

## Green Bond Fact Sheet

| Alexandria Real Estate Equities                               |  |   | Date: 15-Jun-2018  |
|---|--|---|--|
| Issue date: 21-Jun-2018 Maturity date: 15-Jan-2024 Tenor: 5.6 |  |   |  |
| Issuer Name   | Alexandria Real Estate Equities  | Amount Issued   | USD450m  |
| Country of risk   | USA  | CBI Database  | Included   |
| Issuer Type <sup>1</sup>                                      | Non-Financial Corporate  | Bond Type   | Senior Unsecured   |
| Green Bond Framework  | N/A  | Second party opinion  | N/A  |
| Certification Standard  | Not certified  | Assurance report  | N/A  |
| Certification Verifier  | N/A  | Green bond rating   | N/A  |
| Use of Proceeds   |  |   |  |
| <input type="checkbox"/> Energy                               | <input type="checkbox"/> Solar<br><input type="checkbox"/> Onshore wind<br><input type="checkbox"/> Offshore wind<br><input type="checkbox"/> Geothermal<br><input type="checkbox"/> Hydro<br><input type="checkbox"/> Tidal   | <input type="checkbox"/> Biofuels<br><input type="checkbox"/> Bioenergy<br><input type="checkbox"/> Waste to energy<br><input type="checkbox"/> District heating<br><input type="checkbox"/> Electricity grid | <input type="checkbox"/> Energy storage<br><input type="checkbox"/> Energy performance<br><input type="checkbox"/> Infrastructure<br><input type="checkbox"/> Industry: components<br><input type="checkbox"/> Adaptation & resilience |
| <input checked="" type="checkbox"/> Buildings                 | <input checked="" type="checkbox"/> Certified Buildings<br><input type="checkbox"/> HVAC systems<br><input type="checkbox"/> Energy performance  | <input type="checkbox"/> Water performance<br><input type="checkbox"/> Energy storage/meters<br><input type="checkbox"/> Other energy related   | <input type="checkbox"/> Industry: components<br><input type="checkbox"/> Adaptation & resilience  |
| <input type="checkbox"/> Transport                            | <input type="checkbox"/> Electric vehicles<br><input type="checkbox"/> Low emission vehicles<br><input type="checkbox"/> Bus rapid transit<br><input type="checkbox"/> Passenger trains<br><input type="checkbox"/> Urban rail | <input type="checkbox"/> Freight rolling stock<br><input type="checkbox"/> Coach / public bus<br><input type="checkbox"/> Bicycle infrastructure<br><input type="checkbox"/> Energy performance               | <input type="checkbox"/> Transport logistics<br><input type="checkbox"/> Infrastructure<br><input type="checkbox"/> Industry: components<br><input type="checkbox"/> Adaptation & resilience   |
| <input type="checkbox"/> Water & wastewater                   | <input type="checkbox"/> Water distribution<br><input type="checkbox"/> Water treatment<br><input type="checkbox"/> Wastewater treatment<br><input type="checkbox"/> Water storage   | <input type="checkbox"/> Storm water mgmt<br><input type="checkbox"/> Desalination plants<br><input type="checkbox"/> Erosion control<br><input type="checkbox"/> Energy performance                          | <input type="checkbox"/> Infrastructure<br><input type="checkbox"/> Industry: components<br><input type="checkbox"/> Adaptation & resilience   |

|   |   |   |  |
|---|---|---|--|
| <input type="checkbox"/> Waste management       | <input type="checkbox"/> Recycling<br><input type="checkbox"/> Waste prevention<br><input type="checkbox"/> Pollution control   | <input type="checkbox"/> Landfill, energy capture<br><input type="checkbox"/> Energy performance<br><input type="checkbox"/> Infrastructure | <input type="checkbox"/> Industry: components<br><input type="checkbox"/> Adaptation & resilience    |
| <input type="checkbox"/> Land use & agriculture | <input type="checkbox"/> Afforestation/parks<br><input type="checkbox"/> FSC Forestry<br><input type="checkbox"/> FSC Cellulose & paper                                   | <input type="checkbox"/> Land remediation<br><input type="checkbox"/> Energy/water efficiency   | <input type="checkbox"/> Sustainable agriculture<br><input type="checkbox"/> Adaptation & resilience |
| <input type="checkbox"/> Other                  | <input type="checkbox"/> Adaptation & resilience  | <input type="checkbox"/> ICT  | <input type="checkbox"/> Industry: process   |
| <b>Issue details</b>                            |   |   |  |
| Reporting                                       |   |   |  |
| Company information                             | Alexandria Real Estate Equities, Inc. is an urban office REIT uniquely focused on collaborative life science and technology campuses in AAA innovation cluster locations. |   |  |
| Firsts, records and certifications              |   |   |  |
| Proceeds description                            | Proceeds will finance new, existing or upgraded buildings that have are expected or have obtained a minimum LEED Gold certification.                                      |   |  |
| Climate Bonds view                              | Obtaining external reviews and establishing a reporting process is best practice in the market and it would be good to see issuers measuring up.                          |   |  |
| Underwriters                                    | Citigroup, Goldman Sachs, JP Morgan, Merrill Lynch Pierce Fenner & Smith  |   |  |
| <b>Deal comments</b>                            |   |   |  |
| Credit Rating                                   | Baa2 (Moody's), BBB (S&P)   |   |  |
| Pricing summary                                 |   |   |  |
| Investors summary                               |   |   |  |

<sup>1</sup> Issuer categories: ABS, development bank, financial corporate, government-backed entity, loan, local government, non-financial corporate, sovereign