

ALEXANDRIA REAL ESTATE EQUITIES INC  
Form 10-Q  
August 07, 2013  
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UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

FORM 10-Q

(Mark One)

QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

For the quarterly period ended June 30, 2013

OR

TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

For the transition period from \_\_\_\_\_ to \_\_\_\_\_

Commission file number 1-12993

ALEXANDRIA REAL ESTATE EQUITIES, INC.  
(Exact name of registrant as specified in its charter)

Maryland

95-4502084

(State or other jurisdiction of  
incorporation or organization)

(I.R.S. Employer Identification Number)

385 East Colorado Boulevard, Suite 299, Pasadena, California 91101  
(Address of principal executive offices) (Zip code)

(626) 578-0777

(Registrant's telephone number, including area code)

N/A

(Former name, former address and former fiscal year, if changed since last report)

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports) and (2) has been subject to such filing requirements for the past 90 days. Yes  No

Indicate by check mark whether the registrant has submitted electronically and posted on its corporate Web site, if any, every Interactive Data File required to be submitted and posted pursuant to Rule 405 of Regulation S-T during the preceding 12 months (or for such shorter period that the registrant was required to submit and post such files). Yes  No

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Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, or a smaller reporting company. See the definitions of "large accelerated filer," "accelerated filer," and "smaller reporting company" in Rule 12b-2 of the Exchange Act.

Large accelerated filer

Accelerated filer

Non-accelerated filer  (Do not check if a smaller reporting company)

Smaller reporting  
company

Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act).

Yes  No

As of July 31, 2013, 71,439,254 shares of common stock, par value \$.01 per share, were outstanding.

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## PART I – FINANCIAL INFORMATION

## Item 1. FINANCIAL STATEMENTS (UNAUDITED)

Alexandria Real Estate Equities, Inc.  
 Consolidated Balance Sheets  
 (In thousands)  
 (Unaudited)

	June 30, 2013	December 31, 2012
Assets		
Investments in real estate, net	\$6,453,379	\$6,424,578
Cash and cash equivalents	302,205	140,971
Restricted cash	30,914	39,947
Tenant receivables	7,577	8,449
Deferred rent	177,507	170,396
Deferred leasing and financing costs, net	164,362	160,048
Investments	122,605	115,048
Other assets	120,740	90,679
Total assets	\$7,379,289	\$7,150,116
Liabilities, Noncontrolling Interests, and Equity		
Secured notes payable	\$711,029	\$716,144
Unsecured senior notes payable	1,048,395	549,805
Unsecured senior line of credit	—	566,000
Unsecured senior bank term loans	1,200,000	1,350,000
Accounts payable, accrued expenses, and tenant security deposits	368,249	423,708
Dividends payable	52,141	41,401
Total liabilities	3,379,814	3,647,058
Commitments and contingencies		
Redeemable noncontrolling interests	14,505	14,564
Alexandria Real Estate Equities, Inc.'s stockholders' equity:		
Series D Cumulative Convertible Preferred Stock	250,000	250,000
Series E Cumulative Redeemable Preferred Stock	130,000	130,000
Common stock	710	632
Additional paid-in capital	3,596,477	3,086,052
Accumulated other comprehensive loss	(39,565	) (24,833
Alexandria's stockholders' equity	3,937,622	3,441,851
Noncontrolling interests	47,348	46,643
Total equity	3,984,970	3,488,494
Total liabilities, noncontrolling interests, and equity	\$7,379,289	\$7,150,116

The accompanying notes are an integral part of these consolidated financial statements.



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Alexandria Real Estate Equities, Inc.  
 Consolidated Statements of Income  
 (In thousands, except per share amounts)  
 (Unaudited)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2013	2012	2013	2012
Revenues:				
Rental	\$114,743	\$104,329	\$226,519	\$205,530
Tenant recoveries	35,923	31,881	71,534	63,763
Other income	3,569	9,383	6,562	12,011
Total revenues	154,235	145,593	304,615	281,304
Expenses:				
Rental operations	46,323	42,102	91,547	82,555
General and administrative	12,472	12,298	24,120	22,655
Interest	15,978	17,922	33,998	34,148
Depreciation and amortization	46,580	50,741	92,645	92,527
Loss on early extinguishment of debt	560	1,602	560	2,225
Total expenses	121,913	124,665	242,870	234,110