Alexandria Real Estate Equities (ARE)

Updated May 3rd, 2022 by Quinn Mohammed

Key Metrics

Current Price:	$180	**5 Year CAGR Estimate:**	4.0%	**Market Cap:**	$30 B
Fair Value Price:	$151	**5 Year Growth Estimate:**	5.0%	**Ex-Dividend Date[1]:**	06/29/22
% Fair Value:	119%	**5 Year Valuation Multiple Estimate:**	-3.5%	**Dividend Payment Date[1]:**	07/15/22
Dividend Yield:	2.6%	**5 Year Price Target**	$193	**Years Of Dividend Growth:**	12
Dividend Risk Score:	D	**Retirement Suitability Score:**	D	**Last Dividend Increase:**	Hold

Overview & Current Events

Founded in 1994 and named after Alexandria, Egypt - in homage to the scientific capital of the ancient world - Alexandria Real Estate Equities owns and operates life science, technology and agtech campuses across North America. Key locations for this Real Estate Investment Trust (REIT) include Boston, San Francisco, New York, San Diego, Seattle, Maryland, and the Research Triangle (North Carolina). The $30 billion market cap company focuses on high quality properties in prime locations.

On April 25th, 2022, Alexandria reported first quarter 2022 results for the period ending March 31st, 2022. For the quarter the company generated $615 million in revenue, a 28% increase compared to Q1 2021. Alexandria's business model has taken on renewed importance amid the COVID-19 pandemic, as a significant number of the company's life science tenants are working on solutions for the crisis. Adjusted funds from operations (FFO) totaled $324.6 million or $2.05 per share compared to $263.0 million or $1.91 per share in Q1 2021.

Alexandria ended the quarter with $5.7 billion in liquidity. Fifty percent of the company's tenants are investment-grade or publicly traded large cap businesses.

Alexandria also updated its 2022 guidance, with the company now anticipating $8.33 to $8.43 in adjusted FFO (up from prior guidance of $8.26 to $8.46).

Growth on a Per-Share Basis

Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2027
AFFO	$4.31	$4.33	$4.80	$5.25	$5.51	$6.02	$6.60	$6.96	$7.30	$7.76	***$8.38***	***$10.70***
DPS	$2.09	$2.61	$2.88	$3.05	$3.23	$3.45	$3.73	$3.94	$4.18	$4.45	***$4.60***	***$5.87***
Shares[2]	62.2	68.0	71.1	71.5	76.1	91.6	111.0	120.8	136.0	147.5	***160.0***	***180.0***

Note that we are using adjusted FFO instead of earnings-per-share, as this better reflects the underlying earnings power of a REIT. Dating back to 2010, Alexandria has increased FFO per share by an average compound rate of 7.3% per annum and the dividend by 10.7% per annum. However, there is an important caveat: both metrics were coming off subdued levels after the last recession. Since 2011 the FFO growth rate has been just under 6% per year.

Moving forward we believe Alexandria can continue to grow at a reasonable pace and we are expecting 5% intermediate-term growth, in-line with what we have seen lately. This could be too conservative given that the current crisis appears to be helping, not hurting the business. Alexandria provides critical infrastructure for the companies that are battling the COVID-19 pandemic. Moreover, the REIT has a unique "cluster model" which focuses on providing proximity to world-renowned academic institutions, leading scientific and managerial talent, and sophisticated investment capital. This, combined with new developments and progress in life science, should provide a long runway for growth. Of course, issuing shares and managing the company's debt load are two counterbalancing factors.

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[1] Estimate.

[2] In millions.

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Valuation Analysis

Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2027
P/FFO	16.4	16.1	16.1	17.7	16.8	20.0	18.2	19.7	21.6	24.2	***21.5***	***18.0***
Avg. Yld.	3.0%	3.7%	3.7%	3.3%	3.5%	2.9%	3.1%	2.9%	2.6%	2.4%	***2.6%***	***3.0%***

In the last decade shares of Alexandria have traded hands with an average multiple of about 19 times FFO. We are using 18 times FFO for a starting fair value baseline. With shares presently trading hands near 22 times expected FFO this implies the possibility for a valuation headwind.

Meanwhile, the dividend has been increasing at a solid rate and should continue to aid in shareholder returns.

Safety, Quality, Competitive Advantage, & Recession Resiliency

Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2027
Payout	48%	60%	60%	58%	59%	57%	57%	57%	57%	57%	***55%***	***55%***

Alexandria has put its competitive advantage on display in its FFO and dividend record during the past decade. This stems from focusing on quality properties in prime locations in a needed and growing industry. Moreover, the cluster model is a unique attribute that Alexandria continues to leverage very well.

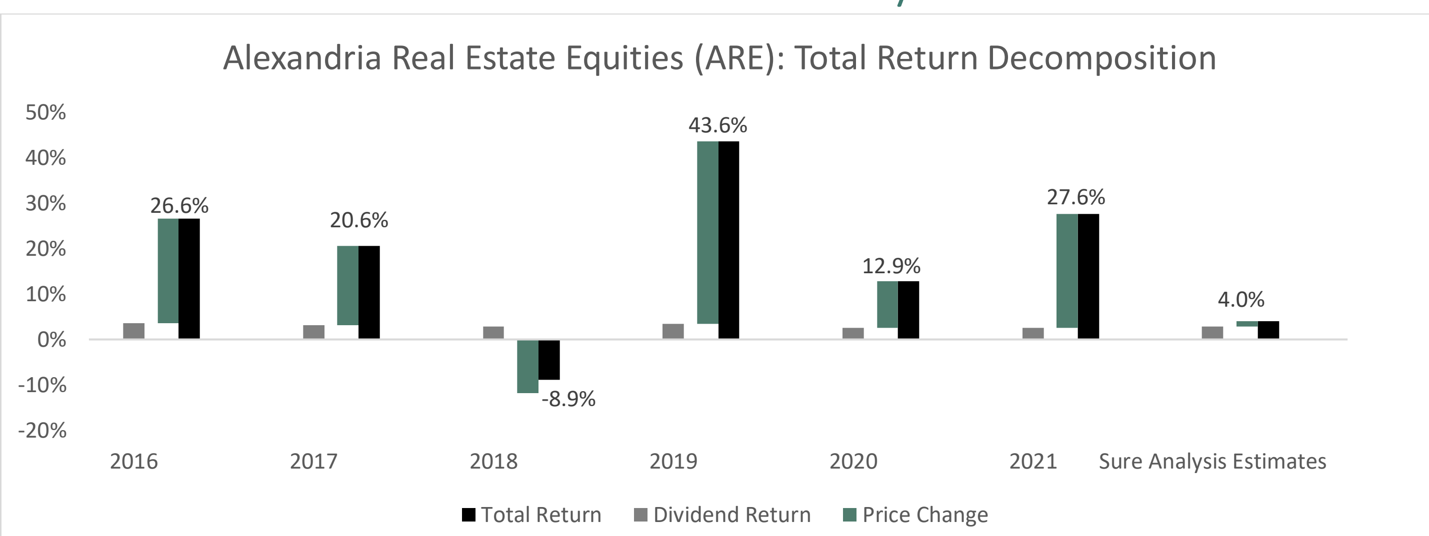
As of the last quarterly report, Alexandria had a net debt-to-EBITDA ratio of 5.5x and a fixed-charge ratio of 5.1x. These metrics could be better, but we are encouraged by the quality of the company's tenants along with the idea that there is zero debt maturing before 2025 and the weighted average remaining debt term is 13.8 years.

During the last recession, FFO dipped -23% in 2010 and the dividend was slashed from $3.18 in 2008 down to $1.50 in 2010. While the company is faring much better in the current crisis, this is something to keep in mind, nevertheless.

Final Thoughts & Recommendation

Shares are flat in the last one year period. Alexandra offers quality properties in prime locations and has a very good track record. Moreover, the company's campuses have become a critical component in the battle against the COVID-19 pandemic. With that being said, the valuation leaves something to be desired. Total return potential comes in at 4.0% per annum, stemming from 5% growth and a 2.6% starting yield, offset by the potential for a valuation headwind. Shares earn a hold rating.

Total Return Breakdown by Year



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Disclosure: This analyst has no position in the security discussed in this research report, and no plans to initiate one in the next 72 hours.

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Income Statement Metrics

Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Revenue	559	621	720	820	922	1128	1327	1531	1886	2114
Gross Profit	386	432	501	558	643	802	946	1086	1355	1491
Gross Margin	69%	70%	70%	68%	70%	71%	71%	71%	72%	70.5%
SG&A Exp.	48	49	54	60	64	75	90	109	133	151
D&A Exp.	192	191	224	261	313	417	478	545	698	821
Operating Profit	153	194	224	237	266	311	378	432	524	518
Operating Margin	27%	31%	31%	29%	29%	28%	28%	28%	28%	24.5%
Net Profit	102	136	102	144	-66	169	379	363	771	571
Net Margin	18%	22%	14%	18%	-7%	15%	29%	24%	41%	27%
Free Cash Flow	306	313	334	343	393	451	570	684	883	1010

Balance Sheet Metrics

Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Total Assets	7150	7530	8136	8881	10355	12104	14465	18391	22830	30220
Cash & Equivalents	141	58	86	125	125	254	234	190	569	361
Accounts Receivable	8	10	11	10	10	10	10	11	733	7.4
Total Liabilities	3662	3565	4241	4601	4984	5632	6581	8236	9395	11190
Accounts Payable	106	98	219	240	366	350	216	199	285	513
Long-Term Debt	3182	3061	3679	3936	4164	4765	5478	6777	7563	8792
Shareholder's Equity	3062	3537	3461	3608	4679	5875	7278	8866	11730	16190
D/E Ratio	0.92	0.78	0.96	0.99	0.85	0.80	0.75	0.76	0.65	0.54

Profitability & Per Share Metrics

Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Return on Assets	1.5%	1.9%	1.3%	1.7%	-0.7%	1.5%	2.9%	2.2%	3.7%	2.2%
Return on Equity	3.4%	4.1%	2.9%	4.1%	-1.6%	3.2%	5.8%	4.5%	7.5%	4.1%
ROIC	1.6%	2.0%	1.4%	1.8%	-0.7%	1.6%	3.1%	2.4%	4.1%	2.3%
Shares Out.	62.2	68.0	71.2	71.5	76.1	92.1	103.3	112.5	126.5	147.5
Revenue/Share	8.99	9.13	10.12	11.46	12.11	12.25	12.85	13.61	14.91	14.34
FCF/Share	4.92	4.60	4.70	4.79	5.17	4.90	5.52	6.08	6.98	6.85

Note: All figures in millions of U.S. Dollars unless per share or indicated otherwise.