

ALEXANDRIA REAL ESTATE EQUITIES INC  
Form 8-K  
December 07, 2010

**UNITED STATES**  
**SECURITIES AND EXCHANGE COMMISSION**

Washington, D.C. 20549

**FORM 8-K**

**CURRENT REPORT**

**Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934**

Date of Report (Date of earliest event reported): **December 7, 2010**

**ALEXANDRIA REAL ESTATE EQUITIES, INC.**

(Exact name of registrant as specified in its charter)

**Maryland**  
(State or other jurisdiction of  
incorporation)

**1-12993**  
(Commission  
File Number)

**95-4502084**  
(I.R.S. Employer  
Identification No.)

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

**91101**  
(Zip Code)

Registrant's telephone number, including area code: **(626) 578-0777**

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N/A

## Edgar Filing: ALEXANDRIA REAL ESTATE EQUITIES INC - Form 8-K

(Former name or former address, if changed since last report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
  
  - Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
  
  - Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
  
  - Pre-commencement communications pursuant to Rule 13e-4 (c) under the Exchange Act (17 CFR 240.13e-4 (c))
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**Item 7.01 Regulation FD Disclosure**

Based on Alexandria Real Estate Equities, Inc.'s (the Company) current view of existing market conditions and certain current assumptions and estimates as further detailed below, the Company expects that its funds from operations ( FFO ) per share (diluted) and earnings per share (diluted) for the year ended December 31, 2011 will be the mid-point within the following ranges:

|                              | 2011            |
|------------------------------|-----------------|
| FFO per share (diluted)      | \$4.58 - \$4.68 |
| Earnings per share (diluted) | \$2.12 - \$2.22 |

The Company's guidance for the year ended December 31, 2011 is based on certain current assumptions regarding 2011 results and activity, including without limitation, the following: (1) growth in cash same property revenues less operating expenses of approximately 2% to 4%, (2) rental rate increases of between 5% and 10% on lease renewals and re-leases of space, (3) straight-line contractual rent increases averaging approximately \$7 million per quarter, (4) general and administrative expenses consistent with or up modestly over 2010 levels and equaling approximately 6% of 2011 total revenues, (5) decline in capitalization of interest of approximately 25% from 2010 level, (6) receipt of approximately \$150 million of proceeds from sales of operating properties and land parcels (excluding gains or losses upon sale), and (7) approximately \$250 million in property acquisitions.

Generally accepted accounting principles ( GAAP ) basis accounting for real estate assets utilizes historical cost accounting and assumes real estate values diminish over time. In an effort to overcome the difference between real estate values and historical cost accounting for real estate assets, the Board of Governors of the National Association of Real Estate Investment Trusts ( NAREIT ) established the measurement tool of FFO. Since its introduction, FFO has become a widely used non-GAAP financial measure among real estate investment trusts ( REITs ). The Company believes that FFO is helpful to investors as an additional measure of the performance of an equity REIT. The Company computes FFO in accordance with standards established by the Board of Governors of NAREIT in its April 2002 White Paper (the White Paper ) and related implementation guidance, which may differ from the methodology for calculating FFO utilized by other equity REITs, and, accordingly, may not be comparable to such other REITs. The White Paper defines FFO as net income (loss) (computed in accordance with GAAP), excluding gains (or losses) from sales, plus real estate related depreciation and amortization, and after adjustments for unconsolidated partnerships and joint ventures. While FFO is a relevant and widely used measure of operating performance for REITs, it should not be considered as an alternative to net income (determined in accordance with GAAP) as an indication of financial performance, or to cash flows from operating activities (determined in accordance with GAAP) as a measure of the Company's liquidity, nor is it indicative of funds available to fund the Company's cash needs, including its ability to make distributions. The Company believes that net income is the most directly comparable GAAP financial measure to FFO.

This item contains forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. Such forward-looking statements include, without limitation, statements regarding the Company's 2011 earnings per share (diluted) and 2011 FFO per share (diluted). The Company's actual results may differ materially from those projected in such forward-looking statements. Factors that might cause such a difference include, without limitation, the Company's failure to obtain additional capital (debt, construction financing, and/or equity) or refinance debt maturities, future repurchases of debt, increased interest rates and operating costs, adverse economic or real estate developments in the Company's markets, the Company's failure to successfully complete and lease the Company's existing space held for redevelopment and new properties acquired for that purpose and any properties undergoing development, the Company's failure to successfully operate or lease acquired properties, decreased rental rates or increased vacancy rates or failure to renew or replace expiring leases, defaults on or non-renewal of leases by tenants, general and local economic conditions, and other risks and uncertainties detailed in the Company's filings with the SEC, including the Company's most recent annual report on Form 10-K and any subsequent quarterly reports on Form 10-Q. The Company does not undertake any responsibility to update any of these factors or to announce publicly any revisions to any of the forward-looking statements contained in this or any other document, whether as a result of new information, future events, or otherwise.

**SIGNATURES**

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

ALEXANDRIA REAL ESTATE EQUITIES, INC.

Date: December 7, 2010

By:

/s/ Dean A. Shigenaga  
Dean A. Shigenaga  
Chief Financial Officer