

Is it easy being **Green**?



BioMed Realty Trust

- Entrepreneurial company with unique business model
 - Life science property niche
 - Premier management team
 - Track record for creating value
- Best-in-class portfolio
 - Core life science locations
 - Excellent quality facilities
 - Premier tenant roster
- Strong financial performance and capital position
 - Significant growth in assets, revenues and FFO per share
 - Well capitalized with ample liquidity to execute business plan

BMR- LEED Certified Buildings

Completed:

<u>Property:</u>	<u>Location:</u>	<u>Bldg. Area:</u>	<u>LEED Level:</u>
Genzyme	Boston	349,325 sf	Platinum

In Construction:

Towne Centre	San Diego	84,000 sf	Certified
Fairview	Seattle	94,000 sf	Silver
CLSB	Boston	702,940 sf	Silver

Total: 1,230,265 sf

Genzyme Center - Platinum

- BioMed Realty Trust is taking a leading role in the construction and ownership of environmentally friendly, “green” life science buildings. We own one of the largest platinum rated buildings in the country and are constructing three more that we believe will warrant national recognition for environmentally sustainable design.



Genzyme Center – Fast Facts

- **Square Feet:** 350,000 square feet
- **Height:** Twelve stories
- **Address:** 500 Kendall Street , Cambridge MA
- **Building Features:**
 - Soaring twelve-story central atrium with skylight
 - Living roof
 - Extensive indoor gardens
 - Over 800 operable windows
 - Natural light enhancement systems
 - Direct views of the outdoors from most desks
 - 144-seat state of the art auditorium
 - 12th-floor cafeteria with sweeping views of Boston
 - Ground floor retail space
 - Public transportation service nearby (MBTA Red Line)
- **Interesting Facts:**
 - Uses 34% less water than a comparable building
 - Electricity costs are 42% less than a comparable building
 - More than 75% of all materials include recycled content
 - Almost all wood is Forest Stewardship Council certified
 - More than 90% of all construction waste was recycled



Green Buildings – Under Construction



Why Build Green?

LEED certified building:

- Are on the leading edge of new design and construction
- Are built as designed and perform as expected
- Have lower operating costs and increased asset value
- Are healthy and comfortable for their occupants
- Reduce waste sent to landfills
- Conserve energy and water
- Reduce harmful greenhouse gas emissions
- Qualify for tax rebates and other incentives
- Demonstrates a commitment to the environment

When not to build **Green**

- When there is not an acceptable yield on the incremental costs
- Where a higher cost basis for a project would result in an uncompetitive product
- Where tenants do not support or value the sustainable building process
- Where tax rebates and other incentives are not available

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Event Hosts

