailblazing Companies to Drive Innovation

Notable efforts in sustainable agriculture by Alexandria’s tenants and investment companies span technologies and solutions across the production-distribution-consumption continuum, including the following:

A Circular Economy for Agriculture

Moving toward a circular economy in agriculture requires the elimination of waste and the reuse of resources. Alexandria investment companies

Hazel Technologies and Plant Response, the latter of which is also a tenant, are building toward this goal. Hazel Tech provides solutions to decrease the 40% of produce that is lost as post-harvest waste. Plant Response uses a proprietary production system to turn spoiled food into valuable crop fertilizer.

Regenerative Agriculture

Indigo Ag and CIBO streamline the ability of farms to tap into the carbon offset market. After a farm signs up for Indigo’s carbon sequestration program, the company tests the health and content of the soil and advises the farm on how it might absorb more carbon. CIBO provides a direct marketplace for farmers and carbon credit purchasers where farmers are paid according to how much carbon is in their soil, which encourages regenerative farming practices and fuels agricultural carbon sequestration.

Indoor Agriculture

Indoor ag is realizing the promise of high-quality produce with limited inputs and in proximity to demand. Alexandria Venture Investments has supported this sector through direct investments, including to Shenandoah Growers and Vindara. Vindara, an emerging agtech platform revolutionizing indoor farming by employing

artificial intelligence to genetically tailor seeds, was incubated at Alexandria LaunchLabs – AgTech and was recently acquired by indoor ag leader Kalera in February 2021. Vindara seeds

offer growers the opportunity to capitalize on significantly higher yields and production efficiencies in a fraction of the time by reducing the grow cycle.

Alexandria and its agrifoodtech tenants and investment companies are deeply committed to addressing inefficient agricultural production and climate change.

THE NEED

~30%

of the planet’s arable land has been destroyed¹

~40%

of food produced is wasted or lost in the supply chain²

THE IMPACT

UP TO 70%

reduction in carbon emissions is possible with more sustainable food production and healthier diets³

A shift toward sustainable food production is imperative to improving nutrition and mitigating exposure to environmental hazards that can help prevent serious diseases.

ALEXANDRIA CENTER® FOR AGTECH – RESEARCH TRIANGLE



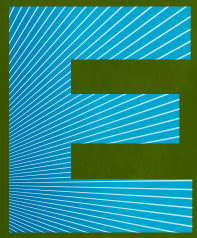
The campus’s first phase opened in 2019 with a 180,400 RSF redevelopment project at 5 Laboratory Drive. The second phase, a 160,000 RSF development project at 9 Laboratory Drive, is expected to deliver in 2021.

The collaborative campus is designed to facilitate the discovery and development of breakthrough innovations that are vital to enhancing the nutritional value of food and ensuring a sustainable, accessible, cost-effective global food supply.

1. Source: Sheffield University, “Soil loss: an unfolding global disaster,” December 2015.

2. Source: T. Colin Campbell Center for Nutrition Studies, “Reducing Food Waste Across the Supply Chain: Statistics & Strategies,” Updated November 5, 2020.

3. Source: Global Panel on Agriculture and Food Systems for Nutrition, “Future Food Systems: For people, our planet, and prosperity,” September 2020.



CASE STUDY | INVAIO SCIENCES

Developing Natural Solutions to Protect Crops and Reduce Environmental Impacts

INVAIO, AN ALEXANDRIA INVESTMENT COMPANY AND TENANT at the Alexandria Center for AgTech, is unlocking the potential of our planet’s interdependent natural systems to solve pressing agricultural, nutritional, and environmental challenges. By providing essential funding and physical infrastructure, Alexandria has supported Invaio’s efforts to address crop health, including by targeting intractable diseases in fruit trees and enhancing the management of vineyards and orchards to reduce carbon emissions, increase tree growth, and decrease

tree destruction. Invaio is also advancing a new carbon offering for perennial producers and is working with the U.S. Department of Agriculture (USDA) to bolster the vitality of beehives through ensuring pollinator health and the longevity of flowering real food trees.

Invaio’s deep understanding of the physiology of insects, plants, and trees, together with its novel integrated solutions, promises to refine agricultural practices and reduce the use of pesticides globally.

THE NEED

41%

of crops are lost to insects, increasing the overall carbon footprint of agriculture

THE SOLUTION

90%

of the chemical pesticides in use today can be eliminated through targeted pest control

THE ALEXANDRIA CENTER®
FOR AGTECH – RESEARCH TRIANGLE
is a 340,400 RSF fully integrated
greenhouse and R&D campus
thoughtfully designed to promote
the health, wellness, and productivity
of our tenants and employees.



SOCIAL

Catalyzing the Health, Wellness, Safety, and Productivity of Our Tenants, Employees, Communities, and the World at Large

Our Immediate and Multifaceted
COVID-19 Response 38

Alexandria's Social Action Pillars 42

Accelerating Innovation in
Human Health Through Our
Strategic Venture Investments 54

Driving Transformational
Healthcare Solutions Through Our
Impactful Thought Leadership 56

Championing Health,
Wellness, and Safety 58

Investing in Our People 62

Team Engagement and Impact 64





SOCIAL



Our Immediate and Multifaceted COVID-19 Response

At the onset of the COVID-19 pandemic’s spread in the United States, Alexandria mounted an urgent multifaceted response. Leveraging our unique expertise, unparalleled network, and philanthropic resources, we actively advanced immediate solutions to COVID-19 and provided relief to individuals and local communities adversely impacted by the pandemic.

Essential Labspace® Real Estate

Owing to the great efforts of our world-class frontline teams, we maintained continuous 24/7 operations across our campuses and properties throughout the pandemic, enabling 100 tenants to advance solutions for COVID-19 testing and diagnostics, new and repurposed therapies, safe and effective vaccines, as well as other critical research, development, manufacturing, and commercialization efforts.

Mission-Critical COVID-19 Testing Initiative

To further optimize our infrastructure, Alexandria leveraged our network of experts to focus on the safety and well-being of our tenants and their employees by increasing and improving their access to testing. We launched dedicated COVID-19 tenant testing sites at centralized locations, including at Alexandria Technology Square® in Cambridge and the Alexandria Technology Center® – Gateway in South San Francisco, where we collaborated with Alexandria tenant and investment portfolio company Color, a leader in distributed healthcare and clinical testing.

Impactful Thought Leadership

In March 2020, Alexandria began virtually convening the Alexandria Summit® community

to explore critical issues, strategies, and policies to help support the life science and agtech ecosystems’ unprecedented response, in terms of scale, speed, and industry-wide collaboration, to the devastating COVID-19 pandemic.

Vital Personal Protective Equipment

Alexandria dedicated mission-critical resources to help sustain individuals and institutions on the front lines. The company sourced over 54,000 pieces of personal protective equipment (PPE) worldwide and donated these much-needed supplies to protect healthcare workers in some of the nation’s hardest-hit cities, including New York City, Seattle, Boston, Los Angeles, and San Diego.

Significant Relief Funding

Alexandria donated more than \$1 million to several highly impactful national and regional organizations supporting communities severely affected by the pandemic, including Seattle Foundation COVID-19 Relief Fund, Robin Hood COVID-19 Relief Fund, SF New Deal COVID-19 Relief for San Francisco, Nourish Now in Maryland, Restaurant Strong Fund in Boston, and ROAR (Relief Opportunities for All Restaurants).



In April 2020, Alexandria distributed critical PPE to frontline healthcare workers at hospitals across the nation, including the Dana-Farber Cancer Institute in Boston. Photo courtesy of Sam Ogden, Dana-Farber Cancer Institute.

ALEXANDRIA’S COVID-19 RESPONSE HIGHLIGHTS



~100 Alexandria Tenants Solving COVID-19 With Unprecedented Speed and Efficiency

TESTING QUALITY & CAPACITY

- Abbott Laboratories
- Cue Health
- Labcorp
- Quest Diagnostics
- Quidel

NEW & REPURPOSED THERAPIES

- Adaptive
- Gilead
- Eli Lilly
- Vir Biotechnology

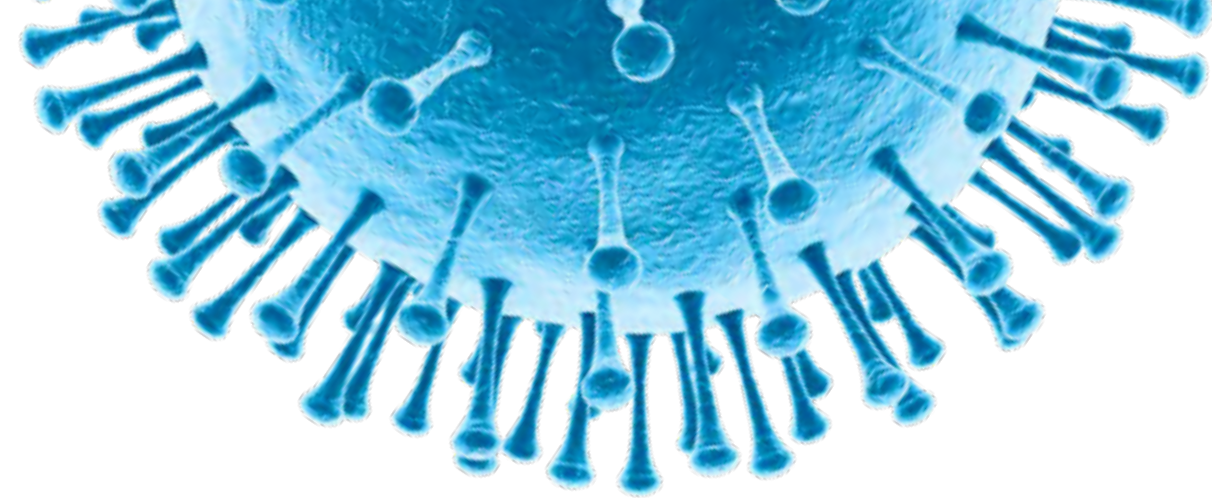
PREVENTATIVE VACCINES

- AstraZeneca
- GlaxoSmithKline
- Johnson & Johnson
- Medicago
- Moderna
- Novavax
- Pfizer

S

SOCIAL

Our COVID-19 Response in 2020



Alexandria Establishes COVID-19 Task Force
Alexandria creates a COVID-19 Task Force comprising thought leaders from across the company to lead our comprehensive and immediate COVID-19 response plan



U.S. coronavirus cases surpass 1 million, and a record 20.5 million jobs are lost in April

Alexandria Donates PPE
Alexandria donates over 54,000 pieces of PPE to healthcare workers in some of the hardest-hit cities across the nation, including New York City, Seattle, Boston, Los Angeles, and San Diego



Fundraising Run
Alexandria hosts a virtual 5K for employees to benefit the Robin Hood COVID-19 Relief Fund

Alexandria Deploys Mission-Critical COVID-19 Testing Initiative
Alexandria launches a national COVID-19 testing initiative to facilitate routine screenings for our tenants and opens the first site on our 681 Gateway Boulevard property in the San Francisco Bay Area



Alexandria Supports Education
Alexandria pledges to donate \$1.5M to the San Carlos School District and the San Carlos Education Foundation to fill the school district's funding gap due to the impacts of COVID-19



The Federal Drug Administration (FDA) approves Alexandria tenant Gilead Sciences, Inc.'s antiviral drug Veklury® (remdesivir) for the treatment of COVID-19 patients requiring hospitalization

Alexandria Achieves Fitwel Viral Response Certification
Alexandria is recognized as the first-ever company to achieve a Fitwel Viral Response Certification with Distinction, the highest designation within the new Viral Response Module for its industry-leading COVID-19 prevention guidelines and practices

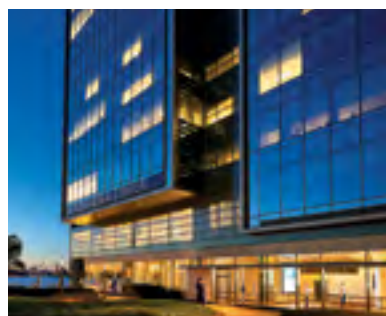
Alexandria tenants Pfizer and Moderna receive FDA Emergency Use Authorizations (EUA) for their respective mRNA-based COVID-19 vaccines

Alexandria Launches ARESAFE
Alexandria launches ARESAFE, a program innovating and implementing robust safety measures and operational protocols for safer, healthier buildings

Alexandria Summit – Healthcare Policy Forum 2020
Alexandria convenes our world-class network to focus on administrative, legislative, and regulatory solutions for COVID-19

JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC

The Centers for Disease Control and Prevention (CDC) confirms the first coronavirus case in the United States



The World Health Organization (WHO) declares COVID-19 a pandemic, and the United States declares COVID-19 a National Emergency

Alexandria Is Essential
Fifteen states, including California and New York, issue stay-at-home orders requiring all non-essential businesses to close, while Alexandria's Labspace real estate is deemed essential and the company maintains continuous 24/7 operations across our campuses

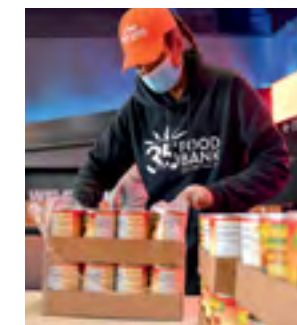
Alexandria Summit Convenes COVID-19 Webinars and Meetings
Alexandria convenes the Alexandria Summit community for a webinar on "Developing and Scaling COVID-19 Vaccines," the first in our impactful series of COVID webinars and weekly meetings

Alexandria Assembles COVID-19 Advisory Board
Alexandria assembles a COVID-19 Advisory Board of top experts in biopharma, clinical research, and psychiatry to review and validate our comprehensive COVID-19 prevention measures

Alexandria Summit – Immunology 2020
The Alexandria Summit hosts our Immunology 2020 summit convening key leaders in life science, government, and academia to advance solutions for COVID-19



Alexandria's COVID-19 Relief Support
Alexandria surpasses \$1M in donations for COVID-19 relief funding to impactful national non-profits



Alexandria Achieves WELL Health-Safety Rating
Alexandria achieves the world's first WELL Health-Safety Rating for laboratory space at Alexandria LaunchLabs in New York City





SOCIAL



Alexandria's Social Action Pillars

As a mission-driven company, Alexandria is profoundly committed to driving forward solutions to address society's most pressing challenges.

Accelerating Groundbreaking Medical Research to Advance Lifesaving Treatments and Cures

44 ▶



Combating Hunger, Improving Nutrition, and Supporting Human Health at Its Most Fundamental Level

46 ▶



Bolstering the Resilience of Our Military, Our Veterans, and Their Families

48 ▶



Conquering the Opioid Epidemic and Revolutionizing Addiction Treatment

50 ▶



Educationally Empowering Underserved Students to Achieve Long-Term Success

52 ▶





SOCIAL



Accelerating Groundbreaking Medical Research to Advance Lifesaving Treatments and Cures

Alexandria is a critical driver of medical progress, providing transformative strategic funding to speed the most promising biomedical discoveries from laboratories to patients in need.

Driving Advances in Medicine & Healthcare
Through Alexandria's unique partnerships with impactful non-profits, we help catalyze advances for treatments and cures across a number of disease areas, including cancer and neurological disorders such as Parkinson's and epilepsy. A few of the medical research philanthropic partnerships we are most proud of include:

A New Collaboration to Advance Cell Therapy for Brain Cancer
To accelerate cellular therapies for the most deadly brain cancer in adults — glioblastoma multiforme (GBM) — three of Alexandria's medical research non-profit partners, Alliance for Cancer Gene Therapy, Cancer Research Institute (CRI), and Parker Institute for Cancer Immunotherapy (PICI) launched a new collaboration to tackle the many challenges of this complex disease with the goal of laying the groundwork for novel and combinatorial clinical trials across multiple institutions and research networks.

Parker Institute for Cancer Immunotherapy
As a sustaining supporter of PICI, Alexandria supports mission-critical work to develop breakthrough immunotherapies that could turn all cancers into curable diseases faster. Serving on PICI's Board of Directors, our Executive Chairman and Founder, Joel S. Marcus, helped guide PICI toward achieving many accomplishments in 2020, including the development of a first-of-its-kind data analysis engine for scientific discovery.

The Michael J. Fox Foundation for Parkinson's Research
Alexandria has been a partner to The Michael J. Fox Foundation (MJFF), the world's largest non-profit funder of Parkinson's research, for nearly a decade, sharing its vision to support research that will fundamentally alter the trajectory of progress toward a cure for Parkinson's.



Alexandria team runners (left) at the finish line after completing 26.2 miles in the 2019 New York City Marathon.

Family, friends, and fellow team members (below) gather outside of Memorial Sloan Kettering Cancer Center, which is located along the marathon route at mile 17, to cheer on Alexandria Team runners.



Memorial Sloan Kettering Cancer Center
Alexandria strives to support critical medical research non-profits by partnering in unique ways that engage our employees and make a tangible and lasting impact. Prior to the COVID-19 pandemic, we have sponsored

a total of 145 Alexandria team members to run in the NYC Marathon, raising over \$800,000 since 2017 in support of critical oncology research at Memorial Sloan Kettering Cancer Center.

PARTNERSHIP IMPACT

\$2.4M

Total Funds Donated by Alexandria in 2020 to Support Medical R&D

\$800k

Total Funds Raised Since 2017 for Memorial Sloan Kettering by Alexandria Team Runners to Fund Life-Changing Medical Research

~\$150M

Donated by MJFF to Over 300 Research Teams Worldwide in 2020

THE URGENT NEED



~10,000 Diseases
Known to Humankind

Less Than 10%
Are Currently Addressable With Treatments¹

1. Source: U.S. House Committee on Energy and Commerce, "The 21st Century Cures White Paper," January 27, 2015.



SOCIAL



Combating Hunger, Improving Nutrition, and Supporting Human Health at Its Most Fundamental Level

Driven by the understanding that food is a fundamental building block of human health and well-being, Alexandria is dedicated to ensuring all Americans have the nutritious, healthy food they need to thrive.

Combating Food Insecurity

Through Alexandria's mission-critical agtech real estate and infrastructure, investments in innovative agtech companies, and unique partnerships with impactful non-profits, we have helped combat hunger and improve nutrition for countless people facing food insecurity.

Nourish Now – Maryland

In Maryland, we are a longtime supporter of the non-profit Nourish Now, whose mission is to solve two major social issues simultaneously: food waste and hunger. Thanks to the meaningful support of partners like Alexandria, Nourish Now donated more than 4 million pounds of food equating to over 3 million meals between March and August 2020.

Robin Hood – New York City

Since 2016, Alexandria has worked closely with Robin Hood, New York City's largest poverty-fighting organization. As COVID-19 destabilized vulnerable New Yorkers, Alexandria made a

significant contribution to Robin Hood's COVID-19 Relief Fund, which, in part, enabled the organization to feed more than 30 million people in New York City.

Project Angel Food – Los Angeles

In our Pasadena region, we have formed an ongoing partnership with the local non-profit Project Angel Food (PAF), which prepares and delivers healthy, nutritionally tailored meals to feed people impacted by serious illness in the Los Angeles area. As a supporter of PAF since 2016, Alexandria has collectively volunteered more than 325 hours preparing, cooking, and packaging meals and raised significant funds for the non-profit's myriad needs, including a fundraising initiative that enabled PAF to upgrade three of its meal delivery vehicles to refrigerated vans, increasing the amount of nutritious meals it can deliver to critically ill members of the community.



As the need to supply food to critically ill members of the community skyrocketed during the COVID-19 pandemic, Alexandria team members answered the call to action, volunteering weekly to help Project Angel Food prepare and deliver meals to community members in need.

THE URGENT NEED



Nearly **25%** of U.S. Households Experienced Hunger in 2020¹



42M Americans May Experience Food Insecurity in 2021²

PARTNERSHIP IMPACT

\$1.5M+

Total Funds Donated by Alexandria in 2020 to Support Hunger-/Nutrition-Related Non-Profits

\$100k 1M

Donated to Feeding America in 2020

Meals to Families Facing Hunger

1. Source: NPR, "Food Insecurity In The U.S. By The Numbers," September 27, 2020.
2. Source: Feeding America, "The Impact of the Coronavirus on National Food Insecurity in 2020 & 2021," March 9, 2021.



SOCIAL



Bolstering the Resilience of Our Military, Our Veterans, and Their Families

With profound appreciation for the immense sacrifices of our nation’s heroes and the essential role they play in enabling us to pursue our noble mission, Alexandria is committed to providing the resources needed for our military, our veterans, and their families to live healthy, successful, and rewarding lives.

The Honor Foundation

In an impactful partnership that began in 2017, Alexandria joined The Honor Foundation (THF) and its founding partner, the NSF, to create a mission-critical headquarters for THF in San Diego — a unique center dedicated to meeting the professional development needs of the Special

Operations community as they transition from military service careers. Today, the multifunctional space gives THF the flexibility to host workshops, classes, and events aimed at preparing the men and women of the Special Operations Forces to realize their maximum potential in the private-sector workforce.

In 2017, in support of our nation’s heroes, Alexandria designed, fully built out, and donated the use of an 8,000 square foot state-of-the-art facility to serve as the national headquarters for THF.



Congressional Medal of Honor recipient and retired U.S. Navy Master Command Chief Special Warfare Operator Britt Slabinski (pictured left) presents the prestigious Patriot Award to Alexandria and Joel S. Marcus (pictured right) at the Navy SEAL Foundation’s Benefit Dinner on March 5, 2020.

THE URGENT NEED

More U.S. Veterans Died by Suicide

From 2010 to 2020 Than Died During the Vietnam War¹

1 in 4 Veterans Have a Service-Connected Disability²

The Navy SEAL Foundation

Alexandria has been an active supporter of the Navy SEAL Foundation (NSF) since 2010 and shares its deep commitment to ensuring the health, safety, and well-being of the brave men and women who defend our nation. We are proud of our record-breaking fundraising efforts as the 2017

New York City Benefit Dinner Chair, for which we raised over \$12.7 million, and humbled to have received the 2020 Patriot Award in recognition of extraordinary contributions to the foundation and its programs, which address the unique needs of the SEAL community and their families.

PARTNERSHIP IMPACT

8,000^{RSF}

Facility Built and Donated by Alexandria to THF in 2017

1,350+

Service Members Served at THF Headquarters in 2020

\$18M+

Raised by Alexandria for the NSF from 2017 to 2020

\$1.8M

Awarded in Scholarships by the NSF to Deserving Students Within the Naval Special Warfare Community

1. Source: Atlantic Council, “Mental health care in the military: An opportunity for progress,” August 24, 2020.
2. Source: U.S. Census Bureau, 2020.



SOCIAL



Conquering the Opioid Epidemic and Revolutionizing Addiction Treatment

As opioid overdose deaths have risen dramatically against the backdrop of the COVID-19 pandemic, Alexandria remains committed to developing effective, scalable solutions to solve this public health crisis and revitalize communities. In partnership with Verily, we pioneered OneFifteen, a novel, data-driven comprehensive care model to serve as a blueprint for the nation in our fight to defeat the opioid epidemic.

In September 2020, we celebrated the delivery of OneFifteen Living, the campus's residential housing component, with a special grand opening featuring elected leaders, including U.S. Senator Rob Portman (OH) (pictured right) and Dayton Mayor Nan Whaley. The three-story 26,304 SF facility serves as a safe place for patients recovering from addiction and substance abuse disorders to live while accessing on-campus treatment services vital to their rehabilitation.



Reflecting the nonlinear path and continual process of recovery, the campus is anchored around a curved pathway that connects all of the experiences and elements of the OneFifteen ecosystem.

THE URGENT NEED



~81,000 Drug Overdose Deaths
June 2019 – May 2020¹



29% Increase
in Overdose Deaths in 2020
Compared to 2019²

Pioneering a Mission-Critical Initiative

Determined to reverse the trajectory of the U.S. opioid epidemic, one of the most pervasive public health challenges in our nation's history, Alexandria partnered with Verily to create OneFifteen, a new non-profit healthcare system dedicated to the full and sustained recovery of people suffering from opioid addiction.

Revitalizing the Dayton Community

A city once known for its rich history of innovation, Dayton in the past several years has experienced a significant burden around opioid addiction and overdose, with the highest death rate per capita in any U.S. city in 2017. With strong institutions and civic leadership, the community is a natural partner

for this unique and integrated approach to treatment.

Providing a Full Continuum of Care on a State-of-the-Art Campus

Together with Verily, we pioneered and built a fully integrated 4.3-acre, 59,000 RSF campus to house a comprehensive care model with dedicated facilities and services for crisis stabilization, medication-assisted treatment, residential housing, peer support, family reunification, workforce development, job placement, and community transition.

OneFifteen opened its outpatient clinic in the fall of 2019 and its crisis stabilization unit in early 2020, and in September 2020, we delivered the residential housing component, OneFifteen Living, which welcomed its first residents in 2021.

PARTNERSHIP IMPACT

2,200

Patients Treated by OneFifteen in 2020

4.3 Acre
59,000 RSF

Fully integrated Campus Ecosystem

1. Source: Centers for Disease Control and Prevention, "Overdose Deaths Accelerating During COVID-19," December 17, 2020.
2. Represents the twelve-month periods ended November 2020 and 2019. Source: CDC/National Center for Health Statistics, "Provisional Drug Overdose Death Counts: Dashboard," accessed June 2020.



SOCIAL



Educationally Empowering Underserved Students to Achieve Long-Term Success

Understanding that education is one of the most fundamental foundations for a healthy, productive, and principled life, Alexandria is deeply committed to driving educational opportunities and providing support and resources to prepare students for academic success, the 21st-century job market, and wider opportunities for engagement with their communities and the world.

Paving the Path for Academic Success

In Durham, North Carolina, Alexandria works closely with the Emily Krzyzewski Center to help academically focused K-12 students build the scholastic skills required to succeed in college. Since the non-profit center opened in 2006, nearly

100% of the graduates from its Scholars to College program have been accepted to college, underscoring the non-profit's truly impactful work in the community.

In August 2020, we pledged to donate \$1.5 million to the San Carlos School District and the San Carlos Education

Foundation in California, extending our strong commitment to enhancing neighborhoods where we develop and operate. The donation filled the school district's funding gap resulting from the economic impact of COVID-19 and, importantly, will enable San Carlos public schools to continue offering a quality education to its students.



“Alexandria’s immense support of the Emily K Center has had a significant and positive impact on the lives of countless students in our programs.”

MIKE “COACH K” KRZYZEWSKI
Founder of the Emily K Center & Head Coach of Duke Men’s Basketball



Funding STEM Education to Grow the Next Generation of Innovators

To encourage the scientific workforce and leaders of the next generation, in 2019 we launched Alexandria Scholars, the company's STEM scholarship program. To date, we have granted 14 high-achieving public school students in the San Francisco Bay Area and Maryland \$5,000 annual scholarships to attend either a two- or four-year program at a college/university of their choice.

In August 2020, we made a pledge to the South San Francisco Unified School District through the California Life Sciences Institute and California Life Sciences Association's joint South San Francisco Empowerment Initiative, which aims to build science competency while closing the digital gap. Through this contribution, we provided tablets and laptops to help K-12 students and teachers in South San Francisco stay connected in a digital learning environment.

PARTNERSHIP IMPACT

~100%

of the Emily K Center's Scholars to College Program Graduates Have Been Accepted to College Since the Center Opened in 2006

70%

of Emily K Center Students Are First-Generation College Students

11

Alexandria Scholarships Awarded in 2020

\$1.5M

Donation to the San Carlos School District and the San Carlos Education Foundation

Mike “Coach K” Krzyzewski (pictured opposite page), founder of the Emily K Center, signs the final beam to be placed atop the new 7,500 SF building located behind the original center. Upon completion, the building will serve as a college access hub with much-needed classroom and advising space to serve the growing number of students accessing its programs.

THE URGENT NEED



14% of Children From Low-Income Families

Will Earn a Bachelor’s Degree¹

1. Source: Scholars Strategy Network, “Helping Parents Get a College Education Helps Children Succeed,” February 9, 2018. Represents an Education Longitudinal Study that began tracking a cohort of 15,000 U.S. high school sophomores in 2002.



SOCIAL



Accelerating Innovation in Human Health Through Our Strategic Venture Investments

Since its inception in 1996, Alexandria Venture Investments, our strategic venture capital platform, has invested in innovative life science, agrifoodtech, and technology companies that are advancing transformative new modalities and platforms to meaningfully improve human health.

At the Forefront of Innovation

Our venture platform is an integral part of our multifaceted business strategy. Our robust activity affords us great insights into the life science, agrifoodtech, and technology sectors, as well as important opportunities to help build and maintain relationships with leading entrepreneurs and investors and curate a high-quality tenant roster.

Alexandria's investments in several groundbreaking companies that have developed and continue to distribute novel diagnostics, therapeutics, and vaccines for COVID-19 underscore our ability to identify and invest in revolutionary technologies. Key examples include Moderna's paradigm-shifting mRNA technology, the platform behind its COVID-19 vaccine, which received an Emergency Use Authorization (EUA) from the FDA, as well as Adaptive Biotechnologies' development of immune-driven diagnostics that resulted in an EUA for the first and only T-cell-based test to confirm COVID-19 infection.

Robust Strategic Venture Activity

As a testament to our position at the vanguard and heart of the life science and agtech ecosystems, Alexandria Venture Investments was recognized by Silicon Valley Bank as the #1 most active biopharma corporate investor by new deal volume for the fourth consecutive year and by AgFunder as one of the five most active U.S. investors in agrifoodtech in 2020.

Our venture investments portfolio has a carrying value of over \$1.6 billion, including unrealized gains of \$776 million, as of December 31, 2020, and we continue to invest in seed-, early-, and growth-stage companies accelerating discoveries across a range of emerging technologies and novel modalities, including immunology, neuroscience, cell and gene therapies, single-cell genomics, epigenetics, synthetic biology, in silico drug discovery, precision farming, and crop protection.



mRNA SPOTLIGHT

Alexandria Identified the mRNA Revolution Nearly a Decade Ago

Alexandria has been able to identify, evaluate, and invest in new disruptive technologies such as mRNA-based approaches to drug discovery and development — the underlying platform behind the first two authorized vaccines in the United States. As the threat of a global pandemic was just emerging, our tenants Pfizer and Moderna immediately directed their respective mRNA platforms and in-house vaccine development expertise toward eradicating COVID-19.

Their mRNA-based COVID-19 vaccines are prime examples of the life science industry's immense potential to address many diseases and profoundly improve the way medicines are discovered, developed, and manufactured.

ALEXANDRIA'S STRATEGIC VENTURE INVESTMENTS

#1

Most Active Corporate Investor in Biopharma¹

TOP 5

Most Active U.S. Investor in Agrifoodtech²

\$776M

On-Balance Sheet Unrealized Gains³

1. Source: Silicon Valley Bank, "2021 Healthcare Investments and Exits Report." Most Active New Investors calculated as new (first-time) investments into U.S. and Europe companies from 2019 to 2020.

2. Source: AgFunder, "2021 AgFunder AgriFoodTech Investment Report." Most Active Venture Capital Fund Managers calculated by number of companies invested in, including follow-ons.

3. Represents cumulative adjustments in value of Alexandria's non-real estate investments as of December 31, 2020.



SOCIAL



Driving Transformational Healthcare Solutions Through Our Impactful Thought Leadership

Alexandria’s thought leadership vertical coalesces our world-class global life science, healthcare, and agrifoodtech networks for unique programming to foster impactful collaborations and drive innovation across these mission-critical ecosystems.

Tackling Our Most Urgent Public Health Challenges

The Alexandria Summit was founded in 2011 as a highly collaborative neutral platform to convene a preeminent network of visionary stakeholders to catalyze transformative discussions and stimulate new approaches to the most important issues facing human health.

As part of our urgent and multifaceted response to the pandemic, Alexandria began convening the global Alexandria Summit community in March 2020 for highly curated webinars and impactful weekly phone meetings aimed at driving solutions to address COVID-19. The webinars focused on critical issues, strategies, and policies related to achieving widespread availability of rapid, improved screening and diagnostic testing; developing COVID-19 therapies and efficiently delivering them to the healthcare system; developing and scaling safe and effective COVID-19 vaccines; and safely reopening the economy.

With the COVID-19 pandemic shining a light on the critical role our immune system plays in human health, in July we held the Alexandria Summit – Immunology 2020, where we explored immunology’s emerging role at the intersection of a rapidly growing list of indications and disease areas and the untapped opportunities for translating scientific advancement in the field into real solutions for patients suffering from some of the most devastating immune-mediated diseases.

More recently, in May 2021 we convened our network for the second Alexandria Summit – Infectious Diseases 2021. Five years after the inaugural Alexandria Summit – Infectious Diseases 2016, we remain deeply committed to helping accelerate ongoing transformative discussions, collaborations, and new approaches to emerging and yet-unknown threats to our global health and security.



Alexandria Summit SPOTLIGHT

Advances cultivated by the Alexandria Summit over the last 10 years have had a profound influence on the following fields:

- Oncology
- Immunology
- Medical Research Philanthropy
- Neuroscience
- Agricultural and Nutritional Innovation
- Digital Health
- Infectious Diseases
- Healthcare Economics

ALEXANDRIA SUMMIT® – NEUROSCIENCE 2019:
Opening Keynote (left to right): Krishna Yeshwant, MD, General Partner, GV; Scott Gottlieb, MD, Resident Fellow, American Enterprise Institute; Former Commissioner, U.S. Food and Drug Administration (FDA); and Mark McClellan, MD, PhD, Director, Duke-Margolis Center for Health Policy & Robert J. Margolis, MD, Professor of Business, Medicine, and Policy, Duke University; Former Administrator, Centers for Medicare & Medicaid Services; and Former Commissioner, FDA.



SOCIAL



Championing Health, Wellness, and Safety

Amid the COVID-19 pandemic, Alexandria’s proven ability to provide our innovative tenants with healthier, safer, and more productive work environments has enabled their lifesaving work. We continue to leverage trusted frameworks to guide our best-in-class approach.

At the Leading Edge of Health & Safety During COVID-19

Since the onset of COVID-19, we have taken extraordinary measures to enhance our industry-leading operational practices and enable our tenants to continue their development of diagnostics, testing, therapeutics, and vaccine programs related to COVID-19 and other diseases and disorders. We instituted comprehensive prevention guidelines and practices, expanding upon our existing rigorous health and safety standards for tenants, employees, visitors, service providers, and key industry stakeholders. Our measures included the establishment of a COVID-19 Advisory Board comprising esteemed medical experts in biopharma, clinical research, and psychiatry; adherence to strict indoor air quality and safety protocols; enhancement of cleaning, disinfecting, and maintenance programs that follow green cleaning practices; procurement of face coverings and requirement of their use by our employees and the service providers on our campuses; and deployment of a national COVID-19 testing initiative to facilitate routine screenings for our tenants and their employees.

In October 2020, we became the first company to achieve a Fitwel Viral Response Certification with Distinction, the highest designation with the new module. The module provides an evidence-based third-party certification of companies’ COVID-19 prevention policies and practices and covers a range of key focus areas such as indoor air quality,

behavioral change, occupant trust, and employee support. Alexandria also served as an industry advisor for the module, which was informed by an academic advisory board of highly respected public health experts from leading institutions.

Additionally, in November 2020, we earned the world’s first WELL Health-Safety Rating for laboratory space at Alexandria LaunchLabs – New York City. This latest evidence-based third-party-verified rating affirms Alexandria’s adherence to science-backed practices to continue to improve employee safety, productivity, and wellness.

Further Differentiating Our World-Class Lab Buildings

As we continue to prioritize the health and safety of our tenants and innovate in our role as leader in healthy buildings, we launched our ARESAFE™ strategic initiative at the onset of the pandemic. As part of our ongoing efforts, we are combining our state-of-the-art smart building technology, improved building systems, and the signature operational excellence upon which Alexandria has built our reputation to provide even healthier, safer, more sustainable environments for our tenants. Some of the key features include enhanced HVAC air changes, filtration, and access to expansive outdoor spaces.

Prioritizing Physical & Mental Health

As a pioneer in promoting tenant and employee health and well-being, we continue to be a

leader in the industry in incorporating wellness features into the design, construction, and operations of our buildings. To encourage exercise, we offer on-site fitness centers with personalized fitness programming in the form of in-person and virtual classes, incorporate staircases, and provide bike storage.

To support our building occupants’ overall mental health and well-being, we design for daylight views, integrate outdoor space as much as possible, and offer healthy food options and on-campus and virtual community events. For our employees, we additionally provide adjustable-height workstations, training videos on ergonomics, and in-house or third-party workstation checks to ensure we are maintaining optimal working conditions.

Alignment With the Cutting-Edge Research of Certification Bodies

We target healthy building certifications for our new ground-up development projects, including Fitwel and WELL. Fitwel is the world’s leading healthy building certification system created as a joint initiative between the CDC and the General Services Administration (GSA), and the WELL Building Standard covers seven core concepts of health, including air quality, ventilation, and water quality. As the first REIT to receive Fitwel certifications for building occupant health and as the developer and operator of the first laboratory space in the world to receive a WELL certification, we continue to work with certification bodies to help us monitor and validate our health, safety, and wellness measures.



Alexandria LaunchLabs® at the Alexandria Center® for Life Science in New York City is the first laboratory space in the world to achieve the WELL Health-Safety Rating for Facility Operations and Management.



We offer state-of-the-art fitness centers for our tenants and employees, or gym subsidies for employees in certain regions.



Creating a Unique Certification for Our Laboratory Spaces

We partnered with the Center for Active Design, the operator of Fitwel, to create a unique certification for the exclusive use of Alexandria and our tenants in Alexandria lab buildings and spaces. The tailored Fitwel laboratory certification leverages Alexandria's expertise in laboratory space and Fitwel's research-based certification frameworks to keep our sophisticated laboratory infrastructure at the leading edge of healthy building strategies and to help us anticipate the future needs of our tenants who also continue to seek healthy environments for their teams.

Continued Recognition for Our Leadership in Health & Wellness

Our best-in-class approach to health and wellness continues to earn us broad external recognition, including Best in Building Health Awards from the Center for Active Design for three years in row. Alexandria was recognized as its inaugural Industry Leading Company, and Alexandria LaunchLabs – Cambridge earned back-to-back Fitwel Impact Awards for the highest score of all time. As of December 31, 2020, we have received six Fitwel 3 Star certifications, its top rating, for demonstrating the highest levels of occupant health and wellness.



Alexandria LaunchLabs® at the Alexandria Center® at One Kendall Square, which we delivered in November 2018, earned back-to-back Fitwel Impact Awards for the highest score of all time.

RECOGNIZED HEALTH, WELLNESS & SAFETY LEADERSHIP

2016



FIRST REIT TO BE NAMED A FIRST-IN-CLASS FITWEL CHAMPION

FIRST COMPANY OF ANY KIND TO EARN FITWEL CERTIFICATIONS

FIRST FIVE 3 STAR FITWEL CERTIFICATIONS (the highest level) earned in the commercial real estate industry

2017



WORLD'S FIRST WELL CERTIFICATION for laboratory space

FOUNDING MEMBER OF THE FITWEL LEADERSHIP ADVISORY BOARD

2018

#1

GLOBAL RANKING in the final GRESB Health & Well-being Module

FIRST TO BE NAMED INDUSTRY LEADING COMPANY in Fitwel's Best in Building Health

2019 FITWEL IMPACT AWARD for the highest-scoring project of all time

2020



Fitwel® Viral Response Certified

FIRST-EVER FITWEL VIRAL RESPONSE CERTIFICATION with Distinction

WORLD'S FIRST WELL HEALTH-SAFETY RATING for laboratory space

SECOND CONSECUTIVE FITWEL IMPACT AWARD for the highest-scoring project of all time



Ample access to outdoor spaces, as well as outdoor fitness options, is integral to our vision and design for our campuses.

2025 HEALTHY BUILDING CERTIFICATION GOAL & PROGRESS

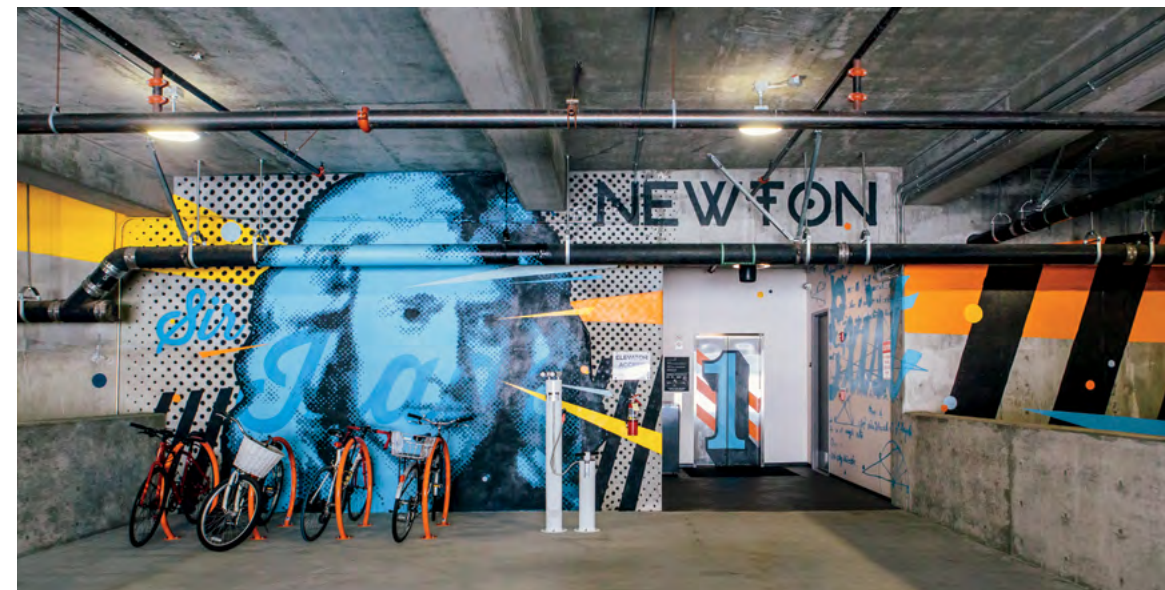
As of December 31, 2020

GOAL

50

Total Certifications

HEALTHY BUILDING STANDARD	CERTIFIED		IN PROCESS	
	Projects	RSF	Projects	RSF
Fitwel	12	2,734,500	35	6,673,087
WELL	1	14,891	3	662,980
Total	13	2,749,391	38	7,336,067



Bike storage and shuttles to transportation hubs encourage alternative commuting.



SOCIAL



Investing in Our People

At Alexandria, our people are our greatest asset. Our commitment to our team has always been a primary focus, and we continue to devote extraordinary efforts to hire, develop, and retain a healthy and diverse workforce.

Supporting Our Employees Through COVID-19 & Beyond

At the onset of the COVID-19 pandemic, we moved swiftly to protect and support our people and their family members' whole health, including their mental, emotional, physical, and financial well-being. In response to COVID-19-related state and local government orders to stay at home, Alexandria immediately issued an emergency bonus to each of our non-officer employees, connected employees to LiveHealth Online virtual care, introduced a new premier concierge-level care provider to meet our employees and their family members' health needs in a 24/7 virtual environment, and shared comprehensive resources and tools to help them cope with stress, anxiety, isolation, and loss. In addition to curated content and expert-led webinars, we provided a childcare stipend, access to the largest network of care providers (including elder, pet, and home care), and a technology loaner program to assist our employees and their families with virtual learning needs.

To further support our employees in prioritizing their health and well-being, we continued to enhance our existing wellness benefits. This enrichment included reimbursement of fitness and mindfulness applications, online classes, and exercise equipment to help our employees reach their individualized wellness goals and stay physically and mentally strong. Recognizing the need to make mental health help easy, accessible, and affordable, we introduced fully paid virtual therapy and life coaching benefits that are individually tailored to support our employees' mental health needs and help them feel calmer, more balanced, and happier. In support of our team taking time off from work to rest and recharge, we added additional company holidays throughout the pandemic and in 2021 implemented "Summer

Fridays" for a reduced workweek. We have also partnered with a leading workplace wellness company to provide our employees with holistic and engaging virtual wellness experiences, led by vetted industry experts, to cover a wide variety of pressing topics throughout the year. Additionally, Alexandria has been able to leverage our world-class network to curate a series of internal webinars featuring leading experts on COVID-19 to keep our employees informed with the most up-to-date and reliable information.

Providing Exceptional Benefits to Support Employee Medical & Financial Health & Well-Being

We provide a comprehensive benefits package intended to meet and exceed the needs of our employees and their families. Our highly competitive offering helps our employees stay healthy, balance their work and personal lives, and meet their financial and retirement goals. We pay 100% of the health insurance premiums for our employees and their families and provide an Employee Assistance Program to help them address a wide range of items. In addition, Alexandria's Operation CARE program provides the following services to our employees:

Alexandria Access

Alexandria's unparalleled network in the life science community affords us access to deep medical expertise. Alexandria Access makes this expertise available to our employees and their immediate family members who are experiencing an illness or injury and would benefit from specialized expertise.

Matching Gifts

Alexandria matches each employee's financial contributions to, or funds raised for, eligible non-profit organizations on a dollar-for-dollar basis, up

to \$2,500 per person each calendar year, to double the impact of their charitable gifts.

Volunteer Time Off

Each Alexandria employee receives 16 hours (two days) per calendar year of paid volunteer time off to use at the eligible non-profit(s) of their choice.

Volunteer Rewards

When an Alexandria employee volunteers more than 25 hours in any one quarter at an eligible non-profit(s), Alexandria donates a total of \$2,500 to the eligible non-profit(s) of their choice.

Investing in Professional Development & Training

We understand that to attract and retain the best talent, we must provide opportunities for our people to grow and develop. Therefore, we invest in training and development programs to enhance our employees' engagement and effectiveness, as well as their well-being.

In-person and virtual training topics include project management, business writing, leadership, change management, interviewing, presentations, productivity, conversations crucial to business results, effective one-on-ones, goal setting, delegation, and feedback. Our mentoring program enables employees to partner with senior leaders throughout the organization and receive support and career guidance. To customize training and development, we conduct needs assessments and design training programs for specific functional teams as well as offer a highly customized coaching program for high-potential executives, leaders, and teams. We

also provide on-demand learning resources, such as LinkedIn Learning, for classes that range from creating effective PowerPoint presentations to understanding how the brain reacts to stress.

To continuously monitor and improve employee performance and engagement, we issue satisfaction surveys, the most recent of which was distributed in 2019, and conduct performance reviews. Our Talent Management team additionally conducts formal surveys and holds regular feedback meetings with our employees.

Building a Diverse & Inclusive Workforce

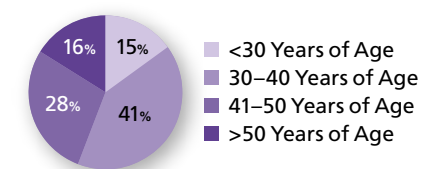
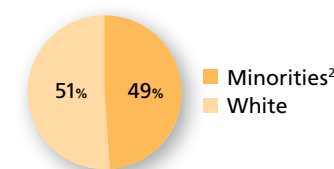
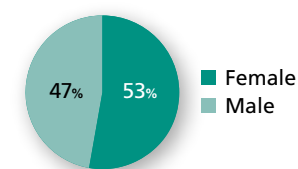
We work every day to create an open and respectful environment where everyone can actively contribute, have equal access to opportunities and resources, be themselves, and realize their potential.

Our Corporate Governance Guidelines highlight the Board of Directors' focus on diversity, which explicitly states the board's commitment to considering qualified women and minority director candidates, as well its policy of requesting an initial list of diverse candidates of any search firm it retains. As an Equal Opportunity Employer, we emphasize inclusion through hiring and compensation practices and consider a pool of diverse candidates for open positions and internal advancement opportunities. To address issues related to pay discrimination, we do not ask potential candidates about their current or previous compensation during the hiring process and we incorporate equal and fair pay reviews into every employment compensation decision.

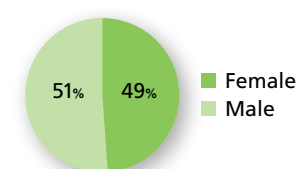
To reinforce our corporate culture of respect, diversity, and inclusion, each of our employees completes anti-harassment training annually.

WORKFORCE BREAKDOWN¹

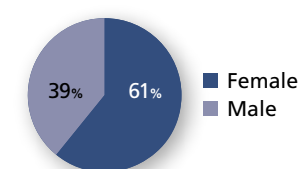
TOTAL WORKFORCE



MANAGER ROLE & ABOVE³



PROMOTIONS⁴



LIMITED EMPLOYEE TURNOVER⁴

8%

1. As of December 31, 2020.
2. Minorities are defined to include individuals of Asian, Black/African American, Hispanic/Latino, Native American or Pacific Islander, or multiracial background. We determine race and gender based on our employees' self-identification or other information compiled to meet requirements of the U.S. government.

3. Managers and above include individuals who lead others and/or oversee projects.
4. Represents a five-year average from 2016 to 2020.



SOCIAL



Team Engagement and Impact

Alexandria leverages our leadership, knowledge, expertise, and resources in unique ways to make highly impactful, tangible, and positive results in our local communities.

Enhancing Our Local Communities

Through our robust philanthropy, vigorous fundraising, impactful volunteerism, and experience and expertise at the board and functional levels, Alexandria is catalyzing and leading the way for positive and productive societal change.

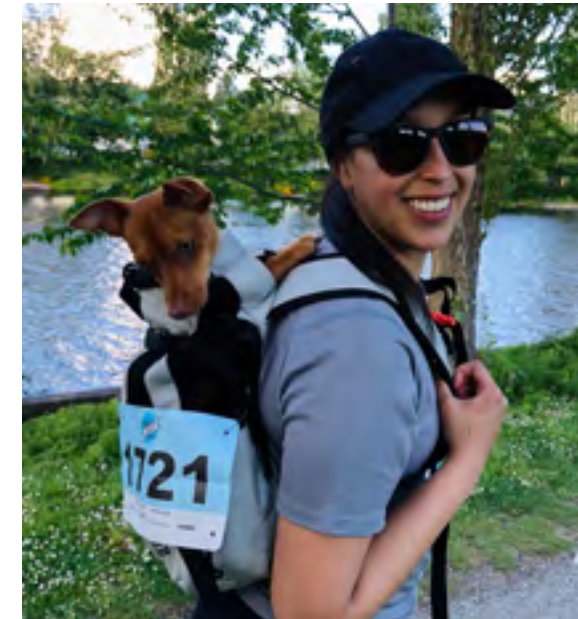
In a year when the need has never been greater due to the COVID-19 pandemic, we are incredibly proud of what we have been able to contribute

- **Greater Boston:** Made blankets for local families through Room to Grow, an organization providing free parenting support and supplies for families in need.
- **San Francisco Bay Area:** Participated in the American Heart Association's Heart Walk, raising funds and awareness for the prevention of heart disease and stroke.
- **New York City:** Decorated and sent Valentine's Day cards to our neighbor Children of Bellevue, an organization helping to improve the well-being of kids receiving care at Bellevue Hospital Center.
- **San Diego:** Collected 99 lbs of trash and 28 lbs of recyclables during a cleanup the team organized through I Love A Clean San Diego, a non-profit dedicated conserving and enhancing the environment.
- **Seattle:** Joined the 38th annual Beat the Bridge run/walk to benefit Juvenile Diabetes Research Foundation (JDRF) and its funding for the prevention, treatment, and cure for type 1 diabetes.
- **Maryland:** Raised critical funds to support Nourish Now, a non-profit food bank whose mission is to solve two major social issues simultaneously: food waste and hunger.
- **Research Triangle:** Collected hygiene items to be distributed to patients in VA hospitals and to homeless veterans through the non-profit Soldiers' Angels.
- **Pasadena:** Decorated duffel bags filled with comforting items for children, in partnership with Together We Rise, an organization dedicated to improving the lives of children in foster care.

to our local communities, our country, and the world — and are profoundly grateful to be in the position to make a positive impact. Underscoring our team's passion and commitment to fulfilling our mission and giving back to those in need, each of our regions continued their volunteer efforts throughout the pandemic, engaging with non-profit partners in new and unique ways that were safe for our employees:



A member of our San Diego team volunteering at an I Love A Clean San Diego litter cleanup.



A member of our Seattle team participating virtually in the Beat the Bridge run/walk to support JDRF.



In early 2020, the Greater Boston team sponsored and served lunch at the New England Center and Home for Veterans, an organization helping veterans facing homelessness.

ALEXANDRIA TEAM IMPACT

2,400+
Hours of Volunteer Service Utilized by Alexandria Team Members

23%
Volunteer Time Off Utilized by Alexandria Team Members

\$176K+
Donated to Non-Profit Organizations by Team Members and Matched by Alexandria

340+
Non-Profit Organizations Supported With Mission-Critical Funds

16
Non-Profit and Community Organization Boards Served by Alexandria Executives



GOVERNANCE

Upholding the Highest Levels of Transparency, Integrity, and Accountability

Alexandria's Corporate Governance

68



GOVERNANCE



Alexandria's Corporate Governance

At Alexandria, we believe that transparency, accountability, and integrity are fundamental to good governance. We take pride in our best-in-class operational practices, which cover topics such as sustainability, reporting, ethics and compliance, cybersecurity, environmental risk, and business continuity.

Governing Sustainability

The Audit Committee of Alexandria's Board of Directors oversees the management of the company's financial and other systemic risks, including those related to climate. At a management level, sustainability is overseen by Alexandria's Sustainability Committee, which comprises members of the executive team and senior decision makers from across the Real Estate Development, Asset Management, Risk, and Sustainability teams. The Board of Directors reviewed our sustainability strategy and progress in 2020.

Sustainability is integrated into the management and operations of the company through consistent internal communications and high employee engagement. Additionally, Alexandria completed an ESG materiality assessment whereby we engaged key business stakeholders to confirm the ESG topics that are important to our business. (See pages 70–71 for assessment results.)

Upholding Corporate Reporting Excellence

We received the 2021 Nareit Gold Investor CARE Award in the Large Cap Equity REIT category for excellence in shareholder communications and reporting. This prestigious recognition highlights Alexandria's operational transparency and marks our fourth consecutive Gold Investor CARE Award and sixth since 2015.

Maintaining Ethics & Compliance

Alexandria strives to foster a fair and inclusive workplace where the rights of our employees are

respected and the virtues of corporate responsibility are espoused throughout our organization and upheld in our relationships with third parties with which we do business. Alexandria has strict discrimination and harassment policies in place that cover our entire operations. Our Business Integrity Policy, which all employees acknowledge annually, details the expectations and requirements related to ethical conduct, including anti-bribery, anti-corruption, and whistleblowing mechanisms. Our Diversity, Equal Employment Opportunity and Fair Labor Policy outlines our standards in the areas of diversity, equal employment opportunity, workers' rights, and labor-management relationships. Alexandria executives also receive diversity and equal opportunity employment training.

Alexandria also engages union labor on our construction projects (i) through our general contractors' compliance with the signatory agreements they have with specific union trades, (ii) in compliance with regulatory requirements, and/or (iii) in compliance with negotiated project labor agreements, where reasonable and customary. We do not have any collective bargaining agreements with our employees.

Overseeing Cybersecurity

Alexandria provides our employees with regular training on maintaining data confidentiality, integrity, and availability. At the company level, our multifaceted approach to cybersecurity awareness engages employees and our business partners by using a variety of resources and mediums, which

result in security awareness that is measurable and consistently higher than our industry peers. Our information security program includes training and education on key topics and monthly email phishing tests, which have resulted in reduced phishing susceptibility and increased correct reporting of phishing attacks.

At the building level, we seek to design, build, and manage networks that can mitigate the risk of intrusions into our various building management systems. In addition, Alexandria continuously seeks to remove building technology presence from the Internet, thereby minimizing cyber exposure while improving partner capabilities.

Managing Environmental Risk

Alexandria has successfully revitalized urban infill sites, which requires expertise in environmental risk management. The successful development of brownfield sites requires us to identify, manage, and mitigate environmental issues and liabilities that may exist, including investigation and cleanup of hazardous conditions in soil and groundwater.

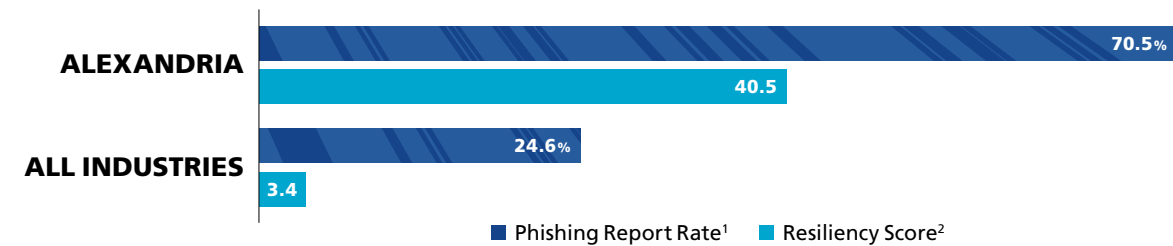
Our properties in operation are ongoing participants in our moisture intrusion and mold prevention plan, and our asbestos management program. We also assess and manage the

physical and transition risk of climate change for our buildings in operation, developments and redevelopments, and acquisitions. (See pages 16–17 for more information on climate change management.)

Enhancing Business Continuity Practices

Alexandria seeks to systematically identify risks of events that could cause business failure, reputational damage, financial loss, reduced productivity, injury, or death in order to mitigate or reduce the impact of those risks. Our Risk Management, Legal, Real Estate Development, and Asset Management teams maintain strong relationships with key contractors and providers of critical supply chain materials and services. In 2018, we identified additional measures that can be deployed at building and regional levels that cover roles for key Alexandria personnel and departments, as well as third-party building engineers. In 2019, we developed and tested a customized set of best business continuity practices, procedures, and contracts for our central functions and regions across the company. These measures positioned Alexandria to effectively transition to remote working during COVID-19 with minimal impacts to operations and have enabled us to maintain our strong performance.

ALEXANDRIA'S CYBERSECURITY LEADERSHIP



For the period measured from March 2020 to March 2021.

1. Calculated as the number of employees who reported phishing emails without being susceptible ("successful reporters") divided by the total number of simulated emails issued.

2. Calculated as the number of successful reporters divided by the number of employees who fell susceptible to the simulated phishing emails.

COMMUNICATIONS & REPORTING EXCELLENCE

FOURTH CONSECUTIVE, SIXTH OVERALL GOLD AWARD

Best-in-class transparency, quality, and efficiency of disclosures and reporting



ESG MATERIALITY ASSESSMENT



ESG Materiality Assessment

Alexandria’s ESG materiality assessment confirms that we are focused on the economic, environmental, and social issues that are important to our business, our employees, and key stakeholders, including Alexandria tenants, community members, and investors. The results of the ESG materiality assessment are shown in our ESG Materiality Map and comply with the Core option under the Global Reporting Initiative (GRI) Standards, the global standards for sustainability reporting.

Stakeholder Engagement Methodology

Our understanding of the views and priorities of our business and those of our key stakeholders is maintained through the meetings and ongoing discussions we have with our employees, tenants, investors, communities, and partners throughout the life cycle of our activities. Alexandria’s internal groups include Asset Services, Leasing, Community Relations, and Real Estate Development project

managers from our regions as well as key corporate governance bodies and functions such as our Board of Directors and Executive Management, Building & Information Technology, Business Operations, Talent Management & Development, Legal, Risk Management, Philanthropy, and Thought Leadership. The external groups with which we engage, and the primary mechanisms by which we engage with them, are summarized below.

EXTERNAL STAKEHOLDERS & PRIMARY ENGAGEMENT MECHANISMS

STAKEHOLDER	ENGAGEMENT MECHANISM
Tenants	Ongoing Projects, Meetings & Events, and Industry & Local Community Groups
Communities	Meetings & Events and Industry & Local Community Groups
Investors	Annual Outreach, Meetings & Events, and Public Disclosures
Partners	Ongoing Projects and Meetings & Events
Suppliers	Ongoing Projects, Meetings & Events, and Industry & Local Community Groups

ESG MATERIALITY MAP



GRI INDEX

This index contains disclosures in accordance with the Global Reporting Initiative (GRI) Standards.



GRI INDICATOR	DISCLOSURE	REFERENCE/LOCATION
GRI 102: GENERAL DISCLOSURES		
ORGANIZATIONAL PROFILE		
102-1	Name of the organization	Alexandria Real Estate Equities, Inc. (ARE)
102-2	Activities, brands, products, and services	Alexandria's Corporate Overview, pp. 4–5; 2021 Proxy , pp. 4–6; 2020 10-K , p. 1
102-3	Location of headquarters	26 North Euclid Avenue, Pasadena, CA 91101
102-4	Location of operations	Alexandria's Corporate Overview, pp. 4–5; 2020 10-K , p. 1
102-5	Ownership and legal form	Alexandria is a publicly traded company registered on the NYSE: ARE; Alexandria is a Maryland corporation that has elected to be taxed as a REIT
102-6	Markets served	Alexandria's Corporate Overview, pp. 4–5; 2020 10-K , pp. 1, 5
102-7	Scale of the organization	Alexandria's Corporate Overview, pp. 4–5; 2021 Proxy , pp. 4–6; 2020 10-K , p. 1
102-8	Information on employees and other workers	Social, pp. 62–63; 2020 10-K , p. 7
102-9	Supply chain	Enhancing Business Continuity Practices, p. 69
102-10	Significant changes to the organization and its supply chain	No significant changes in 2020
102-11	Precautionary principle or approach	Proactively Managing and Mitigating Climate Risk, pp. 16–17, 69
102-12	External initiatives	Proactively Managing and Mitigating Climate Risk, pp. 16–17; Decarbonizing Construction, pp. 18–19; Alexandria's Social Action Pillars, pp. 42–53; Accelerating Innovation in Human Health Through Our Strategic Venture Investments, pp. 54–55; Driving Transformational Healthcare Solutions Through Our Impactful Thought Leadership, pp. 56–57; Championing Health, Wellness, and Safety, pp. 58–61; Team Engagement and Impact, pp. 64–65; Corporate Governance, pp. 68–69
102-13	Membership associations	Alexandria Corporate Responsibility Webpage , Stakeholder Engagement: Community and Economic Development Section
STRATEGY		
102-14	Statement from senior decision-maker	Letter to Stakeholders pp. 10–13; 2020 Annual Report , pp. 3–7, 12–13
102-15	Key impacts, risks, and opportunities	Alexandria's Corporate Overview, pp. 4–5; Sustainability Mission & Strategy, p. 6; Proactively Managing and Mitigating Climate Risk, pp. 16–17; Decarbonizing Construction, pp. 18–19; Reducing Operational Carbon, Energy, Water and Increasing Waste Diversion, pp. 24–27; Corporate Governance, pp. 68–69; 2020 10-K , pp. 8–48
102-16	Values, principles, standards, and norms of behavior	Letter to Stakeholders pp. 10–13; Corporate Governance, pp. 68–69; 2021 Proxy , pp. 24–32; Corporate Governance Guidelines

GRI INDEX

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GRI INDICATOR	DISCLOSURE	REFERENCE/LOCATION
GRI 102: GENERAL DISCLOSURES (CONTINUED)		
STRATEGY		
102-17	Mechanisms for advice and concerns about ethics	Corporate Governance, p. 68; Business Integrity Policy , p. 4; Diversity, Equal Employment Opportunity and Fair Labor Policy , pp. 1–2; Equal Employment Opportunity Policy , p. 1
GOVERNANCE		
102-18	Governance structure	Corporate Governance, pp. 68–69; 2021 Proxy , pp. 24–32
102-20	Executive-level responsibility for economic, environmental, and social topics	Corporate Governance, pp. 68–69; 2021 Proxy , pp. 24–32, 71, 73, 76
102-21	Consulting stakeholders on economic, environmental, and social topics	Team Engagement and Impact, pp. 64–65; ESG Materiality Assessment, pp. 70–71; Alexandria Corporate Responsibility Webpage , Community and Economic Development Section
102-22	Composition of the highest governance body and its committees	2021 Proxy , pp. 24–32
102-23	Chair of the highest governance body	Joel S. Marcus, Executive Chairman and Founder of the Company
102-24	Nominating and selecting the highest governance body	2021 Proxy , p. ii
102-25	Conflicts of interest	2021 Proxy , p. 31; Business Integrity Policy , pp. 1–2
102-26	Role of highest governance body in setting purpose, values, and strategy	2021 Proxy , pp. 23, 30, 31
102-29	Identifying and managing economic, environmental, and social impacts	Proactively Managing and Mitigating Climate Risk, pp. 16–17; ESG Materiality Assessment, pp. 70–71
102-31	Review of economic, environmental, and social topics	Proactively Managing and Mitigating Climate Risk, pp. 16–17; ESG Materiality Assessment, p. 70–71; 2021 Proxy , pp. 31, 73, 76
102-32	Highest governance body's role in sustainability reporting	Corporate Governance, pp. 68–69; 2021 Proxy , pp. 31, 73
102-33	Communicating critical concerns	Business Integrity Policy , p. 4; Diversity, Equal Employment Opportunity and Fair Labor Policy , pp. 1–2; Equal Employment Opportunity Policy , p. 1
102-35	Remuneration policies	2021 Proxy , pp. 24, 46–47, 56–57
102-36	Process for determining remuneration	2021 Proxy , pp. 49–95
102-37	Stakeholders' involvement in remuneration	2021 Proxy , pp. 23, 25–27
102-38	Annual total compensation ratio	2021 Proxy , p. 107
STAKEHOLDER ENGAGEMENT		
102-40	List of stakeholder groups	ESG Materiality Assessment, pp. 70–71
102-41	Collective bargaining agreements	Maintaining Ethics & Compliance, p. 68
102-42	Identifying and selecting stakeholders	ESG Materiality Assessment, pp. 70–71; 2021 Proxy , pp. 26

GRI INDEX

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GRI INDICATOR	DISCLOSURE	REFERENCE/LOCATION
GRI 102: GENERAL DISCLOSURES (CONTINUED)		
STAKEHOLDER ENGAGEMENT		
102-43	Approach to stakeholder engagement	ESG Materiality Assessment, pp. 70–71; 2021 Proxy , pp. 26; 2020 Annual Report , pp. 3–7
102-44	Key topics and concerns raised	ESG Materiality Assessment, pp. 70–71; 2021 Proxy , pp. 26
102-45	Entities included in the consolidated financial statements	2020 10-K , Cover Page
102-46	Defining report content and topic boundaries	ESG Materiality Assessment, pp. 70–71; 2025 Environmental Goals & Progress for Buildings in Operation, p. 25–27
102-47	List of material topics	ESG Materiality Assessment, pp. 70–71
102-48	Restatements of information	None
102-49	Changes in reporting	None
102-50	Reporting period	Fiscal Year 2020
102-51	Date of most recent previous report	June 28, 2021
102-52	Reporting cycle	Annual
102-53	Contact point for questions regarding the report	sustainabilityteam@are.com
102-54	Claims of reporting in accordance with the GRI Standards	Core level
102-55	GRI content index	GRI Content Index, pp. 72–77
GRI 200: ECONOMIC STANDARDS		
GRI 201: ECONOMIC PERFORMANCE	Explanation of the material topic, its boundary, how the topic is managed, and mechanisms for evaluating the effectiveness of the company's strategy	Alexandria's Corporate Overview, pp. 4–5; Sustainability Mission & Strategy, p. 6; Corporate Governance, pp. 68–69; ESG Materiality Assessment, pp. 70–71; 2020 Annual Report , pp. 8–45
201-1	Direct economic value generated and distributed	Alexandria's Corporate Overview, pp. 4–5; 2020 Annual Report , pp. 8–45
201-2	Financial implications and other risks and opportunities due to climate change	Sustainability Mission & Strategy, p. 6; Proactively Managing and Mitigating Climate Risk, pp. 16–17; Decarbonizing Construction, pp. 18–19; Reducing Operational Carbon, Energy, Water and Increasing Waste Diversion, pp. 24–27; Corporate Governance, pp. 68–69; ESG Materiality Assessment, pp. 70–71
201-3	Defined benefit plan obligations and other retirement plans	Investing in Our People, pp. 62–63; 2021 Proxy , pp. 93–94
GRI 203: INDIRECT ECONOMIC IMPACTS	Explanation of the material topic, its boundary, how the topic is managed, and mechanisms for evaluating the effectiveness of the company's strategy	Alexandria's Corporate Overview, pp. 4–5; Sustainability Mission & Strategy, p. 6; Proactively Managing and Mitigating Climate Risk, pp. 16–17; Investing in Sustainable Agrifoodtech, pp. 32–33; Corporate Governance, pp. 68–69; ESG Materiality Assessment, pp. 70–71; 2020 Annual Report , pp. 8–45

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GRI INDICATOR	DISCLOSURE	REFERENCE/LOCATION
GRI 200: ECONOMIC STANDARDS (CONTINUED)		
GRI 203: INDIRECT ECONOMIC IMPACTS		
203-1	Infrastructure investments and services supported	Alexandria's Corporate Overview, pp. 4–5; Sustainability Mission & Strategy, p. 6; Proactively Managing and Mitigating Climate Related Risk, pp. 16–17; Investing in Sustainable Agrifoodtech, pp. 32–33; Alexandria's Social Action Pillar's, pp 44–53; Team Engagement and Impact, pp. 64–65; 2020 Annual Report , pp. 8–45
203-2	Significant indirect economic impacts	Alexandria's Corporate Overview, pp. 4–5; Sustainability Mission & Strategy, p. 6; Proactively Managing and Mitigating Climate Related Risk, pp. 16–17; Investing in Sustainable Agrifoodtech, pp. 32–33; Alexandria's Social Action Pillar's, pp 44–53; Team Engagement and Impact, pp. 64–65; 2020 Annual Report , pp. 8–45
GRI 205: ANTI-CORRUPTION		
	Explanation of the material topic, its boundary, how the topic is managed, and mechanisms for evaluating the effectiveness of the company's strategy	Corporate Governance, pp. 68–69; ESG Materiality Assessment, pp. 70–71; Business Integrity Policy , pp. 1–6
205-1	Operations assessed for risks related to corruption	
205-3	Confirmed incidents of corruption and actions taken	There were no incidents of corruption or actions taken in the reporting year.
GRI 300: ENVIRONMENTAL STANDARDS		
GRI 302: ENERGY		
	Explanation of the material topic, its boundary, how the topic is managed, and mechanisms for evaluating the effectiveness of the company's strategy	Proactively Managing and Mitigating Climate Risk, pp. 16–17; Decarbonizing Construction, pp. 18–19; Reducing Operational Carbon, Energy, Water and Increasing Waste Diversion, pp. 24–27; Corporate Governance, pp. 68–69; ESG Materiality Assessment, pp. 70–71
302-2	Energy consumption outside of the organization	ESG Metrics Table, p. 78
302-3	Energy intensity	Decarbonizing Construction, pp. 18–19; ESG Metrics Table, p. 78
302-4	Reduction of energy consumption	Proactively Managing and Mitigating Climate Risk, pp. 16–17; Reducing Operational Carbon, Energy, Water and Increasing Waste Diversion, pp. 24–27; ESG Metrics Table, p. 78
302-5	Reductions in energy requirements of products and services	Decarbonizing Construction, pp. 18–19; Reducing Operational Carbon, Energy, Water and Increasing Waste Diversion, pp. 24–27
GRI 303: WATER		
	Explanation of the material topic, its boundary, how the topic is managed, and mechanisms for evaluating the effectiveness of the company's strategy	Proactively Managing and Mitigating Climate Risk, pp. 16–17; Decarbonizing Construction, pp. 18–19; Reducing Operational Carbon, Energy, Water and Increasing Waste Diversion, pp. 24–27; Corporate Governance, pp. 68–69; ESG Materiality Assessment, pp. 70–71
303-5	Water consumption	ESG Metrics Table, pp. 78–79
GRI 304: BIODIVERSITY		
	Explanation of the material topic, its boundary, how the topic is managed, and mechanisms for evaluating the effectiveness of the company's strategy	Decarbonizing Construction, pp. 18–19; Corporate Governance, pp. 68–69; ESG Materiality Assessment, pp. 70–71

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GRI INDICATOR	DISCLOSURE	REFERENCE/LOCATION
GRI 300: ENVIRONMENTAL STANDARDS (CONTINUED)		
GRI 305: EMISSIONS		
GRI 305: EMISSIONS	Explanation of the material topic, its boundary, how the topic is managed, and mechanisms for evaluating the effectiveness of the company's strategy	Proactively Managing and Mitigating Climate Risk, pp. 16–17; Decarbonizing Construction, pp. 18–19; Reducing Operational Carbon, Energy, Water and Increasing Waste Diversion, pp. 24–27; Corporate Governance, pp. 68–69; ESG Materiality Assessment, pp. 70–71
305-1	Direct (Scope 1) GHG emissions	ESG Metrics Table, p. 79
305-2	Energy indirect (Scope 2) GHG emissions	ESG Metrics Table, p. 79
305-4	GHG emissions intensity	ESG Metrics Table, p. 79
305-5	Reduction of GHG emissions	Proactively Managing and Mitigating Climate Risk, pp. 16–17; Decarbonizing Construction, pp. 18–19; Reducing Operational Carbon, Energy, Water and Increasing Waste Diversion, pp. 24–27; ESG Materiality Assessment, pp. 70–71; ESG Metrics Table, p. 79
GRI 306: EFFLUENTS AND WASTE	Explanation of the material topic, its boundary, how the topic is managed, and mechanisms for evaluating the effectiveness of the company's strategy	Decarbonizing Construction, pp. 18–19; Reducing Operational Carbon, Energy, Water and Increasing Waste Diversion, pp. 24–27; Investing in Sustainable Agrifoodtech, pp. 32–33; Corporate Governance, pp. 68–69; ESG Materiality Assessment, pp. 70–71
306-2	Waste by type and disposal method	Reducing Operational Carbon, Energy, Water and Increasing Waste Diversion, pp. 24–27; ESG Metrics Table, p. 79
GRI 307: ENVIRONMENTAL COMPLIANCE	Explanation of the material topic, its boundary, how the topic is managed, and mechanisms for evaluating the effectiveness of the company's strategy	Proactively Managing and Mitigating Climate Risk, pp. 16–17; Corporate Governance, pp. 68–69; ESG Materiality Assessment, pp. 70–71
307-1	Non-compliance with environmental laws and regulations	There were no incidents of non-compliance with environmental laws or regulation in the reporting year.
GRI 400: SOCIAL STANDARDS		
GRI 401: EMPLOYMENT	Explanation of the material topic, its boundary, how the topic is managed, and mechanisms for evaluating the effectiveness of the company's strategy	Investing in Our People, pp. 62–63; Corporate Governance, pp. 68–69; ESG Materiality Assessment, pp. 70–71
401-1	New employee hires and employee turnover	Investing in Our People, pp. 62–63; 2021 Proxy , p. 16
401-2	Benefits provided to full-time employees that are not provided to temporary or part-time employees	Investing in Our People, pp. 62–63; 2021 Proxy , p. 17
GRI 403: OCCUPATIONAL HEALTH AND SAFETY	Explanation of the material topic, its boundary, how the topic is managed, and mechanisms for evaluating the effectiveness of the company's strategy	Championing Health, Wellness, and Safety, pp. 60–63; Corporate Governance, pp. 68–69; ESG Materiality Assessment, pp. 70–71
GRI 404: TRAINING AND EDUCATION	Explanation of the material topic, its boundary, how the topic is managed, and mechanisms for evaluating the effectiveness of the company's strategy	Investing in Our People, pp. 62–63; Corporate Governance, pp. 68–69; ESG Materiality Assessment, pp. 70–71

GRI INDEX

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GRI INDICATOR	DISCLOSURE	REFERENCE/LOCATION
GRI 400: SOCIAL STANDARDS (CONTINUED)		
GRI 405: DIVERSITY AND EQUAL OPPORTUNITY		
GRI 405: DIVERSITY AND EQUAL OPPORTUNITY	Explanation of the material topic, its boundary, how the topic is managed, and mechanisms for evaluating the effectiveness of the company's strategy	Investing in Our People, pp. 62–63; Corporate Governance, pp. 68–69; ESG Materiality Assessment, pp. 70–71; 2021 Proxy , pp. 8, 12–15, 18, 19, 27–28, 30, 49
405-1	Diversity of governance bodies and employees	Investing in Our People, pp. 62–63; ESG Metrics Table, p. 80
GRI 409: FORCED OR COMPULSORY LABOR	Explanation of the material topic, its boundary, how the topic is managed, and mechanisms for evaluating the effectiveness of the company's strategy	Corporate Governance, pp. 68–69; ESG Materiality Assessment, pp. 70–71; Diversity, Equal Opportunity and Fair Labor Policy , pp. 1–2
409-1	Management of forced or compulsory labor	
GRI 413: LOCAL COMMUNITIES	Explanation of the material topic, its boundary, how the topic is managed, and mechanisms for evaluating the effectiveness of the company's strategy	Alexandria's Social Action Pillars, pp. 44–53; Team Engagement and Impact, pp. 64–65; Corporate Governance, pp. 68–69; ESG Materiality Assessment, pp. 70–71
413-1	Operations with local community engagement, impact assessments, and development programs	Championing Health, Wellness, and Safety, pp. 60–63; Alexandria's Social Action Pillars, pp. 44–53; Team Engagement and Impact, pp. 64–65
GRI 416: CUSTOMER HEALTH AND SAFETY	Explanation of the material topic, its boundary, how the topic is managed, and mechanisms for evaluating the effectiveness of the company's strategy	Championing Health, Wellness, and Safety, pp. 60–63; Corporate Governance, pp. 68–69; ESG Materiality Assessment, pp. 70–71; ESG Metrics Table, p. 80
416-1	Assessment of the health and safety impacts of product and service categories	Championing Health, Wellness, and Safety, pp. 60–63; ESG Metrics Table, p. 80; Detailed Construction Sustainability Guidelines

ESG METRICS TABLE



ENVIRONMENTAL – BUILDINGS IN OPERATION		
METRICS	2019	2020
ENERGY CONSUMPTION (kWh)		
Total Portfolio		
Total Consumption	896,555,857	1,045,523,722
Data Coverage Rate	70.4%	75.8%
Energy Use Intensity (kWh/Sq Ft)	49.1	47.9
Directly Managed Like-for-Like Buildings		
Total Consumption	426,092,196	418,517,026
Data Coverage Rate	42.5%	42.5%
Like-for-Like Change From Previous Year	-3.5%	-1.7%
Like-for-Like Progress Since 2015	-18.8%	-20.5%
Like-for-Like Goal: Progress From 2015 to 2025	-25%	
CARBON POLLUTION (MTCO_{2e})		
Total Portfolio		
Scope 1	64,731	69,093
Scope 2	129,704	143,061
Scope 3	13,656	18,333
Total Carbon Pollution	208,092	230,487
Data Coverage Rate	86.8%	75.8%
Carbon Intensity (MTCO _{2e} /Sq Ft)	0.011	0.011
Directly Managed Like-for-Like Buildings (MTCO_{2e})		
Scope 1 + Scope 2 Total Pollution	113,256	111,308
Data Coverage Rate	42.5%	42.5%
Like-for-Like Change From Previous Year	-3.4%	-1.7%
Like-for-Like Progress Since 2015	-17.9%	-19.6%
Like-for-Like Goal: Progress From 2015 to 2025	-30%	
WATER CONSUMPTION (Gal)		
Total Portfolio Consumption		
Data Coverage Rate	63.1%	68.7%
Water Use Intensity (Gal/Sq Ft)	23.2	24.1

ESG METRICS TABLE



ENVIRONMENTAL – BUILDINGS IN OPERATION (CONTINUED)		
METRICS	2019	2020
WATER CONSUMPTION (Gal)		
Directly Managed Like-for-Like Consumption		
Total Consumption	172,994,513	161,133,273
Data Coverage Rate	42.1%	42.1%
Like-for-Like Change From Previous Year	-4.7%	-6.9%
Like-for-Like Progress Since 2015	-6.0%	-12.8%
Like-for-Like Goal: Progress From 2015 to 2025	-10%	
Waste Diversion		
Total Portfolio Diversion Rate	44.7%	38.5%
Diversion Rate Goal by 2025	45%	
ENVIRONMENTAL – CERTIFICATIONS AND CONSTRUCTION		
METRICS ¹		
LEED Certification		
Projects Certified or In Process	78	
Green Bonds Issued to Date	\$1.9B ²	
Guideline	New ground-up projects target LEED Gold or Platinum Certification	
Health Certifications (Fitwel and WELL)		
Projects Certified or In Process	51	
Goal #1	Achieve 50 healthy building certifications by 2025	
Goal #2	New ground-up projects target Fitwel or WELL Certification	
Embodied Carbon		
Goal	Reduce 10% by calculating product-specific EPDs	
Management of Sustainability and Climate Change		
Sustainability Committee Includes Executives	Yes	
TCFD Supporter	Yes	
Scenario Analysis Conducted	Yes	
Guideline	Account for 2050 climate projections, according to RCP 8.5 scenario	
Transportation		
Guideline #1	Provide 5% of total parking spaces for carpools and green vehicles	
Guideline #2	Pre-wire 5% of total parking as electric vehicle-ready spaces	
Detailed Construction Sustainability Guidelines	Located Here	

1. As of December 31, 2020.
2. As of June 15, 2021.

ESG METRICS TABLE



SOCIAL – WORKFORCE BREAKDOWN		
METRICS	FEMALE	MALE
New Hires ¹	56%	44%
Promotions ¹	61%	39%
Total Employees ²	53%	47%
Vice President and Above ²	31%	69%
Manager Role and Above ²	49%	51%
Board of Directors ³	29%	71%
METRICS	WHITE	MINORITY
Total Employees ²	51%	49%
METRICS	TOTAL WORKFORCE	
<30 Years of Age ²	15%	
30–50 Years of Age ²	69%	
>50 Years of Age ²	16%	
Employee Turnover Rate ¹	8%	
SOCIAL – COMMUNITY IMPACT		
METRICS ⁴	TOTALS	
Life Science Ecosystem Events Convened	37	
Non-Profit Organizations Supported	340+	
Hours Volunteered by Alexandria Team Members	2,410	
STEM Education Funding	\$100,000	
COVID-19 RESPONSE METRICS ⁵	TOTALS	
Thought Leadership Events Convened	11	
Tenants Pursuing Testing, Treatments, and Vaccines	100	
Pieces of PPE Donated and Distributed	54,000+	
Donations to Non-Profit Organizations	\$1,000,000+	

1. Represents a five-year average for the period ended December 31, 2020.

2. Represents information as of December 31, 2020.
3. Represents 2021 information through May 20, 2021.

4. Represents data from January 1, 2020, to December 31, 2020.
5. As of December 31, 2020.

ESG METRICS TABLE



GOVERNANCE		
METRICS	2019	2020 ⁶
Number of non-executive/independent directors with 4 or fewer other mandates	6	6
Maximum number of other mandates for non-executive/independent directors	4	4
Average tenure of board members (years)	12	10
Number of independent or non-executive members with industry experience	5	5
Board of Directors — number of board members	8	7
Aggregate board meeting attendance (percentage)	>75%	>75%
Board of Directors Composition		
Non-executive and independent of management	75%	86%
Non-executive with links to management	13%	0%
Executive	13%	14%
Number of Board Meetings		
	2019	2020
Board of Directors	10	9
Nominating & Governance Committee	6	5
Audit Committee	8	9
Compensation Committee	5	5
Other		
	2019	2020
CEO salary multiple of base salary	6	27
Audit fees	\$2,186,500	\$2,361,750
Tax fees	\$951,430	\$979,420
Other fees	\$2,000	\$3,535

6. Represents information as of June 1, 2021.

FORWARD-LOOKING STATEMENTS



This Environmental, Social & Governance Report is intended to highlight our efforts in environmental sustainability, social responsibility, and corporate governance (ESG). Socially responsible investing is qualitative and subjective by nature, and there is no guarantee that the criteria utilized, or judgment exercised, by Alexandria will reflect the beliefs or values of any one particular investor.

Certain information regarding ESG practices is obtained from published sources or third parties, which may not be accurate or complete, and Alexandria is dependent on such information to evaluate and implement ESG practices. The standards of measurement and performance for ESG issues are developing or are based on assumptions, and norms may vary by region. There is no assurance that Alexandria will successfully implement any of the ESG policies, strategies, or procedures outlined in this Environmental, Social & Governance Report, or that, if implemented, such policies, strategies, and procedures will have any particular ESG-related effect. Past performance should not be viewed as a guide to future performance. Alexandria makes no representation or warranty regarding the information set forth in this Environmental, Social & Governance Report.

This Environmental, Social & Governance Report does not constitute, or form part of, an offer to sell, or a solicitation of an offer to buy, any securities and may not be relied upon by you in evaluating the merits of investing in any of our securities and does not contain all of the information necessary to make an investment decision, including, but not limited to, the risks, fees, and investment strategies. Nothing in this Environmental, Social & Governance Report constitutes advice relating to legal, taxation, accounting, regulatory, or investment matters, and potential investors are advised to consult their own professional advisors in connection with making an investment decision. Any offers to sell or solicitations to buy our securities shall be made only by means of a prospectus approved for that purpose.

This Environmental, Social & Governance Report includes “forward-looking statements” within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. You can identify the forward-looking statements by their use of forward-looking words, such as “forecast,” “guidance,” “goals,” “guidelines,” “projects,” “estimates,” “anticipates,” “believes,” “expects,” “intends,” “may,” “plans,” “continues,” “seeks,” “should,” “strives,” “targets,” or “will,” or the negative of those words or similar words. These forward-looking statements are based on our current expectations, beliefs, projections, future plans and strategies, anticipated events or trends, and similar expressions concerning matters that are not historical facts, as well as a number of assumptions concerning future events, the economy, and other future conditions. Forward-looking statements in this Environmental, Social & Governance Report include, but are not limited to, statements regarding our initiatives, programs, policies, practices, investments, assessments, progress, and performance in connection with our ESG goals; the reduction of carbon, energy, and other resource use; the mitigation of climate risk and reduction of environmental impacts; LEED and healthy building certifications and efficiencies; allocation or use of proceeds for sustainable or ESG purposes; our diversity and inclusion efforts; impacts of initiatives to promote health and well-being of our and our tenants’ workforce and beyond; impact of engagements with city-run working groups and communities; expected operations and performance (including the impact of the ongoing COVID-19 pandemic); and the success of our and our tenants’ efforts in connection with COVID-19, such as diagnostics, testing, therapies, vaccines, philanthropy, and mitigation solutions. There can be no assurance that actual results will not be materially different than these expectations. These statements are subject to risks, uncertainties, assumptions, and other important factors that could cause actual results to differ materially from the results discussed in the forward-looking statements. Accordingly, you are cautioned not to place undue reliance on such forward-looking statements. Alexandria and its directors, officers, employees, partners, affiliates, advisors, and agents do not accept any responsibility whatsoever or liability for any direct, indirect, or consequential loss or damage suffered or incurred by the recipient or any other person or entity, however incurred (including, but not limited to, negligence), in any way in connection with the information contained in this Environmental, Social & Governance Report. Any forward-looking statement made by us in this Environmental, Social & Governance Report is based only on information currently available to us and speaks only as of the date on which it is made. Other than as required by law, we do not undertake to update forward-looking statements, or any other information provided herein, whether as a result of new information, future events, or otherwise.

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