

# CORPORATE FACT SHEET



**BioMed Realty Trust, Inc.**  
Real Estate for the Life Science Industry®



## Built to Thrive

### Robust Business Model

- ◆ Strong partnerships with leading life science institutions and companies
- ◆ Powerful, long-term life science demand drivers
- ◆ Niche property sector
- ◆ Long-term, triple-net leases

### World-Class Property Portfolio

- ◆ Core locations
- ◆ State-of-the-art facilities
- ◆ Premier tenant roster

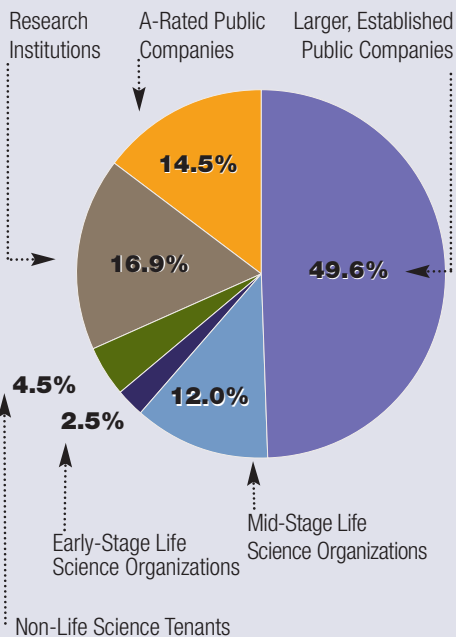
### Disciplined Execution

- ◆ Experienced leadership team
- ◆ Sustained leasing success
- ◆ Delivering development program

### Sound Financial Position

- ◆ Conservative capital structure
- ◆ Enhanced liquidity position
- ◆ Strong overall credit profile

## Premier Tenant Roster



*Note: Tenant classification based upon management estimates. Based on Current Annualized Base Rents as of December 31, 2009.*

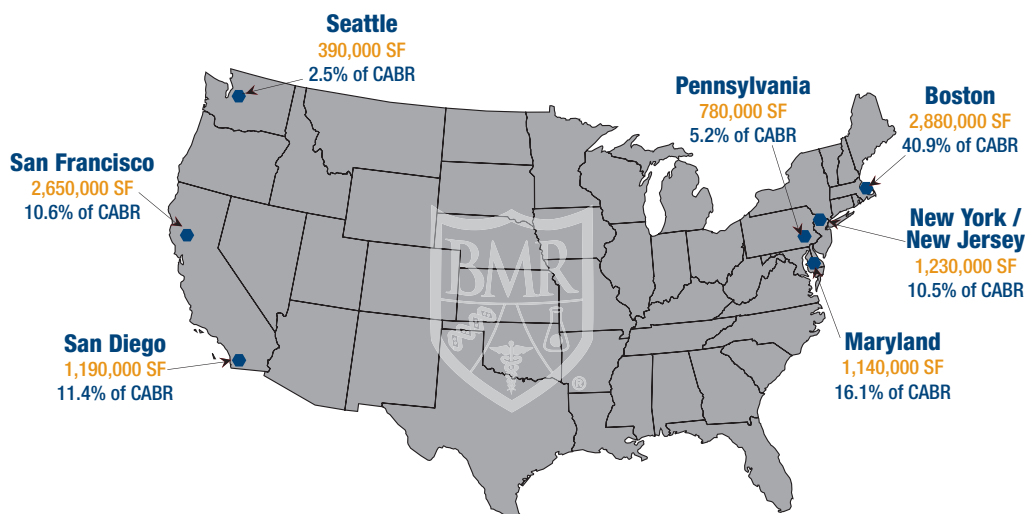
## Company Profile

BioMed Realty Trust, Inc. is an entrepreneurial company focused on Providing Real Estate to the Life Science Industry®. With over \$3.5 billion invested in state-of-the-art research facilities, we have assembled a world-class portfolio of life science buildings concentrated in the seven core U.S. life science markets of Boston, San Diego, San Francisco, Seattle, Maryland, Pennsylvania and New York/New Jersey. We currently own or have interests in 70 properties, which comprise 113 buildings with approximately 10.6 million rentable square feet. BioMed is a fully integrated, self-administered and self-managed real estate investment trust (REIT).

BioMed's best-in-class group of professionals bring the unique skills and specialized expertise in life science and biotech real estate, finance, development, construction and law.

Our business model and strategy for future growth remain focused on delivering world-class lab space for the U.S. life science industry, the global leader in life science research, development and commercialization. Through our selective investment in and seasoned management of the best-in-class properties in the core U.S. life science markets, we continue to build quality relationships, develop exceptional environments for our tenants and contribute to the communities in which we live and work.

## Core Life Science Locations



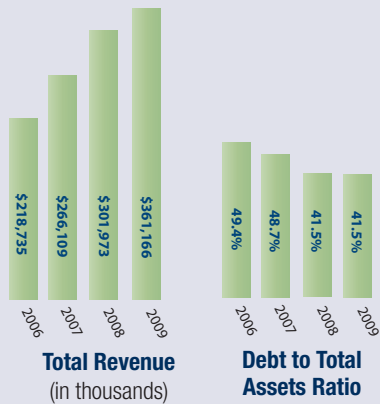
*Note: Square footages and Current Annualized Base Rents (CABR) as of December 31, 2009. Current Annualized Base Rent is the monthly contractual rent as of the current quarter end, or if rent has not yet commenced, the first monthly rent payment due at each rent commencement date, annualized.*

Stock Data (as of 12/31/09)	
Closing Stock Price	\$15.78
Annualized Dividend Yield	3.5%
Shares Outstanding	99,000,269
Average Daily Volume (3-month)	1,059,728

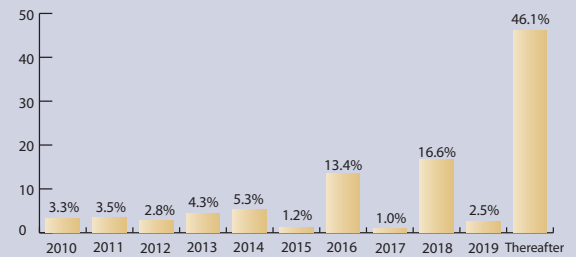
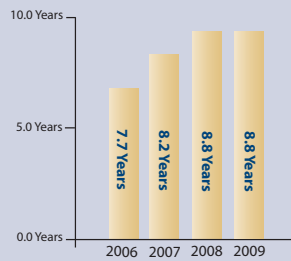


**BMR**  
**LISTED**  
**NYSE**

## Key Financial Metrics



## Cash Flow Visibility – Long-Term, Triple-Net Leases



### Weighted Average Remaining Lease Term

### Scheduled Lease Expirations<sup>1</sup>

(1) Based on Current Annualized Base Rents as of December 31, 2009.

## Strong Credit Profile

### Credit Metrics (as of 12/31/09)

- \$3.3 billion in assets
- 42% debt to total assets
- 61% unencumbered assets
- No consolidated debt maturities in 2010

## Analyst Coverage

BMO Capital Markets	Richard C. Anderson (212) 885-4180
Green Street Advisors	John Stewart (949) 640-8780
KeyBanc Capital Markets	Jordan Sadler (917) 368-2280
Morningstar	David Rodziewicz
Raymond James	Paul D. Puryear (727) 567-2253
RBC Capital Markets	David Rodgers (440) 715-2647
Robert W. Baird & Co.	David Aubuchon (314) 863-4235
Stifel, Nicolaus & Company, Inc.	John W. Guinee (443) 224-1307
UBS Securities	Ross T. Nussbaum (212) 713-4760
Wells Fargo Securities, LLC	Brendan Maiorana (443) 263-6516

## Financial Highlights

(\$ in thousands, except for per share data)

	2009	2008	2007	2006
Total revenue	\$361,166	\$301,973	\$266,109	\$218,735
Earnings per share - diluted	\$0.45	\$0.61	\$0.83	\$0.61
FFO per share - diluted <sup>1</sup>	\$1.64	\$1.76	\$1.88	\$1.73
Total assets	\$3,283,274	\$3,229,314	\$3,058,631	\$2,692,572

(1) For a definition of FFO and a quantitative reconciliation between FFO and net income available to common stockholders, see the news release issued by BioMed Realty Trust, Inc. on February 10, 2010 and available at [www.biomedrealty.com](http://www.biomedrealty.com).

## Board of Directors



From left to right: Edward A. Dennis, Ph.D., Barbara R. Cambon, Richard I. Gilchrist, Alan D. Gold, Gary A. Kreitzer, M. Faye Wilson, Theodore D. Roth

## Officers



**Alan D. Gold,**  
Chairman and Chief  
Executive Officer



**R. Kent Griffin, Jr.,**  
President, Chief Operating Officer  
and Chief Financial Officer



**Gary A. Kreitzer,**  
Executive Vice President,  
General Counsel and Director



**Matthew G. McDevitt,**  
Executive Vice President,  
Real Estate



**William A. Gartner,**  
Senior Vice President,  
Real Estate – Cambridge



**Karen A. Sztreicher,**  
Senior Vice President,  
Asset Management



**John P. Bonanno,**  
Vice President, Development



**Jonathan P. Klassen,**  
Vice President, Legal and  
Secretary



**Greg N. Lubushkin,**  
Vice President,  
Chief Accounting Officer



**Kevin M. Simonsen,**  
Vice President,  
Real Estate Counsel

This fact sheet contains forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995 based on current expectations, forecasts and assumptions that involve risks and uncertainties that could cause actual outcomes and results to differ materially. For a further list and description of such risks and uncertainties, see the reports filed by the company with the Securities and Exchange Commission, including the company's most recent annual report on Form 10-K and quarterly reports on Form 10-Q. The company disclaims any intention or obligation to update or revise any forward-looking statements, whether as a result of new information, future events or otherwise.



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Real Estate for the Life Science Industry<sup>®</sup>

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