

OVERVIEW

Alexandria Real Estate Equities, Inc. and its subsidiaries (collectively, “ARE” or the “Company”) own, operate, and develop real estate uniquely focused on collaborative life science, agricultural technology, and advanced technology campuses in AAA innovation cluster locations. It remains our goal to develop and implement impactful solutions to society’s most pressing challenges; improve the health and vitality of the communities where we live and work; and contribute to a healthier, more sustainable, and more productive society. Our longstanding efforts have benefited our tenants, employees, and communities, as well as preserved and enhanced value for our stockholders over the long term.

Sustainability is deeply embedded in our DNA, as we firmly 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 sustainability efforts. Alexandria is committed to minimizing the environmental impact of our operations, including through our environmental management system which aims to continuously improve environmental performance.

The key elements of Alexandria's environmental management system (“EMS”) include:

1. ENVIRONMENTAL SUSTAINABILITY POLICY

Alexandria's [Environmental Sustainability Policy](https://www.are.com/esg.html), which can be found on our website at <https://www.are.com/esg.html>, serves as the foundation of our EMS. We are committed to continue seeking ways to minimize the environmental impact of our operations by adhering to the following principles:

- **Legal and Regulatory Compliance.** We will continue to identify and comply with all relevant environmental laws and regulations, as well as other applicable requirements to which we are subject.
- **Continuous Improvement.** We will seek opportunities to continuously improve our environmental performance. We will regularly review our practices to identify areas for enhancement.
- **Objectives and Targets.** We will set measurable objectives and targets to reduce our environmental impacts, including those related to energy consumption, carbon emissions, water use, and waste generation.
- **Stakeholder Awareness.** We will continue to raise internal and external stakeholder awareness of our environmental policy and its implications, and to promote a culture of environmental responsibility and awareness among our employees and other stakeholders.
- **Employee Training.** We will provide our employees with appropriate training to ensure they understand the environmental impacts of their work activities and are empowered to contribute to our sustainability goals.

2. IMPLEMENTATION STRUCTURE AND GOVERNANCE

The Board of Directors, through the Audit Committee, oversees our environmental sustainability program. This program encompasses various aspects, including carbon emissions mitigation, climate resilience, and responsible management of energy, water, and waste.

At the management level, our Sustainability Committee, comprising members of the executive team and senior decision-makers from Real Estate Development, Asset Management, Risk, and Sustainability teams, guides the strategy and implementation approach.

3. ENVIRONMENTAL OBJECTIVES AND TARGETS

Our sustainability goals for design and construction projects prioritize decarbonization and set guidelines that target energy efficiency, reduction of embodied carbon, minimization of water consumption and waste, selection of sustainable materials, increase in indoor air quality, implementation of metering systems, and promotion of health and well-being. The goals further include targeted levels of certification by third-party green and healthy building rating organizations and programs.

For our operating buildings, we aim to minimize carbon emissions, energy consumption, water use, and waste generation. Additionally, we prioritize measures to mitigate viral transmission, verified through third-party certification organizations and programs.

4. MONITORING AND IMPROVEMENT

Alexandria monitors and seeks to improve the operational and environmental performance of our properties. Progress is measured periodically throughout the year using our utility billing management system. Technical assessments are leveraged to identify opportunities to reduce energy and water consumption and waste generation. Implementation of conservation measures resulting from these assessments promotes environmental performance, resource efficiency, and regulatory compliance.

We will work towards planning technical assessments and implementation for conservation measures, including any associated estimated costs, as appropriate, in budget planning. These technical assessments will aim to identify opportunities for energy, water, and waste reduction. These assessments may include ASHRAE energy audits, property condition assessments, facility manager/building engineer assessments and other mechanisms such as BOMA 360. Examples of conservation measures include the installation of high-efficiency equipment and appliances, automatic meter readings, building automation system upgrades/replacements, building energy management systems upgrades/replacements, installation of on-site renewable energy, occupier engagement/information technologies, smart grid/smart building technology, and systems commissioning or retro-commissioning.

5. COMMUNICATION AND FEEDBACK

Effective communication is vital to our EMS's success. The Sustainability Team will present progress toward sustainability goals to the Audit Committee of the Board of Directors and executive management. Regular meetings with executive management will facilitate continuous communication on progress, and periodic reports will monitor achievements. Quarterly engagement sessions across regions will provide a forum for communicating progress and new initiatives to drive improvement. Progress will continue to be disclosed publicly in our ESG report, which references the Global Reporting Initiative (GRI) Standards.

6. ISO 14001 ALIGNMENT

Alexandria's environmental management system aligns with ISO 14001 requirements and reflects our commitment to environmental sustainability.

7. VERIFICATION

The environmental management system is verified by Alexandria's Head of Sustainability.