



Sustainability and Stewardship

BIOMED REALTY'S ESG HIGHLIGHTS



INTRODUCTION

Welcome

At BioMed Realty, we provide mission-critical infrastructure that supports and enhances our tenants' innovation capacity, enabling them to advance human health and unlock human potential.

Our commitment to promoting sustainable development practices and operations reflects our dedication to being responsible stewards of the earth's resources and aligns with tenant values. Additionally, we actively support charitable causes and local non-profit organizations dedicated to advancing healthcare innovation and groundbreaking research. This commitment is valued by our tenants and demonstrates our deep engagement with the communities we serve.

As a global real estate platform for life science and technology companies, we are dedicated to innovation and uphold the most stringent standards of professional conduct. Our Code of Business Conduct and Ethics serves as a comprehensive guide, encapsulating our core values and ensuring a steadfast commitment to honesty, transparency, integrity and accountability in all our endeavors.

We pledge to continue dedicating our efforts to advance these important initiatives, and we are excited to share our progress with you.



INTRODUCTION

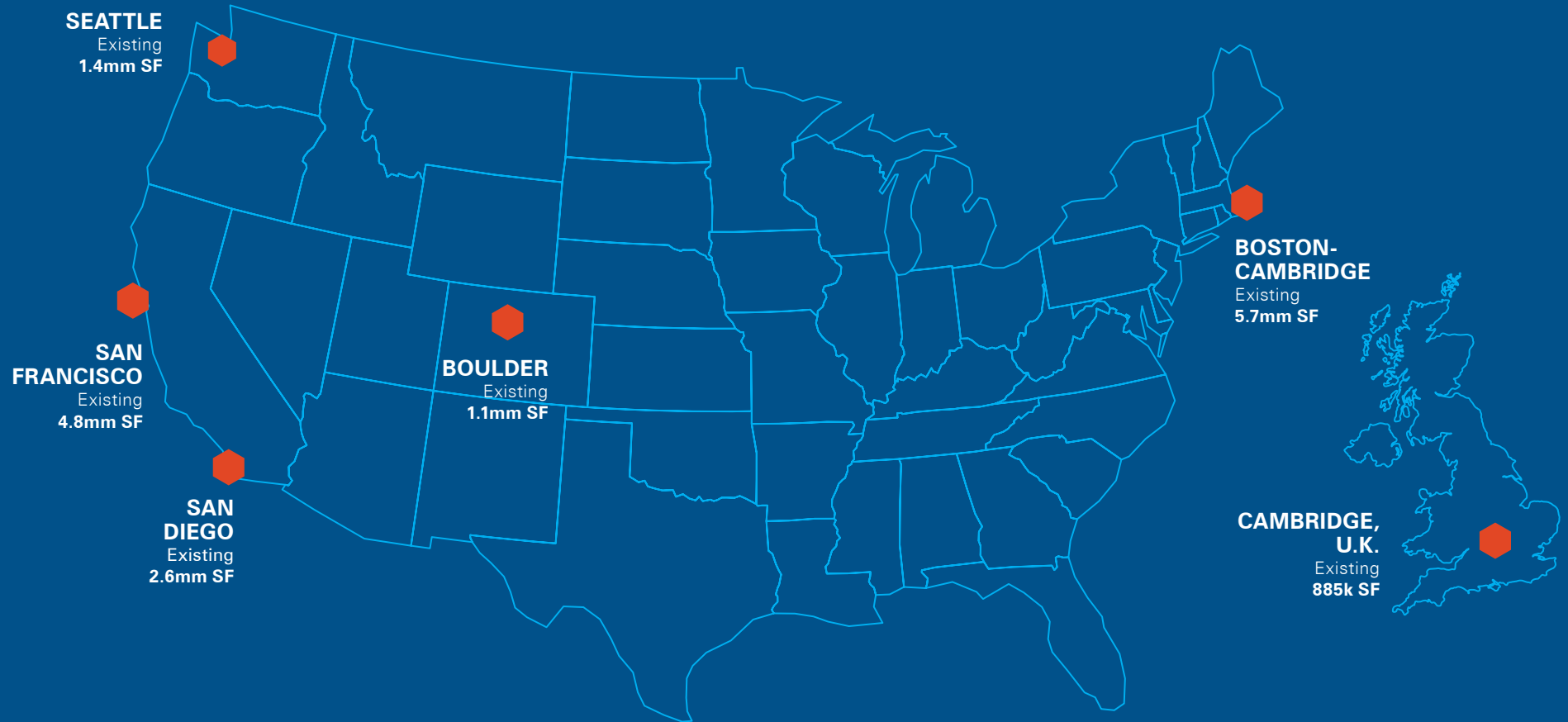
Who is BioMed Realty?

BioMed Realty is a leading provider of real estate solutions to the life science and technology industries. Our tenant partners include global businesses, established life science and technology companies, leading universities, premier research institutions, start-ups and incubators.

BioMed Realty's strategic advantage of having created a world-class portfolio, a platform, and a pipeline allows us to meet the rapidly changing needs of our clients in our core innovation markets.



OUR CORE MARKETS



Where you
can find us

ENVIRONMENTAL

Sustainability Achievements

BioMed Realty has established a track record of attaining LEED Platinum and Gold certifications at our properties and contributing to strong performance in GRESB, the leading Environmental, Social, and Governance (ESG) benchmark for real estate and infrastructure investments across the world.

GRESB REAL ESTATE ASSESSMENT

BioMed Realty is the portfolio company within Blackstone's Core+ Life Sciences Real Estate strategy, which achieved a 5-star rating in the 2023 GRESB Real Estate Assessment Standing Investments Benchmark.

In addition, BioMed Realty's portfolio achieved the #1 ranking in the GRESB Standing Investments Benchmark within Technology/Science in the Americas.

STANDING INVESTMENTS



1st out of 11

GRESB Score within
Technology/Science/
Americas

LEED CERTIFICATIONS



BioMed Realty pursues green building certifications for all new developments. In total, BioMed Realty has 5.3 million square feet of operating buildings certified by the US Green Building Council Leadership in Energy and Environmental Design (LEED) rating system. As of December 31, 2023:

- 3.3 million square feet under development targeting LEED certification
- 33% of our operating portfolio in the US is LEED certified
- 46% of our operating portfolio and in-process development in the US is targeting LEED certification

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Building a Sustainable Future

BioMed Realty values sustainable practices and considers them a key part of our strategy. Our goal is to build state-of-the-art properties that also deliver energy-efficient, sustainable solutions to the communities we serve.



Prioritizing energy efficiency, with 189 projected completed since 2016



Increasing renewable electricity across our operating portfolio, including installing on-site solar power systems



Minimum LEED Silver certification for ground up new construction



Intentionally crafted amenity spaces for outdoor recreation, fitness and relaxation



Informing our tenants of energy consumption and demand patterns to identify opportunities for reducing their carbon footprint



Supporting the future of electric cars with over 720 charging stations across all of our buildings



Striving for healthy building certifications such as Fitwel and WELL for operational buildings and new developments



Installing beehives to support biodiversity and the local beehive population

Our Decarbonization Roadmap

BioMed Realty's state-of-the-art, highly technical portfolio requires a comprehensive and sophisticated approach to decarbonization. In 2023, we formalized our approach and prioritized key initiatives, where feasible, to ensure we explore all opportunities to reduce our energy consumption and carbon footprint.



Retrofitting to LED lighting



Upgrading air handler units



Utilizing SmartStack / demand side controls



Inputting energy recovery systems and technology



Installing high efficiency chillers and boilers



Adding higher efficiency air compressors



Retro-commissioning / building system tune ups



Continuously investigating newly available technology



Adding lighting sensors



Prioritizing on-site renewable energy



Upgrading to high efficiency mechanical, electrical and plumbing



Installing building management systems and controls



Upgrading fanwalls



Conducting fast, find and fix programs and energy audits

ENVIRONMENTAL

Our ESG Practices for New Developments

BioMed Realty's approach towards sustainability is prioritized through the investment life-cycle for value creation and risk mitigation.

BioMed recognizes that our ability to implement ESG initiatives at new developments is dependent on varying levels of control of the assets due to lease structures. While we endeavor to apply these best practices to each of our new developments, our project-specific marketing materials identify which of these practices have been applied to each location.

SUSTAINABLE BUILDINGS



All ground-up development to achieve minimum of LEED Silver certification



Design all new projects with future interconnections to be solar ready



All new ground up development projects target a minimum of 5% EV-ready parking spaces



Specify and include project products to achieve 10 Environmental Product Declaration (EPD) and 10 Health Product Declaration (HPD) points



Conduct 12 months of post-occupancy performance monitoring and measurement

HEALTH AND WELLNESS



Provide outdoor recreation, fitness, relaxation, or amenity spaces



New buildings to be in alignment with preconditions for Fitwel or WELL certification



Specify and include project products to achieve Health Product Declaration (HPDs) points

ENVIRONMENTAL STEWARDSHIP & RESOURCE CONSERVATION



Energy consumption targeted to be 20% below ASHRAE 90.1-2010 baseline or 15% below ASHRAE 90.1-2013 baseline



Target 10% lower embodied carbon of the structure and envelope as compared to a functionally equivalent building constructed using regional industry-standard practices



Select low-emitting materials that achieve the relevant thresholds of four LEED categories



Target 65% diversion of project construction and demolition waste from landfill



Indoor and outdoor potable water consumption targeted to be, respectively, 35% and 50% below UPC baseline

ENVIRONMENTAL



585 KENDALL

CAMBRIDGE, MA

In-process development targeting:

- LEED Gold certification
- WELL Gold certification
- Designed for zero on-site fossil fuel combustion
- Energy consumption 18% below ASHRAE 90.1-2013 baseline
- Outdoor potable water consumption 57% below LEED baseline and indoor consumption 77% below the LEED baseline
- 75% diversion of construction waste from landfills
- Dedicated community and culture center with 30k sf of performing arts space and common lounge



Past and
Current Projects

DEXTER YARD

SEATTLE, WA

- Fitwel 2 star certified
- Amenities focused on health and wellness, including: the Fieldhouse, a multi-use space for sports and company gatherings, and the Rec Room, which houses a bowling alley, golf simulator, and more
- Targeting LEED Gold certification

ENVIRONMENTAL



ONE GRANTA (Granta Park) CAMBRIDGE, UK

In-process development targeting:

- BREEAM rating of Excellent
- WiredScore Gold certification
- On-site energy generation from photovoltaic panels



Past and
Current Projects

GATEWAY OF PACIFIC SOUTH SAN FRANCISCO, CA

- LEED Platinum certification at Phase 1 building
- On-site energy generation from photovoltaic panels
- Rainwater harvesting and condensation capture from the tower roof
- High-efficiency heating and cooling system
- Fitwel 2-star and LEED Platinum certifications at Traverse amenities building

SOCIAL

Our Approach to Advancing DEI

BioMed Realty is dedicated to business in accordance with the highest moral and ethical standards in the areas of diversity, and strives to foster a fair and inclusive workplace that respects the rights of our employees.

BioMed Realty believes that people are our most valuable asset, and that having diverse talent with a broad range of perspectives is critical to delivering strong performance. Increasing diverse representation of talent at BioMed fosters diversity of opinion and reflects the world in which we live and invest.



OUR DEI PRIORITIES AND INITIATIVES

1. Continuously listen to our people, partners and community to identify opportunities to advance DEI
2. Recruit diverse talent by extending outreach to candidates of different backgrounds and skill sets, and foster employment opportunities for people from underserved communities
3. Spur engagement and motivation in the workplace, and actively support DEI within BioMed and throughout our industry, including leveraging partnerships with like-minded organizations
4. Continue to support a culture that is inclusive, where talented people from all backgrounds are welcome and can thrive, through offering learning and development opportunities, such as our Unconscious Bias and Inclusive Leadership Training
5. Leverage the BioMed Social Committee to promote inclusivity across the organization to raise awareness and provide support to diverse groups within the organization
6. Support the growth and development of diverse businesses as part of our overall supplier base

SOCIAL

Health and Wellness Across Our Portfolio

At BioMed Realty, we prioritize tenant health and wellness by actively engaging with occupants across our operating assets. We implement initiatives such as fitness facilities, health-focused events, and educational trainings to foster a healthy, sustainable community. Through ongoing tenant engagement, we seek feedback, tailoring amenities and services to meet the evolving health needs of our tenants, thereby creating environments that support well-being and productivity.

BioMed supports and encourages all employees to engage with the local community through various board memberships, industry associations, and social organizations focused on topics such as science, technology, engineering, mathematics, real estate, and the arts.

COMMUNITY OUTREACH AND ENGAGEMENT

We develop properties that benefit both the surrounding ecosystems as well as our tenants. Our commitment to community benefit runs deep, and drives many of our design decisions.

BioMed Realty's ESG principles include our commitment to research institutions, charities and non-profits in the communities in which we operate. The Company's noteworthy partnerships include:

- Working to promote healthcare innovation and groundbreaking research by supporting and providing leadership to the Salk Institute for Biological Studies in San Diego and the University of Colorado Boulder's BioFrontiers Institute
- Supporting over 65 hunger-relief organizations across 22 US regions through the Company's partnership with CoreGiving, a leading non-profit focused on combating child hunger
- Strengthening workforce readiness in the biotechnology industry through the Company's support for the Gloucester Marine Genomics Institute in Massachusetts

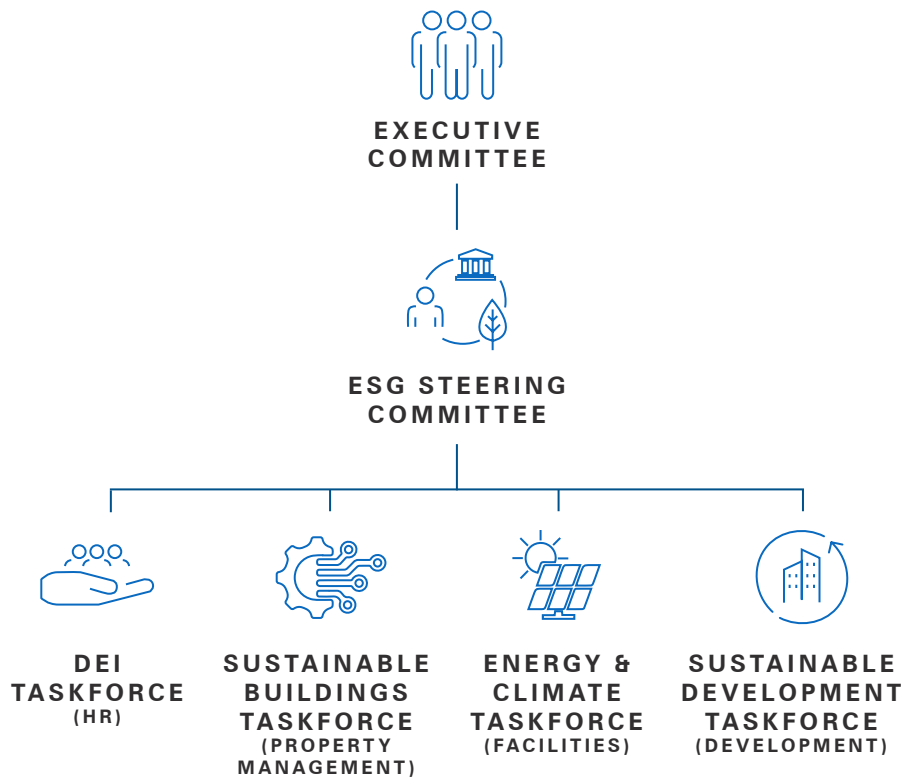


GOVERNANCE

Prioritizing ESG Governance

The organizational chart outlines how we govern the management of ESG initiatives at BioMed Realty, including processes for ESG data collection and reporting. Committees and taskforces meet quarterly and monthly, respectively, to discuss roles and responsibilities with respect to advancing BioMed's ESG agenda.

In addition to this governance structure, we have an experienced and dedicated internal team focused on ESG efforts.



ESG EXECUTIVE COMMITTEE



TIM SCHOEN
Chief Executive Officer



BILL KANE
President, East Coast & U.K. Markets



JONATHAN BERGSCHNEIDER
President, West Coast Markets



ANKIT PATEL
Executive Vice President & Chief Financial Officer



CHARLIE PISCITELLO
Chief People Officer



MARIE LEWIS
Executive Vice President & General Counsel

