

Campus Pointe by Alexandria

Fitwel Rating: ★★ ★

Alexandria Real Estate Equities, Inc. (NYSE: ARE)

First-in-Class Fitwel Champion

Leadership Advisory Board member (LAB)



Alexandria Real Estate Equities, Inc., the first company to receive Fitwel Certifications for its buildings, goes above and beyond, earning a Fitwel 3 Star Rating for its Campus Pointe property located in San Diego, California.

Why Alexandria Real Estate Equities, Inc. Became a Fitwel Champion

With its deep commitment to employee health and its concern for how buildings impact the surrounding environment, working with Fitwel was a natural step for Alexandria. As the first Fitwel Champion and a founding member of Fitwel's Leadership Advisory Board, Alexandria has raised awareness within the building industry about the benefits of designing buildings to promote occupant health. By applying Fitwel across its portfolio, Alexandria continues its efforts to support the health and productivity of its employees and tenants, and meets investor demand for strong results in the Global Real Estate Sustainability Benchmark (GRESB) assessments, which incorporate its Fitwel certifications. Alexandria has five Fitwel 3 Star Ratings across its New York City, Cambridge, San Francisco, and San Diego properties.

Campus Pointe by Alexandria

A Fitwel 3 Star-rated campus, Campus Pointe provides a range of spaces designed for health and sustainability, including a 0.8-mile walking trail to sunny, shaded outlook areas, an organic garden, a healthy farm-to-table restaurant, and state-of-the-art fitness facilities, among other amenities. Further, as California's first laboratory building to achieve LEED-CS Platinum certification, this multi-tenant commercial office and laboratory space, located on a 24-acre campus amid native San Diego canyons covers nearly 450,000 square feet, and has become a destination location for numerous biopharmaceutical and technology companies. The campus is home to a wide range of organizations including university institutions, non-profits, and pharmaceutical, biotechnology, and medical device companies, as well as governmental agencies.

Leveraging Fitwel to Identify Low- to No-Cost Health-Promoting Improvements

Alexandria has a long history of designing buildings with health and sustainability in mind. Through its application of Fitwel, Alexandria has seen how changes or enhancements can further its efforts to positively influence human health. With only minor design and operational changes, this existing focus on health promotion enabled Alexandria to earn the highest marks Fitwel offers. Alexandria has specifically seen the benefits of increased signage across the campus—a simple addition that has helped direct building occupants, managers, and visitors toward the many unique health-promoting features contributing to a healthy environment, located throughout the campus.

Estimated Costs in Achieving Fitwel Certification

Costs related to achieving Fitwel certification were covered within the campus' design and Alexandria's industry-leading practices.

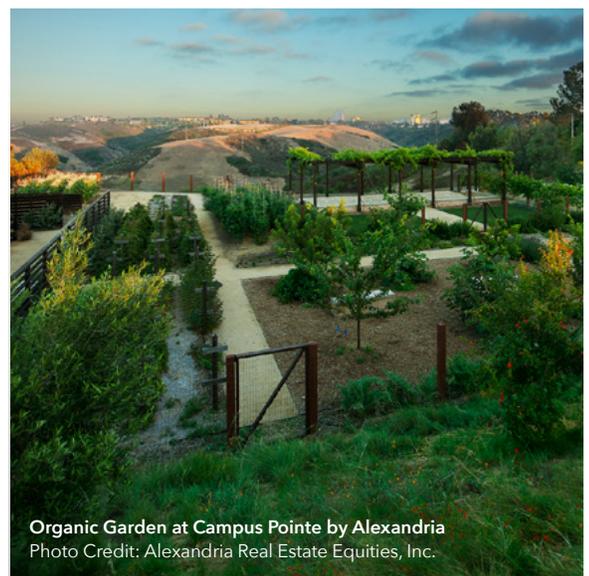


Vincent R. Ciruzzi
Chief Development Officer
Alexandria Real Estate Equities, Inc.

"We promote the health and productivity of our tenants with the highly sustainable environments at our collaborative life science and technology campuses. Alexandria has prioritized the health and wellness of our innovative tenants, dedicated employees and trusted construction partners for many years. Health and wellness is central to our mission, and we will continue to pursue cutting-edge healthy building practices and certifications as a key driver of success for the company."



Brian Malarkey's Green Acre Eatery
Photo Credit: Alexandria Real Estate Equities, Inc.



Organic Garden at Campus Pointe by Alexandria
Photo Credit: Alexandria Real Estate Equities, Inc.



Outdoor Dining at Campus Pointe by Alexandria
Photo Credit: Alexandria Real Estate Equities, Inc.

Key Milestones in the Certification Process

- August 2016**

After learning about Fitwel and its direct alignment with Alexandria’s commitment to health-supportive workplaces, Alexandria becomes the first Fitwel Champion.
- August–September 2016**

Alexandria integrates additional features within Campus Pointe based on the Fitwel Strategies, including increasing building signage.
- September 2016**

Alexandria is awarded certification for Campus Pointe and increases its commitment to support health, by applying Fitwel to a broader range of buildings within its portfolio.
- November 2016–Present**

Alexandria assesses a portion of its existing building portfolio against the Fitwel Strategies, and commits to pursuing certification at its offices. Throughout the certification process, a number of ARE staff become Fitwel Ambassadors.

How Campus Pointe is Meeting Fitwel’s Health Impact Categories

-  **100%** of selected strategies
Impacts Community Health
-  **87%** of selected strategies
Reduces Morbidity + Absenteeism
-  **87%** of selected strategies
Supports Social Equity
-  **83%** of selected strategies
Instills Feelings of Well-Being
-  **72%** of selected strategies
Provides Healthy Food Options
-  **94%** of selected strategies
Promotes Occupant Safety
-  **92%** of selected strategies
Increases Physical Activity

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