

ALEXANDRIA REAL ESTATE EQUITIES INC
Form 10-Q
April 30, 2010
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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 March 31, 2010

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
(State or other jurisdiction of
incorporation or organization)

95-4502084
(I.R.S. Employer Identification Number)

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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

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, or 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 April 26, 2010, 44,297,646 shares of common stock, par value \$.01 per share, were outstanding.

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PART I - FINANCIAL INFORMATION

Item 1. FINANCIAL STATEMENTS (UNAUDITED)

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Alexandria Real Estate Equities, Inc.
Condensed Consolidated Balance Sheets

(In thousands)

(Unaudited)

	March 31, 2010	December 31, 2009
Assets		
Investments in real estate:		
Rental properties	\$ 3,937,876	\$ 3,903,955
Less: accumulated depreciation	(538,570)	(520,647)
Rental properties, net	3,399,306	3,383,308
Land held for future development	294,631	255,025
Construction in progress	1,326,865	1,400,795
Investment in unconsolidated real estate entity	34,421	
Investments in real estate, net	5,055,223	5,039,128
Cash and cash equivalents	70,980	70,628
Restricted cash	35,832	47,291
Tenant receivables	2,710	3,902
Deferred rent	99,248	96,700
Investments	76,918	72,882
Other assets	127,623	126,696
Total assets	\$ 5,468,534	\$ 5,457,227
Liabilities and Equity		
Secured notes payable	\$ 884,839	\$ 937,017
Unsecured line of credit and unsecured term loan	1,291,000	1,226,000
Unsecured convertible notes	586,975	583,929
Accounts payable, accrued expenses, and tenant security deposits	284,830	282,516
Dividends payable	21,709	21,686
Total liabilities	3,069,353	3,051,148
Redeemable noncontrolling interests	17,490	41,441
Alexandria Real Estate Equities, Inc. stockholders' equity:		
Series C preferred stock	129,638	129,638
Series D convertible preferred stock	250,000	250,000
Common stock	439	438
Additional paid-in capital	1,987,512	1,977,062
Accumulated other comprehensive loss	(26,990)	(33,730)
Total Alexandria Real Estate Equities, Inc. stockholders' equity	2,340,599	2,323,408
Noncontrolling interests	41,092	41,230
Total equity	2,381,691	2,364,638
Total	\$ 5,468,534	\$ 5,457,227

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

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Alexandria Real Estate Equities, Inc.
Condensed Consolidated Income Statements
(Dollars in thousands, except per share amounts)
(Unaudited)

	Three Months Ended March 31,	
	2010	2009
Revenues		
Rental	\$ 88,858	\$ 104,011
Tenant recoveries	26,558	26,796
Other income	1,071	752
Total revenues	116,487	131,559
Expenses		
Rental operations	31,651	32,434
General and administrative	9,481	9,418
Interest		