BioMed Realty

2025 SUSTAINABILITY REPORT



TABLE OF CONTENTS

Introduction

Progress Through Partnership 3
About BioMed Realty 4
Our Approach to Sustainability 6

Sustainable Buildings

Building for Tomorrow 9
Healthy Buildings for Accelerating Innovation 10

Asset Resilience and Compliance

Optimizing Building Performance 12
Monitoring, Measuring, Improving 16

Social Impact

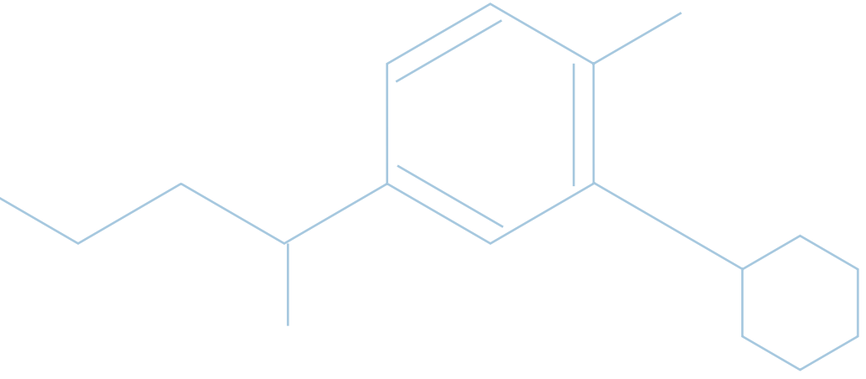
Powered by Our People 17
Tenants First 20
Thriving Communities 21

Responsible Business

Accountability at Every Level 24
Risk Management for Long-term Value 25
A Culture of Integrity 25
Built for Security 26

Appendix

About This Report 27
TCFD Index 28
California AB1305 44475.1 Voluntary Disclosure 31



On the cover: Gateway of Pacific-V | South San Francisco, CA

Continuing the Journey, Together

Our sustainability journey is continually evolving, shaped by the needs of our tenants, the expectations of our stakeholders, and the realities of operating within a resource-intensive industry.

At BioMed Realty, we recognize that supporting scientific and technological innovation comes with both opportunity and responsibility. As we grow our portfolio, we are advancing how we design and operate our properties to create innovative workspaces, strengthen climate resilience, and support the health and well-being of occupants and the communities around us.

This journey is not defined by a single milestone but by sustained progress. Through collaboration with tenants and partners, we are embedding sustainability more deeply into our business to create long-term value.

In this report, we share the progress we have made and where we are focused next.

Progress Through Partnership

Dear Stakeholders,

At BioMed Realty, our purpose is to provide the mission-critical infrastructure that expands our tenants' capacity for innovation. Whether we're configuring flexible workspaces for companies, pushing the boundaries of technology, or designing a first-of-its-kind performing arts center at the heart of a life science campus, we meet our tenants where they are. This creative partnership, along with our established track record, powers our commitment to the sustainability of our properties, ultimately driving asset resilience, tenant satisfaction, and long-term value creation.



[1] 39% certified and 8% targeting certification, as measured by square feet.

2025 Achievements

In 2025, we made meaningful progress across our sustainability priorities:

Building Certifications: Creating resilient, healthy environments that support innovation and well-being remains a core priority for BioMed Realty. We continue to raise the bar on green building performance, increasing the share of our portfolio certified year over year.

- We achieved Fitwel Champion status, certified an additional 13 buildings in 2025 under Fitwel v2.1, and became an early adopter of Fitwel Scale Performance, submitting 43 buildings for certification.
- For the fourth consecutive year, we earned 4-star ratings in both the Standing Investments and Development benchmarks of the Global Real Estate Sustainability Benchmark (GRESB) assessment through Blackstone's Core+ Life Sciences Real Estate Strategy.
- We also obtained LEED® certification or are targeting certification for 47% of our U.S. operating portfolio and development in process, representing 6.9 million square feet LEED® certified and 1.4 million square feet targeting certification.[1]

Asset Resilience and Compliance (ARC): The most significant step in our sustainability journey this year was the launch of our Asset Resilience and Compliance (ARC) strategy, our proprietary framework for how each building in our portfolio will meet a changing regulatory and market landscape. Rather than outsourcing this analysis, we built dedicated, cross-functional teams that bring our own operations, leasing, asset management, development, sustainability, and legal expertise to bear on every asset. ARC reflects a conviction that runs through all of our work: every building is different, and lasting value comes from tailored analysis and disciplined, well-timed investment rather than one-size-fits-all solutions.

We also made strides in renewable energy: Our first virtual power purchase agreement for a solar project in Texas will provide an estimated 150,000 MWh of high-quality renewable energy credits annually, with production anticipated to begin in the fall of 2026. Energy efficiency projects also continued to add value, with 196 projects completed since 2016 producing an estimated energy savings of over $4.6 million.

Tenant and Community Engagement: We continued to deepen our connections with the people and places that matter most. These efforts were reflected in strong tenant satisfaction outcomes, with 39 properties earning the 2025 Kingsley Excellence Award. Through our Discover Here™ program, we hosted more than 900 tenant and community events, and our teams volunteered and gave back across our markets through CoreGiving and local community partnerships.

Our People: The accomplishments highlighted throughout this report reflect the hard work and commitment of our employees. Across our organization, team members have applied their expertise, ingenuity, and passion to advance our sustainability objectives and help create lasting impact for our company, customers, and communities.

Looking Ahead

In 2026, we began updating our sustainability strategy to reflect our greatest impacts, risks, and opportunities. We anticipate achieving commercial operation of 6.03 MW of hosted solar in the Bay Area in 2026, a tangible example of our commitment to renewable energy. And we continue to invest in our communities, including making progress on our performing arts center at 585 Kendall, The Platform, a project that reflects our belief that great buildings do more than house great innovation: they enrich the lives of everyone around them.

To our tenants advancing critical innovation, our employees who bring their commitment and brilliance every day, our collaborators who partner with us, and the communities that welcome us, thank you. I am proud of what we have built together and inspired by what lies ahead.

Sincerely,

TIM SCHOEN
Chief Executive Officer, BioMed Realty

About BioMed Realty

BioMed Realty is the leading provider of innovation real estate, creating environments where science and technology thrive. With more than 20 years of experience and 17 million square feet across the U.S. and U.K., BioMed Realty delivers sustainable, flexible, and reliable environments designed to keep world-changing work moving. Backed by Blackstone, BioMed Realty combines scale, expertise, and a tenant-first ethos to accelerate innovation and support the people changing the world.

Our Tenants

Established life science companies

We provide world-class engagement experiences alongside resources and expertise for our tenants to achieve their own sustainability goals.

Quantum and advanced technology companies

Purpose-built spaces offer the infrastructure to power growing companies.

Leading universities

Our scale lends stability and resilience for the long term.

Premier research institutions

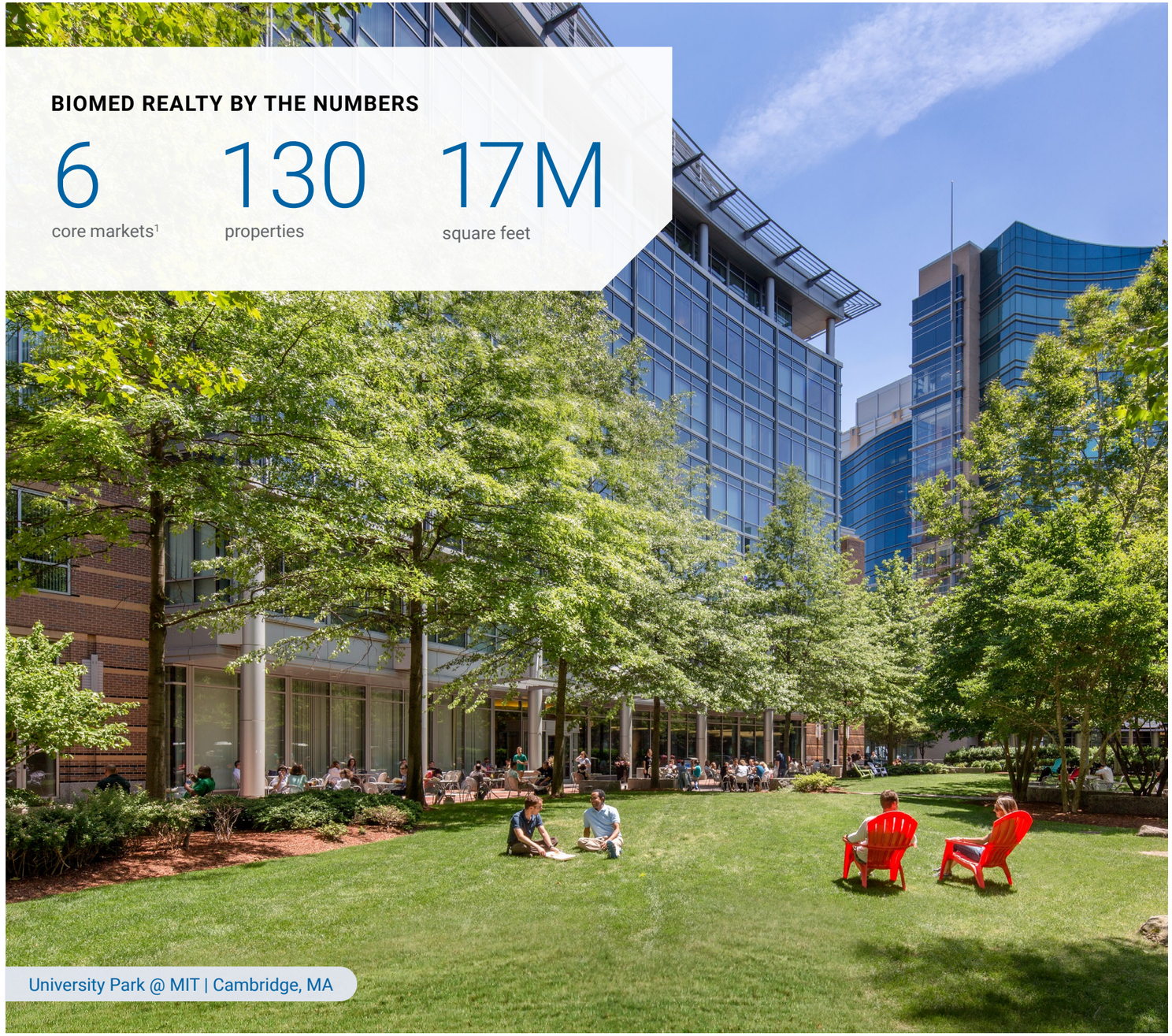
Strategic locations in key markets enable first-class talent attraction.

Start-ups and incubators

Move-in ready spaces allow for the flexibility to grow.

BIOMED REALTY BY THE NUMBERS

6	130	17M
core markets[1]	properties	square feet



University Park @ MIT | Cambridge, MA

[1] Boston/Cambridge, Boulder, San Diego, Bay Area, Seattle, and Cambridge, U.K.



Discover@UTC | San Diego, CA

Mission and Values

Our purpose is to provide the mission-critical infrastructure that expands the innovation capacity of our tenants to advance human health and unleash human potential.

VALUES

Accountable

We deliver on our promises.

We are purposeful, transparent, proactive, and accountable to each other, our tenants, and others.

Inquisitive

We are continuously learning.

We cultivate curiosity and foster a growth mindset. We know that adaptability and constant improvement are essential.

Collaborative

We are united and inclusive.

We are relationship-driven. We win by listening and committing wholeheartedly to deliver exceptional results as a team.

Courageous

We fearlessly embrace challenges.

We take data-driven, informed risks in our pursuit of innovation and growth, all while caring deeply for our people, tenants, and the communities we serve.

Capable

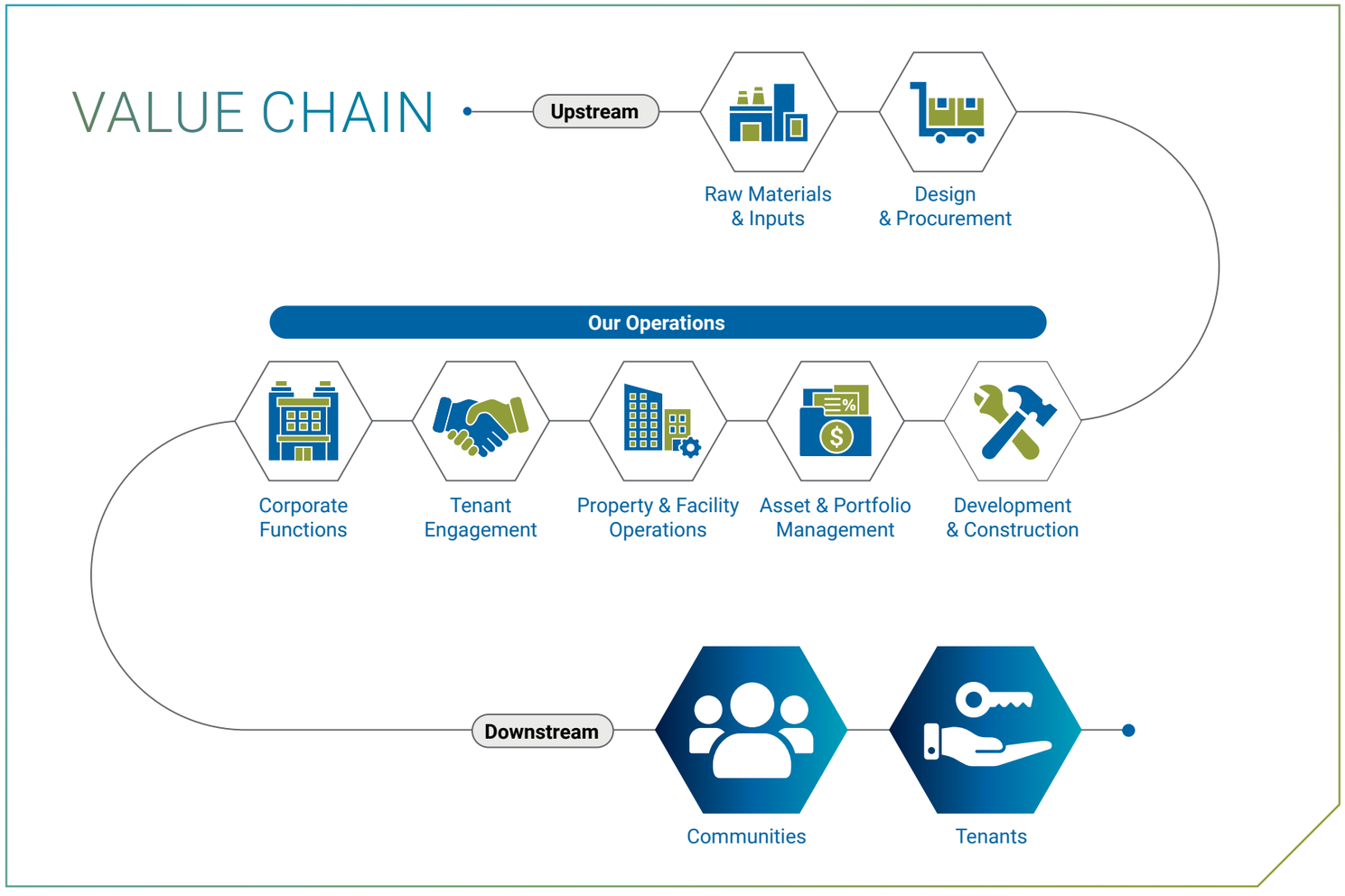
We have unparalleled expertise.

We have an unwavering focus that is passionate, capable, and multidisciplined. Our people, platform, and operating portfolio are second to none.

Our Approach to Sustainability

At BioMed Realty, our business objectives drive our sustainability strategy, and we continue to more closely align these strategies as our journey matures. Rooted in our core purpose, our commitment to the long-term strength of our properties reflects the value sustainability delivers to our business, our tenants, and our communities. Our approach is holistic by design, spanning how we develop and operate our buildings, steward our environmental resources, invest in the well-being of our employees, tenants, and communities, and uphold responsible business practices.

Learn more about how governance for sustainability is embedded throughout our organization.



"Sustainability is most effective when it is integrated into how a business operates, not treated as a separate discipline. This approach reflects a more holistic understanding of how buildings perform, how they support well-being, how we reduce their environmental footprint, and how they contribute to the communities around them.

This perspective carries through the full lifecycle of development, from environmental remediation at the front end, to the role buildings play in the cities where they operate, to the relationships formed with tenants and surrounding communities over time. Together, these elements contribute to creating places where people and communities can truly thrive."



JOANNA HILVERT
Executive Vice President and General Counsel

2025 SUSTAINABILITY HIGHLIGHTS

4-Star

ratings in both 2025 GRESB Standing Assets and Development Assets assessments[1]

39

properties won the 2025 Kingsley Excellence Award for excellent performance in tenant satisfaction

100%

of landlord-paid electricity offset, through 247,497 MWh of renewable energy credits (RECs) procured in fiscal year 2025[2]

900+

tenant and community events hosted

$4.6M+

estimated savings from 196 energy efficiency projects completed since 2016

2nd Annual

Strategic Enterprise Risk Management survey completed in 2025

Fitwel Champion+

and early adopter of Fitwel Scale Performance (FSP) certifications with 43 submissions reflecting portfolio-wide, data-driven approach to continuous measurement and improvement of health performance

Business Intelligence and Transformation

department established

Asset Resilience & Compliance (ARC)

proprietary framework launched

[1] BioMed participated in GRESB through Blackstone's Core+ Life Sciences Real Estate strategy.
[2] See Appendix for additional detail regarding renewable energy credits.

Awards and Recognition

Third-party sustainability certifications provide an independent measure of our commitment to building and operating properties at the highest levels of environmental performance and tenant well-being. These recognitions reflect years of purposeful investment and continuous improvement across our portfolio.

PORTFOLIO ACHIEVEMENTS

GRESB

- 4-star ratings in both 2025 GRESB Standing Assets and Development Assets assessments, improving scores in both categories year-over-year[1]
- #1 Ranking in the 2025 GRESB Development Benchmark within Technology/Science Non-listed Core for the second consecutive year
- Received GRESB Green Star designation in standing investments and development for the fourth consecutive year

Fitwel

- Fitwel Champion+ for outstanding leadership in promoting health and wellness through the built environment
- 17 Fitwel v2.1 standard certifications, recognizing individual assets for best-in-class design and operational strategies supporting occupant health and well-being

LEED®

- 6.9 million square feet LEED® certified and 1.4 million square feet targeting certification in the U.S. operating portfolio

BREEAM®

- Five BREEAM Certifications

BUILDING AND COMMUNITY AWARDS

Kingsley Excellence Award

- 39 properties won the 2025 Kingsley Excellence Award for outstanding performance in tenant satisfaction, representing 48% of properties surveyed

Gateway of Pacific

- 2026 BOMA TOBY Award for Excellence in Life Science Operations
- Commercial Property Executive Influence Award for Best ESG Program

Gateway of Pacific-I, II, and III

- BOMA 360 certification, indicating outstanding building operations and performance

"We place tenant well-being at the forefront, creating environments where people feel supported, connected, and inspired. By thoughtfully considering how people experience our spaces, we help them bring their best selves to work."



BOB NOWAK
Senior Vice President,
Operations, West Coast Markets



Center for Novel Therapeutics | La Jolla, CA

[1] BioMed participated in GRESB through Blackstone's Core+ Life Sciences Real Estate strategy.

SUSTAINABLE BUILDINGS

The spaces where innovation happens matter. The environments people work in shape how they feel, think, create, and perform, especially in settings where complex, high-impact work is taking place. Sustainable buildings are an opportunity to do more than reduce environmental impact. They support human well-being and long-term resilience for the people inside them and the communities around them.

Building For Tomorrow

Our updated development standards set a consistent baseline for how we build, encompassing sustainability, environmental stewardship and resource conservation, health, and wellness. These standards reflect our long-term mindset as an owner and operator, ensuring the buildings we deliver today are positioned to meet the needs of our tenants and communities for decades to come. Find our updated development standards for both the U.S. and the U.K. on **our website**, and learn more about our decarbonization initiatives in the **Asset Resilience & Compliance** section of this report.

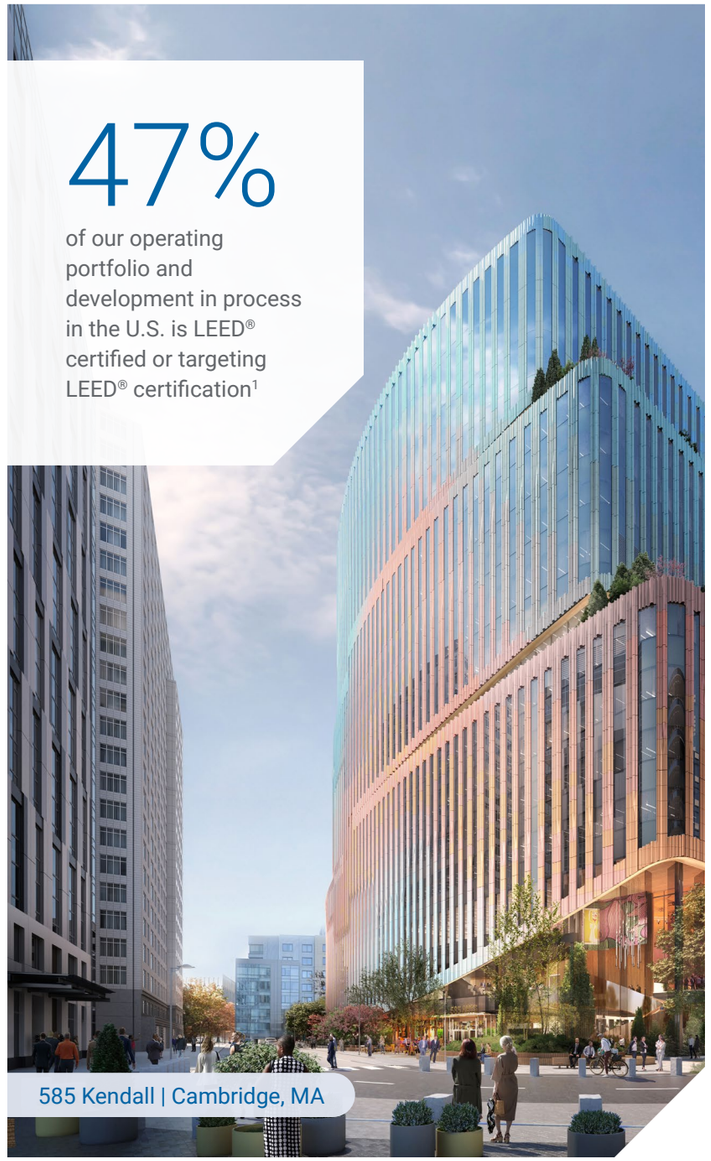
Tenant Fit-Out Sustainability Guide

In 2025, we launched our new Tenant Fit-Out Sustainability Guide to equip tenant design teams with practical standards and criteria for building out healthier, more efficient spaces. Considerations span energy efficiency, indoor environmental quality, materials selection, waste management, and water conservation, with the goal of reducing utility costs while supporting environmental sustainability and occupant well-being.

"At 585 Kendall, we are building the infrastructure and environment our tenants need to thrive today and have designed it so they can adapt in the future. Our intentional design for performance, resilience, and employee wellbeing also supports our tenants in advancing their own sustainability goals."



ISABEL ACUNA
Senior Director, Development



585 Kendall | Cambridge, MA

[1] 39% certified and 8% targeting certification, as measured by square feet.

Healthy Buildings for Accelerating Innovation

The life science and technology companies that call BioMed properties home are among the world's most influential innovators. Supporting their work requires environments that promote health, well-being, and performance. Our commitment to Fitwel certification reflects this priority by integrating health-focused design and operational practices across our portfolio, including indoor air quality, access to natural light, safety-focused design, and programming that encourages connection and engagement.

Thoughtful, sustainable building design also helps foster the creativity and collaboration that drive innovation. Features such as living elements, warm materials, and human-centered spaces enhance the tenant experience while supporting productivity and resilience. Through Discover Here™, our tenant experience program, we continue to cultivate community, connection, and belonging across our properties.



585 Kendall | Cambridge, MA

[1] As measured by square feet.

Case Study | 75 Broadway

HOLISTIC HEALTH FROM THE GROUND UP

To attract the best work from the best talent, a healthy environment is non-negotiable. Our collaboration with the Massachusetts Institute of Technology Investment Management Company on the development of a new 584,878 square foot building at 75 Broadway in Cambridge, Massachusetts, exemplifies what it looks like to build sustainability and human health into the project from the ground up. From its location in the vibrant Kendall Square community, to its design promoting accessibility and physical mobility, to the selection of low-carbon aluminum and structural steel, 75 Broadway was designed for holistic well-being. We believe the right environments have the power to help shape the innovations that take place inside them.



"75 Broadway will provide mission-critical infrastructure that enables the development of the next generation of life-saving medicines and therapies."

SAL ZINNO
Senior Vice President, Development,
East Coast and U.K. Markets

75 Broadway Project Snapshot

Location	Cambridge, MA
Status	In-process development in partnership with the MIT Investment Management Company; expected completion in 2028
Size	584,878 square feet

Designed for LEED Platinum

Designed for Well-being

With access to public amenities, active community spaces, green spaces, public transit, and electrical vehicle charging for up to 70 vehicles (20% of parking)

Built for High Efficiency

With a 51% reduction in overall site energy compared to the 2023 Stretch Code baseline and 159 kW of onsite solar



ASSET RESILIENCE AND COMPLIANCE

No two BioMed Realty buildings are the same, and neither are the opportunities to improve their environmental performance. Thoughtful stewardship means understanding how each space operates and where the greatest impact can be made. By taking a tailored approach, we work to support the real-world needs of tenants while creating more efficient, resilient buildings over time.



Granta Park | Cambridge, U.K.

Optimizing Building Performance

Many of our buildings are located in jurisdictions with Building Energy Performance Standards and other ordinances that require emissions reductions over time. In addition, many of our tenants have established their own emissions reduction goals.

To address these evolving requirements, in 2025 we formalized our existing building performance strategy into the broader Asset Resilience and Compliance (ARC) framework, BioMed's proprietary approach to building performance planning. ARC translates regulatory complexity into strategic decision-making and supports a holistic, phased approach to anticipating change, protecting asset value, and extending building longevity, rather than relying on one-time or one-size-fits-all solutions.

Where compliance informs strategy, resilience protects value. The name is deliberate: an "arc" reflects phased progress over time rather than a one-time fix, and it also evokes an "ark" connoting foresight, preparation, and the stewardship of assets built to endure.

Cross-Functional by Design

Rather than outsourcing this analysis, we retain it in-house. Regional taskforces are responsible for bringing ARC to life, consisting of stakeholders across functions including operations, leasing, asset management, development, sustainability, and legal to align risk, capital planning, and asset strategy. This integrated structure enables us to develop comprehensive but flexible plans, anticipating regulatory challenges and aligning capital expenditures efficiently across teams rather than working in silos.

Anchoring taskforces in each region ensures that planning reflects the distinct regulatory environments, energy constraints, and tenant profiles within each of BioMed's core markets. This structure enables consistency of approach as well as responsiveness to local conditions, helping us build resilience at scale.

A Strategic Approach to Resilience

In line with the ultimate goal of anticipating change for the sake of long-term resilience, ARC planning supports critical business objectives across the portfolio by:

- Ensuring regulatory compliance and reducing compliance costs
- Improving underwriting accuracy at acquisition and preserving exit valuation
- Avoiding stranded and obsolete assets
- Preventing out-of-cycle capital expenditures
- Supporting tenant retention and competitiveness
- Enabling strategic capital allocation across the portfolio

Compiling data to create a holistic picture of each asset, including utility consumption, property characteristics, regulatory compliance frameworks, capital projections, leasing plans, and more, enables a nuanced approach to identifying and prioritizing decarbonization initiatives across our portfolio. And by pairing these data insights with the expertise, intelligence, and creativity of the people who make up our vertically integrated business model, ARC empowers our teams to tailor their approach to each property and understand how best to move toward a more resilient future.

"Resilient buildings are designed to adapt as needs, technologies, and conditions change. We plan ahead and invest strategically so that we can create places that serve our tenants and communities well for years to come."



COLLEEN O'CONNOR
Executive Vice President, Market Lead, East Coast and U.K. Markets



Center for Novel Therapeutics | La Jolla, CA

Navigating Climate Risk

As a long-term owner and operator of mission-critical real estate, we actively monitor and manage the risks and opportunities that climate change presents across our portfolio. Physical risks (such as increased damage costs from extreme weather events) and transition risks (such as investments to reduce energy consumption or evolving policy requirements) inform how we plan and invest for the long term. Proactive climate action also creates opportunity, as decarbonization efforts can drive resource efficiency and competitive advantage in markets where tenants demand future-ready environments. For our full climate risk disclosure, see the **TCFD Index** in the Appendix.



Granta Park | Cambridge, U.K.

Smarter Energy for Stronger Performance

Our energy reduction and efficiency initiatives support our own resiliency efforts as well as our tenants' goals. This year, we continued to create long-term value through increased energy efficiency and renewable energy procurement:

- Since 2016, we have invested over $26 million in 196 energy efficiency projects, delivering measurable reductions in energy consumption with an estimated savings of over $4.6 million
- We have installed 1.09 MW of onsite renewable capacity, with approximately 6.03 additional MW slated for completion in Q2 2026
- Our first virtual power purchase agreement is estimated to supply 150,000 MWh of renewable energy credits annually; we anticipate production to commence in the fall of 2026

247,497 MWh

estimated RECs procured in fiscal year 2025, representing 100% of landlord-paid electricity. This is equivalent to the greenhouse gas emissions from over 15,000 gas-powered passenger vehicles driven for one year.[1]

42,501 metric tons

verified carbon offset credits secured, representing 58% of total whole building natural gas emissions — equivalent to the CO_2 emissions from burning over 47 million pounds of coal[1]

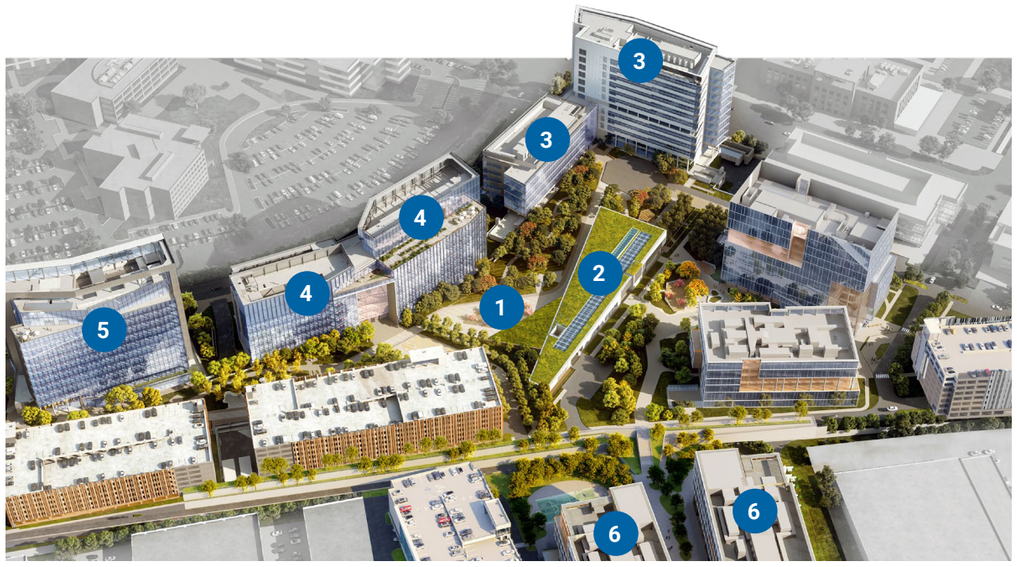
[1] Source: United States Environmental Protection Agency Greenhouse Gas Equivalencies Calculator.

Case Study | Gateway of Pacific

DESIGNED FOR THE PEOPLE BEHIND THE DISCOVERY

Gateway of Pacific exemplifies the power of purposeful design to elevate the everyday work of discovery. Situated in South San Francisco's thriving innovation corridor, the campus is built for the demands of life science and technology tenants, where high-stakes research and collaboration take place.

With 116 kW of onsite solar across the campus, an additional 1.2 MW coming in 2026, and an estimated 1.8 million kWh avoided through energy optimization projects, the Gateway of Pacific campus was built to meet the needs of its tenants while embedding efficiency and resiliency into every layer of the built environment.



Gateway of Pacific Project Snapshot

Location S. San Francisco, CA

Size 2,200,000 square feet

LEED BD+C Platinum

LEED BD+C Gold

Fitwel 2-star and 3-star

BOMA TOBY Award for Excellence

1 GATEWAY OF PACIFIC CAMPUS

- Winner of 2026 BOMA TOBY Award for Excellence in Life Science Operations
- 116 kW onsite solar installed, with an additional 1.2 MW coming in 2026. Combined system across campus estimated to generate over 2 million kWh of electricity annually.
- Estimated 1.8 million kWh avoided from energy efficient and optimization projects
- 156 EV charging stations
- Two beehives to foster local flora and fauna
- High-performance building skin design
- High-efficiency heating and cooling
- Bioswales water conservation
- Best Site for Commuters Award (2022, 2023, 2024, and 2025)
- 231 tenant and community events

2 AMENITY CENTER
(Redevelopment completed in 2026)

- LEED BD+C Platinum
- Fitwel built 3-stars
- 116 kW onsite solar
- Spa and health club
- Market hall

3 GOP-I
(Development completed in 2019)

- LEED BD+C Platinum
- BOMA 360
- Fitwel Scale Performance

4 GOP-II
(Development completed in 2021)

- LEED BD+C Gold
- BOMA 360
- Fitwel 2-star certified conference center[1]
- 794 kW of onsite solar to be completed in 2026

5 GOP-III
(Development completed in 2022)

- LEED BD+C Gold
- BOMA 360
- Fitwel design and construction 2-star
- 437 kW of onsite solar to be completed in 2026

6 GOP-V
(Development completed in 2022)

- LEED BD+C Gold
- Fitwel design and construction 2-star

[1] The Forum – subdividable 20k square foot conference room.

Monitoring, Measuring, Improving

We continue to formalize our processes for resource stewardship across water management, waste reduction, and healthy air quality, supporting the cutting-edge innovation taking place in our buildings while ensuring they can adapt to evolving environmental constraints.

Our approach to resource management reflects the need for continuous monitoring and improvement, as well as our commitment to implementing data-driven solutions. For properties where we manage waste, we complete waste audits every three years and leverage the findings to inform waste reduction strategies and identify opportunities for improvement. In 2025, we implemented additional formal processes for waste data collection on a quarterly basis.



55%

waste diversion rate, a 12% increase compared to year-end 2024

SOCIAL IMPACT

The spaces we create influence the experience of our employees, the people who work within our buildings, and the communities around them. By investing in our people, we're able to create environments that feel more inclusive, connected, and resilient over time.



Discover@UTC | San Diego, CA

Powered by Our People

Our work requires smart, thoughtful teams who are able to navigate complexity, collaborate effectively, and bring new ideas forward. That's why our people are at the core of everything we do; their talent and dedication make our partnerships and progress possible. Our focus is on creating a culture where people can grow, feel supported, and do meaningful work every day.

Designing the Employee Experience

We intentionally design every stage of our employee experience to bring our values to life. Creating an environment where people can thrive and contribute meaningfully is fundamental to who we are and what we are able to achieve together.

Talent Attraction

Our impact begins with bringing the right people through the door. We seek candidates who bring genuine expertise in their fields alongside the grit, intellectual curiosity, and passion for purpose-driven work that define our culture. Accordingly, our talent acquisition process prioritizes candidates who possess the required skills and competencies critical to success in their roles, as well as deep alignment with our core values. We've also embraced initiatives designed to broaden our talent networks. For example, we remove unnecessary degree requirements from certain roles to ensure we are finding the best candidate for every position, from every background.

Employee Development

We are committed to investing in our people's growth throughout every stage of their careers at BioMed. Our learning and development strategies are headed by our LEAD (Learning, Education, and Development) Council, a cross-functional group that ensures our programs align with business priorities and reflect the needs of the organization. Offerings span team effectiveness sessions, professional development opportunities open to all employees, and role-specific learning, including:

- **Accelerate Your Impact:** This director-targeted program is designed to equip leaders with the skills needed to drive strategic initiatives and manage high-impact teams, focusing on areas like decision-making, conflict resolution, and change agility.
- **Elevate Your Mindset:** Focused on managers, the Elevate program invests in areas like communication, emotional intelligence, and goal setting to help managers shift from tactical thinking to strategic leadership.
- **Cultivate Your Potential:** Intended for individual contributors, the Cultivate program equips employees with the technical skills and adaptability needed to thrive in their roles and take on new challenges.



Employee Retention

Employee engagement is central to how we retain and support our people. Through our periodic employee experience surveys conducted with Culture Amp, we collect employee feedback that directly shapes our actions. Our leadership reviews results and transforms them into tangible initiatives across the company. We conducted our most recent survey in 2026 and will take action based on the inputs during the second half of the year.

We also offer competitive, comprehensive benefits that support employees and their families' well-being across physical, emotional, functional, and financial dimensions.



"Our new talent development offerings reflect our belief that leadership is a continuous journey, not a destination. By investing in programs tailored specifically to our directors and managers, we're building a pipeline that drives performance, inspires employees, and positions BioMed teams for long-term success."



BRITTANY GRIEB
Senior Director, Talent Development and Engagement



2025 EMPLOYEE RESOURCE GROUP ENGAGEMENT

7 ERG
events hosted, with an average engagement score of 88%

~1/3
of all employees at BioMed are affiliated with at least one ERG

Inclusion in Action

Better outcomes come from a mix of perspectives, experiences, and ways of thinking. Creating an environment where people feel heard and able to contribute is essential to how the work gets done. It makes us stronger partners, more connected to the communities around us, and better positioned to deliver meaningful results. Our Inclusion Council, composed of cross-functional leaders who work to advance inclusive practices throughout our organization, guides these efforts.

Inclusion Priorities and Initiatives

- Foster respectful, inclusive communication and cooperation between our people, partners, and community
- Promote and support recruitment and sourcing efforts by extending outreach to candidates of different backgrounds and skill sets while ensuring all employment decisions are based on merit without regard to legally protected characteristics
- Increase awareness and knowledge of our commitment to a respectful and inclusive workplace at all levels of the organization through voluntary development and training programs
- Support employees through voluntary Employee Resource Groups (ERGs) and social committees focused on building community connections and fostering inclusion throughout the workforce
- Measure the success of our inclusive workplace programs and initiatives using employee feedback, metrics, and reporting

Building Connection

Our Employee Resource Groups provide employees with community, connection, and a platform to shape the culture we build together. Launched in 2024 in response to employee feedback, we now have three ERGs open to all employees to continue to grow and deepen their impact across the organization.

Tenants First

Tenants are crucial to how decisions are made across the portfolio. Supporting their work requires a deep understanding of their evolving needs and a more integrated approach to design, operations, and experience. This approach shapes everything from how spaces are developed to how campuses function day to day.

Discover Here™

BioMed Realty's Discover Here™ tenant-exclusive series program embodies our commitment to building great places, as well as great buildings. Through year-round programming across our campuses, Discover Here engages tenants by offering employee enrichment and networking opportunities, helping foster the wellness, creativity, and human connection that make our campuses come alive.

Tenant Satisfaction Surveys

We are always working to do better on behalf of our tenants. This belief in tenant satisfaction is ingrained in our company culture. BioMed Realty's vertically integrated structure with in-house facility management is designed to provide true partnership and enables us to aim high and deliver when it comes to the tenant experience.

One way we engage with our tenants is through third-party satisfaction surveys conducted every three years. Based on the results of each survey, we prioritize areas of opportunity with property managers for resolution, with the goal of continuous improvement. The most recent iteration of the survey took place in 2025, with results showing improvements in overall tenant satisfaction scores compared to our 2022 results. Based on insights gathered through the survey, we developed property-specific action plans to address key areas of feedback and enhance the tenant experience across our portfolio.


Canal District Kendall | Cambridge, MA

"We created Discover Here™, a robust program across all our markets, to bring tenants and communities together. By connecting people and ideas, the conditions for innovation can thrive at a faster pace."



LAURA TOWER
Regional Director, East Coast Operations

Thriving Communities

We are invested for the long term in every market we serve. BioMed Realty strengthens regional innovation ecosystems by creating jobs, partnering locally, and delivering spaces that power discovery and economic growth. Our commitment to community extends to the neighborhoods, organizations, and people around our campuses, and deepens with every year we call these communities home.

PRESENTED BY BioMed Realty

Through our Presented by BioMed Realty program, we engage our local communities with a rich calendar of year-round events open to the public, including concerts and cultural events, fitness classes and social sports, markets, and e-waste collection and biodiversity events. In 2025, we hosted more than 900 tenant and community events across our markets, showcasing the vibrant, connected places where people want to work, gather, and belong.

Our community events included philanthropic programming as well. We held 23 back to school drives across our markets, collecting and donating 803 items to support students in need. Our Toy Drive brought even greater participation, with 21 drives resulting in 1,212 items collected and donated to local families during the holiday season.



700 Dexter | Seattle, WA



CoreGiving Day 2025

"One of the things I appreciate most about CoreGiving is the opportunity to support causes that are making a real difference in our communities. It's rewarding to know that even a small contribution can help local organizations provide resources, services, and support to people who need it most. Programs like this make it easy for employees across BioMed Realty and other Blackstone portfolio companies to give back and feel connected to the communities where we live and work."



IVAN ALBER
Director, Corporate Communications

Impact That Matters

BioMed encourages our employees' community involvement through sponsorships, donations and donation matching, paid volunteer time off, and local team events. Across our markets, BioMed currently supports more than 80 organizations, with members of our leadership team also active in local nonprofit board service. Focus areas include:

- **Healthcare and Health Research:** We support health-focused organizations that align with our mission of advancing human health, such as the Salk Institute, for which our CEO Tim Schoen serves on the Executive Committee and Board of Trustees.
- **Local Team Volunteer Impact Events:** Our regional teams organize hands-on volunteer activities that address local community needs while building connection and team spirit across BioMed's markets. In 2025, events included blood drives, trash cleanups, charity runs, and more.
- **Food Insecurity:** Our partnership with **CoreGiving**, a nonprofit dedicated to fighting child hunger, continued to grow in impact in 2025. 121 BioMed volunteers packed over 57,000 pounds of food, enough for more than 47,000 meals, in support of the fight against child hunger. Through company donations and employee giving, BioMed and our employees have donated over $1.2 million to nine local CoreGiving nonprofit organizations since 2020 on behalf of our tenants.

420 volunteers
engaged with CoreGiving efforts from 2021 to 2025

>6M meals
funded through BioMed donations from 2020 to 2025

Case Study | Dexter Yard

WHERE ENVIRONMENTAL STEWARDSHIP MEETS HUMAN POTENTIAL

Dexter Yard Project Snapshot

Location	Seattle, WA
Status	Development completed in 2021
Size	567,020 square feet

LEED Gold
BD+C certification

Fitwel
2-star certification

Fitwel 2-star certified

Designed to support occupant health and well-being

Ground floor retail

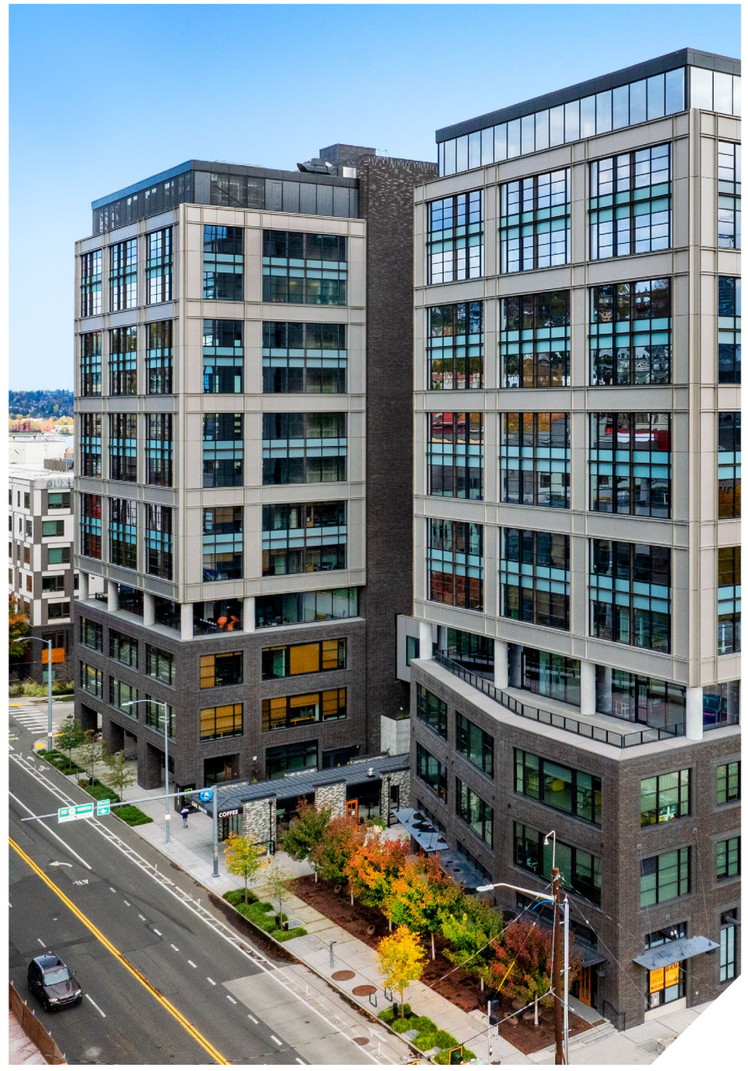
Activates the building and surrounding community

Dexter Yard demonstrates how redevelopment can partner with local communities to turn environmental challenge into opportunity. What was once a blighted dry cleaner site is now a vibrant, high-performance campus supporting innovation in one of the country's leading tech and life sciences markets.

Designed to support both performance and experience, the building brings together efficient systems, flexible lab space, and amenities that foster well-being and connection. It is an example of how sustainable development can create value for tenants, communities, and the environment over time.

"One of the things we value most about Dexter Yard is how BioMed Realty makes sustainability both practical and engaging. Their recycling and waste reduction challenges create real excitement across the building, while bike-to-work events, support for improving our energy and HVAC efficiencies, and even rooftop beehives bring that commitment to life."

BRET SWENSON
Operations Engineer, Allen Institute



RESPONSIBLE BUSINESS

Accountability underpins how we operate. Strong governance, clear policies, and effective risk management help ensure we act responsibly and maintain the trust of our stakeholders.

Accountability at Every Level

We have embedded responsibility for sustainability across our organization, ensuring that the people best positioned to drive progress are empowered and accountable to do so. This integrated approach helps translate sustainability priorities into actions that support long-term value creation and resilience.

Our **Executive Committee** is the highest body responsible for oversight of sustainability strategy, priorities, and execution. Composed of the CEO, East and West Coast Presidents, and executives from our market, finance, legal, and people departments, the Executive Committee engages with our sustainability department quarterly to review progress and provide strategic direction.

Our **Sustainability Council** provides enterprise-level strategic oversight of our sustainability initiatives to ensure alignment with business objectives, investor expectations, and tenant needs. Composed of senior leaders spanning asset management, investments, finance, legal, operations, development, leasing, marketing and communications, and sustainability, the Council engages with the sustainability department quarterly, or more frequently as priorities demand.

Our Asset Resilience and Compliance Taskforces, established across each of our jurisdictions in 2025, are responsible for the planning, execution, measurement, and reporting of decarbonization progress, bringing cross-functional expertise to bear on the specific challenges of each market.

Our **Sustainability Department** anchors this integrated structure, aligning corporate objectives, regulatory requirements, and market demand to help position our portfolio for long-term success.

Data as a Decision-Making Tool

We prioritize sustainability initiatives that demonstrate a clear business case and work to measure and report results through financial and value-driven metrics. High-quality, accurate, and transparent non-financial data is fundamental to creating sustainable value. Our sustainability data governance framework is built around the principles of continuous improvement and accountability, with formalized oversight structures and controls that ensure the integrity of our sustainability data. We view rigorous data governance as a core tool for driving more informed decisions across our business.

EXECUTIVE COMMITTEE



TIM SCHOEN
Chief Executive Officer



JONATHAN BERGSCHNEIDER
President, West Coast Markets



WILLIAM KANE
President, East Coast and U.K. Markets



JOHN LEE
Executive VP and Chief Operating Officer



COLLEEN O'CONNOR
Executive VP and Market Lead, East Coast and U.K. Markets



ANKIT PATEL
Executive VP and Chief Financial Officer



CHARLIE PISCITELLO
Chief People Officer

SUSTAINABILITY LEADERSHIP



MARIE LEWIS
Executive VP and General Counsel



JOANNA HILVERT
VP, Environmental, Sustainability and Transaction Assurance

Risk Management for Long-term Value

Protecting long-term stakeholder value requires a systematic and disciplined approach to managing risk. Our enterprise risk management (ERM) process is designed to identify, assess, and mitigate threats and uncertainties that could influence our strategic objectives.

In 2025, we completed our second annual Strategic Enterprise Risk Management Assessment, continuing to formalize the framework we established the prior year. As part of this process, our Risk Management team engaged with executives to re-score risks identified in 2024 and surface novel risks for 2025. The Risk Management team presented findings to leadership then reviewed and revised mitigation strategies with departments across the business, including our Sustainability team, to reflect current conditions and forward-looking priorities.

"Sustainability is not a single initiative; it is embedded in how we do business, from the earliest stages of development to how we engage tenants long after they move in. By making deliberate decisions today, we create resilient, high-performing places that will serve our tenants for years to come."



MARIE LEWIS
Executive Vice President and General Counsel



A Culture of Integrity

Strong corporate governance is fundamental to how we operate. We hold our executive management team, employees, and business partners to the highest moral and ethical standards, guided by the Codes of Business Conduct and Ethics that reflect our core values of honesty, fairness, integrity, and accountability. The Codes, along with training and implementation activities, promote consistent ethical practices and responsible operations throughout our value chain.

Our **Code of Business Conduct and Ethics** applies to all employees and management across areas including conflicts of interest, gifts, insider trading, anti-corruption, anti-trust, and media engagement. We extend these expectations throughout our value chain via our **Vendor Code of Business Conduct and Ethics**, which applies to all business partners and suppliers. This code covers compliance with applicable laws and regulations, such as anti-corruption laws, as well as business ethics, labor practices and human rights (including anti-discrimination, freedom of association, and the prevention of underage and forced labor), and environmental sustainability expectations.

Reinforcing our culture of integrity, we maintain an Ethics Hotline available 24 hours a day, 365 days a year. Accessible by phone in both the U.S. and U.K., or online at **ethicspoint.com**, the Hotline provides a confidential, anonymous channel for reporting potential violations. Our Code strictly prohibits retaliation against employees who report a known or suspected violation.

Built for Security

We take seriously our responsibility to protect the data and digital infrastructure that our tenants, employees, and partners entrust to us, continuously evolving our approach to information security to address emerging threats and technological advances.

Our IT Security Policy governs all users with access to BioMed's network and systems, including employees and consultants. All users provide annual acknowledgment of review and adherence to the policy, ensuring shared accountability across our organization. At the infrastructure level, our cyber protections follow Secure by Design principles, embedding security into the architecture of our systems from the ground up, rather than treating it as an afterthought.

As generative artificial intelligence (AI) becomes an increasingly common tool, we have taken a proactive and principled approach to its use. Our Generative AI Usage Policy governs how employees may use AI tools for business purposes, with clear guidelines around data privacy and security, ethical use, transparency, and accuracy.

In 2025, we established a new Business Intelligence and Transformation Department, reflecting our commitment to harnessing the power of data and technology to drive smarter, more efficient operations across the company. The Business Intelligence and Transformation Department focuses on integrating and elevating how data is used across the organization, strengthening reporting capabilities and enabling more informed, data-driven decision-making at every level of the business.



Assembly Innovation Park | Somerville, MA

"We're building the infrastructure for better decision-making across the company by connecting data sources, improving reporting, and making sure the right information reaches the right people. That foundation enables the transformation of good intentions into measurable outcomes."



MERCEDES IBARRA
Director, Business Intelligence

APPENDIX

About This Report

Our 2025 Sustainability Report reflects our ongoing commitment to corporate stewardship and shares progress on our key sustainability priorities. All data is current as of December 31, 2025 and covers the time period from January 1, 2025 to December 31, 2025 unless otherwise noted. Certain sections also include significant developments and milestones occurring in 2026 to provide context on progress made following the reporting period, which are clearly identified throughout the report. For past reporting and additional policies, please visit our **corporate website**. If you have any questions, please email **sustainability@biomedrealty.com**.



APEX | San Diego, CA

Task Force on Climate-related Financial Disclosures (TCFD) Index

Governance

Board Oversight of Climate-Related Risks and Opportunities

BioMed Realty (the Company) does not have a Board of Directors. The Executive Team, comprising the CEO and senior executives from the market, finance, legal, and people functions, serves as the Company's highest governing body and is responsible for overseeing climate-related risks and opportunities as part of its broader mandate for risk management and strategic planning. The Executive Team receives quarterly updates from the Sustainability Department on environmental, social, and governance (ESG) matters, including climate-related initiatives and performance.

Management's Role in Assessing and Managing Climate-Related Risks and Opportunities

The Sustainability Department holds primary responsibility for identifying, assessing, and managing climate-related risks and opportunities. The department is led by the Vice President of Environmental, Sustainability and Transaction Assurance, who reports to BioMed Realty's General Counsel and Executive Vice President, a member of the Executive Team.

To ensure sustainability efforts align with the Company's broader business strategy, the Sustainability Department convenes the Sustainability Council, which comprises senior leaders across key business functions. Chaired by the Vice President of Environmental, Sustainability, and Transaction Assurance, the Council meets quarterly, or more frequently as priorities require, to review progress on sustainability objectives and provide oversight of the Company's sustainability strategy.

The Risk Management team maintains oversight of enterprise risks, including sustainability-related risks. In addition to facilitating an annual Enterprise Risk Assessment, the Risk Management team supported the Sustainability Department with the double materiality assessment described further below to ensure sustainability-related risks are evaluated through the same lens as other enterprise risks.

The Asset Resilience and Compliance (ARC) Taskforces are tasked with anticipating change, protecting value, and extending asset longevity. With representation from operations, leasing, asset management, development, sustainability, and legal departments, ARC brings together stakeholders to align transition risks, capital planning, and asset strategy, converting a complex regulatory environment into strategic opportunities for each department. Market-specific ARC Taskforces are active across BioMed Realty's core markets, including Massachusetts, Washington, Colorado, the United Kingdom, and California.

Strategy

Climate-Related Risks and Opportunities Identified Over the Short, Medium, and Long Term

We believe that identifying and recognizing climate-related risks and opportunities enables us to better manage our business and deliver value to investors. Business trends and mitigating actions related to climate change may require capital expenditures, product or service redesigns, and changes to operations and supply chains to meet changing customer, investor, or regulatory expectations.

The Company has identified that we may be subject to physical and transition risks. Physical risks include: (i) flooding (riverine, surface water, and coastal); (ii) soil movement; (iii) tropical cyclone storm surge; and (iv) extreme heat. These risks may affect damage costs, asset integrity, business continuity for tenants, long-term insurability, and supply chain continuity. Transition risks include: (v) higher investment and fit-out costs to reduce building energy consumption; (vi) changes in building use; and (vii) increased policy risks, such as climate disclosure mandates. For certain of our fund's investments, opportunities may include (i) value-generating resource efficiency from decarbonization efforts, leading to decreased expenditures and increased profitability, (ii) product innovation, (iii) enhanced resiliency and (iv) improved competitiveness.

The Company has identified and categorized these risks as relevant to the short, medium and long terms. As of the date of disclosure, however, it has not established standardized definitions of the timeframes associated with these periods.



Gateway of Pacific II | South San Francisco, CA

Task Force on Climate-related Financial Disclosures (TCFD) Index (cont.)

Impact of Climate-Related Risks and Opportunities on Business, Strategy, and Financial Planning

Relevant sustainability factors, including climate risks, are evaluated and integrated into our business plans, including ensuring we have adequate and appropriate insurance coverage to mitigate potential physical risks including, but not limited to, wind, earthquakes, hail, flooding, and fire. Insurance coverage is one tool we seek to leverage to mitigate costs of potential physical climate risks within the portfolio. Our sponsor's market-leading insurance program leverages our scale, sophisticated risk team, deep relationships, and innovative structures to deliver best-in-class coverage at below-market pricing. Each potential new investment is evaluated to determine if adjustments to our existing insurance coverage are required, and any incremental insurance costs are incorporated into our insurance and deal underwriting models. New acquisition premiums and return premiums for dispositions are determined based on a rate sheet established at the time of the captive program's annual renewal.

Resilience of the Organization's Strategy, Taking Into Consideration Different Climate-Related Scenarios

Our sponsor engaged a globally recognized insurance advisory firm to conduct climate scenario analyses and risk assessments for our real estate portfolio in 2025, which informs the Company's strategy and resilience. The analysis assessed ten acute and chronic climate perils[1] under 1.5° and 3.5° warming scenarios, aligned with two well-recognized climate pathways (RCP 2.6 and RCP 8.5)[2], to a 2050 horizon with results presented in five-year increments, enabling short-, medium- and long-term views on potential risks. We consider these risks as relevant to our business as they consider the recommended global planned transition to a 1.5° economy versus business-as-usual scenarios. The Company's resilience is characterized in its ability to model physical climate risks exposed in these scenarios as well as its ability to transition to a lower carbon economy.

Risk Management

Processes for Identifying and Assessing Climate-Related Risks

The Company's processes evaluate financial impacts of physical risks by calculating modeled cost of damage ("MCD"), which represents the potential damage costs to an asset/property caused by climate-related hazards, as part of a broader climate risk analysis. MCD is calculated by multiplying modeled damage ratio by Gross Asset Value ("GAV") at share of ownership. Damage ratio is defined as the average proportion of damage to the whole asset in a given year due to climate-related hazards. We calculate MCD as described above for individual chronic and acute physical climate risk perils. The MCDs for each individual peril are aggregated to create a total MCD estimation at the building level.

This MCD framework provides a quantifiable measure of potential physical damage costs, complemented by qualitative and probabilistic metrics for hazards where operational impacts may be as significant as physical damage.

The outputs from these climate risk scans are integrated with asset-specific information and relevant, publicly available datasets to inform the Company's review process and identify assets with elevated climate-related risks. These assets are prioritized for further comprehensive climate risk and resilience assessments.

These findings overall inform our asset management strategies, resilience planning, and investment decision-making, enabling us to address both near-term and long-term climate-related financial risks across the portfolio.

Our process for identifying transition risk includes an annual regulatory scan across our portfolio to determine existing or future exposure to climate-related regulations. The results of this scan are communicated internally to management with a follow-up discussion to plan for any work and related expenditures to obtain compliance with these regulations.

Processes for Managing Climate-Related Risks

Utilizing the results of our climate screening, our sponsor coordinates with our risk team to overlay historic insurance loss claims data, providing deeper insight into key climate peril drivers and their potential financial impacts. Select assets are identified for further analysis using our resilience playbook, which informs the development of measures at the asset and recommends potential additional mitigants. We maintain a robust insurance program to help mitigate potential costs from climate-related events, and we also work with property managers to track sustainability-related data and identify initiatives with meaningful financial impact across the portfolio.

These climate risk assessment and resilience measures are embedded within our broader investment processes, with climate-related factors considered during both pre-investment due diligence and post-investment asset management to drive and preserve value.

As part of our climate-related due diligence process, we include a Phase-1 environmental assessment provided by an environmental consultant for diligence on asset purchases, and physical climate considerations are reviewed for potential new asset purchases as part of our insurance coverage evaluation. If material sustainability factors are identified in the initial due diligence process, such factors will be reviewed by the Real Estate Investment or Review Committee, as applicable, to the extent necessary to assess the degree of risk.

Our transition risk management plan includes identifying an individual or group who is responsible for compliance with climate-related regulations. Compliance may include capital or operating expenditures to our assets, as well as any costs associated with filing.

[1] Perils evaluated in 2025 include surface water flooding, riverine flooding, forest fire, extreme wind, coastal inundation, extreme heat, freeze thaw, subsidence, tropical cyclone wind, and tropical cyclone storm surge.
[2] As defined by the Intergovernmental Panel on Climate Change (IPCC).

Task Force on Climate-related Financial Disclosures (TCFD) Index (cont.)

Integration of Climate Risk Processes Into Overall Risk Management

Climate risk processes are integrated into our broader sustainability oversight throughout the Company's ownership. The Company's consideration of climate risk is subject to the overall enterprise risk management process of our sponsor, whose Enterprise Risk Committee assists to identify, assess, monitor, and mitigate such key enterprise risks at the corporate, business unit, and fund level. The enterprise risk management framework is designed to manage non-investment risk areas across the firm, such as financial, human capital, legal, operational, regulatory, legislative, reputational, and technology risks. Within these thematic risk areas, key enterprise risks are identified and discussed with the Enterprise Risk Committee based on the possibility that the risk will have an impact on the achievement of our sponsor's objectives.

Metrics and Targets

Metrics Used to Assess Climate-Related Risks and Opportunities

Carbon accounting data plays a crucial role in our approach as we prioritize high-quality, measured data to inform decision making. The Company calculates Scope 1, Scope 2, and Scope 3 (category 13) GHG emissions under the guidance of the GHG Protocol. Outputs of the carbon accounting process help us understand our emissions profile and value-add decarbonization opportunities.

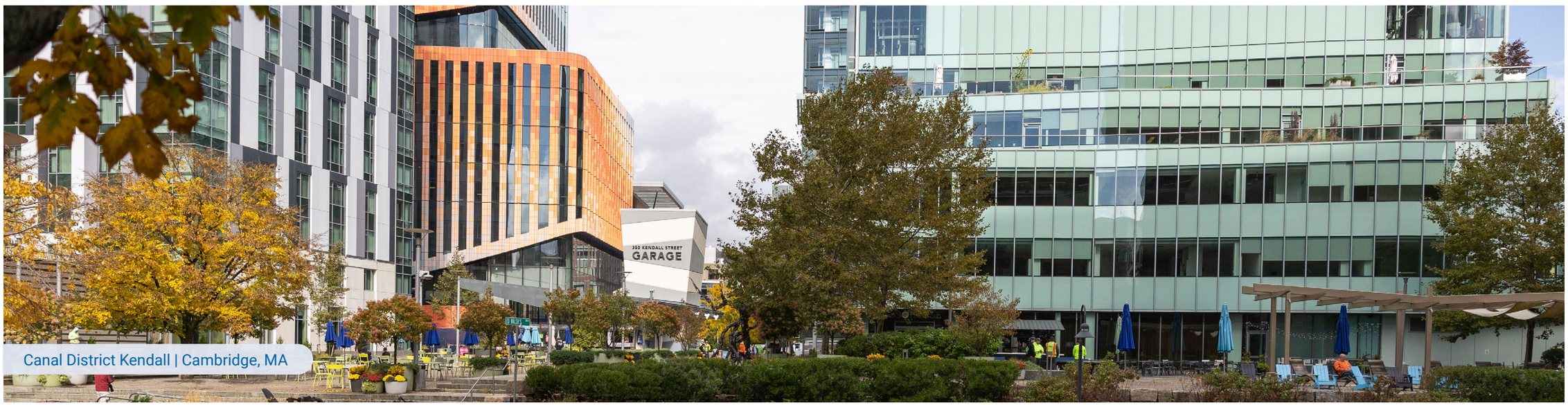
Additional key metrics we use to understand our emissions profile and climate-related risks and opportunities include the percentage of total electricity offset by renewable energy credits each year, cost savings resulting from investments in energy efficiency projects, and onsite renewable energy capacity, in MW.

Scope 1, Scope 2, and Scope 3 GHG Emissions

Scope 1, Scope 2, and Scope 3 (category 13) emissions are measured and monitored internally on an annual basis. BioMed Realty does not publish GHG emissions figures at this time and is pursuing third-party assurance of its emissions data as a foundation for future public disclosure.

Targets Used to Manage Climate-Related Risks and Opportunities

BioMed Realty does not currently publish climate-related targets. The Company monitors its GHG emissions and environmental performance metrics on an ongoing basis and is building the data quality and assurance infrastructure that would be necessary to support the responsible establishment and public disclosure of targets, should the Company determine that doing so is appropriate in a future reporting period.



Canal District Kendall | Cambridge, MA

California AB1305 44475.1 Voluntary Disclosure

An entity that purchases or uses voluntary carbon offsets that makes claims regarding the achievement of net zero emissions, claims that the entity, related entity, or a product is "carbon neutral," or makes other claims implying the entity, related entity, or a product does not add net carbon dioxide or greenhouse gases to the climate or has made significant reductions to its carbon dioxide or greenhouse gas emissions shall disclose on the entity's internet website all of the following information pertaining to each project or program:

Carbon Offset Credits Procurement and Claims Disclosure

(a) The name of the business entity selling the offset and the offset registry or program.	**Registry:** The offsets are retired in the "Climate Action Reserve" (CAR) registry (https://www.climateactionreserve.org/). **Seller Entity:** SE Advisory Services
(b) The project identification number, if applicable.	**Project ID:** CAR 1480
(c) The project name as listed in the registry or program, if applicable.	**Project Name:** Phlogiston Phase I N_2O Abatement Project
(d) The offset project type, including whether the offsets purchased were derived from a carbon removal, an avoided emission, or a combination of both, and site location.	**Vintage Year:** 2023 **Offset Type:** Voluntary Emission Reduction **Technology Type:** N_2O Abatement **Site Location:** Cantonment, Florida, 32533, USA
(e) The specific protocol used to estimate emissions reductions or removal benefits.	**Emissions Protocol:** Reserve's Adipic Acid Production Project Protocol Version 1.0
(f) Whether there is independent third-party verification of company data and claims listed.	**Third-Party Verifier:** BioMed Realty's FY2025 greenhouse gas inventory, including Scope 1 emissions against which these offsets are applied, was prepared in accordance with the Greenhouse Gas Protocol Corporate Accounting and Reporting Standard and has been subject to limited assurance by a third-party auditor for the year ended December 31, 2025.

Renewable Energy Credits (RECs) Procurement Disclosure

(a) The name of the business entity selling the REC and the REC registry or program.	**Registry:** Center for Resource Solutions (CRS) Green-e Certification Standard (CRS V4.4) **Seller Entity:** Veolia
(b) The project identification number, if applicable. (c) The project name as listed in the registry or program, if applicable. (d) The REC project type and site location.	**Technology Type:** Wind / Solar **Site Location:** ERCOT GIS / Texas **Vintage Year:** 2025 **REC Type:** Tier 2, Unbundled
(e) Whether there is independent third-party verification of company data and claims listed.	**Third-Party Verifier:** BioMed Realty's FY2025 greenhouse gas inventory, including the electricity consumption figures against which these RECs are applied, was prepared in accordance with the Greenhouse Gas Protocol Corporate Accounting and Reporting Standard and has been subject to limited assurance by a third-party auditor for the year ended December 31, 2025.

BioMed Realty



Discover@UTC | San Diego, CA