



# WELCOME TO

THE **bxp** OPPORTUNITY



# Forward Looking Statements

Certain statements and presentations made at this conference contain “forward-looking statements” within the meaning of the federal securities laws. Please refer to the Appendix, which can be found in the “Investors” section of BXP’s website under “Events and Webcasts,” for information on how to identify these statements, as well as risks and uncertainties that could cause BXP’s actual results to differ materially from those expressed or implied by the forward-looking statements. We do not intend, nor do we undertake a duty, to update any forward-looking statements, except as may be required by law.

# Use of Non-GAAP Financial Measures and Other Definitions

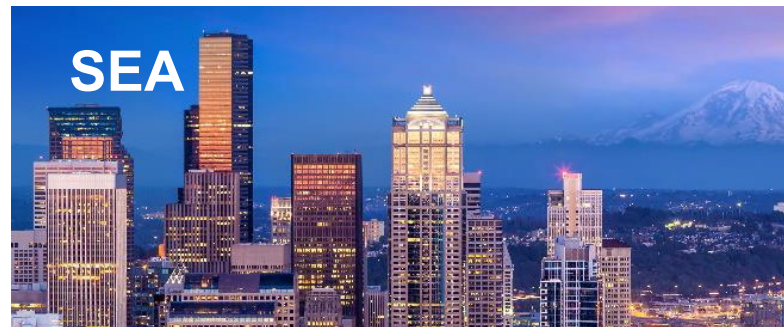
Certain statements and presentations made at this conference contain non-GAAP financial measures within the meaning of Regulation G and other terms that have particular definitions when we use them in this presentation. Our definitions may differ from those used by other companies and, therefore, may not be comparable. The definitions of these terms and, if applicable, the reasons for their use and reconciliations to the most directly comparable GAAP measures are included in the Appendix, which can be found in the “Investors” section of BXP’s website under “Events and Webcasts.”

# Projections

Presentations at this conference may include projections for the third quarter and full-year 2022 diluted earnings per common share (“EPS”) and diluted funds from operations (“FFO”) per share that were previously provided in BXP’s most recent earnings release on July 26, 2022. We have not updated or reaffirmed any of these projections since that date and are not doing so now by referencing them during this conference.

**Except as otherwise expressly indicated, all data presented at this conference is as of June 30, 2022.**

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# Agenda

## Macroeconomic Environment

## Client Preferences

## Premier Workplace Market

- Leasing
- Capital Markets

## BXP Strategic Shifts

- Premier Workplaces
- Portfolio Optimization
- Adjacencies
  - Life Sciences
  - Residential
- Risk Mitigation

## Conclusion

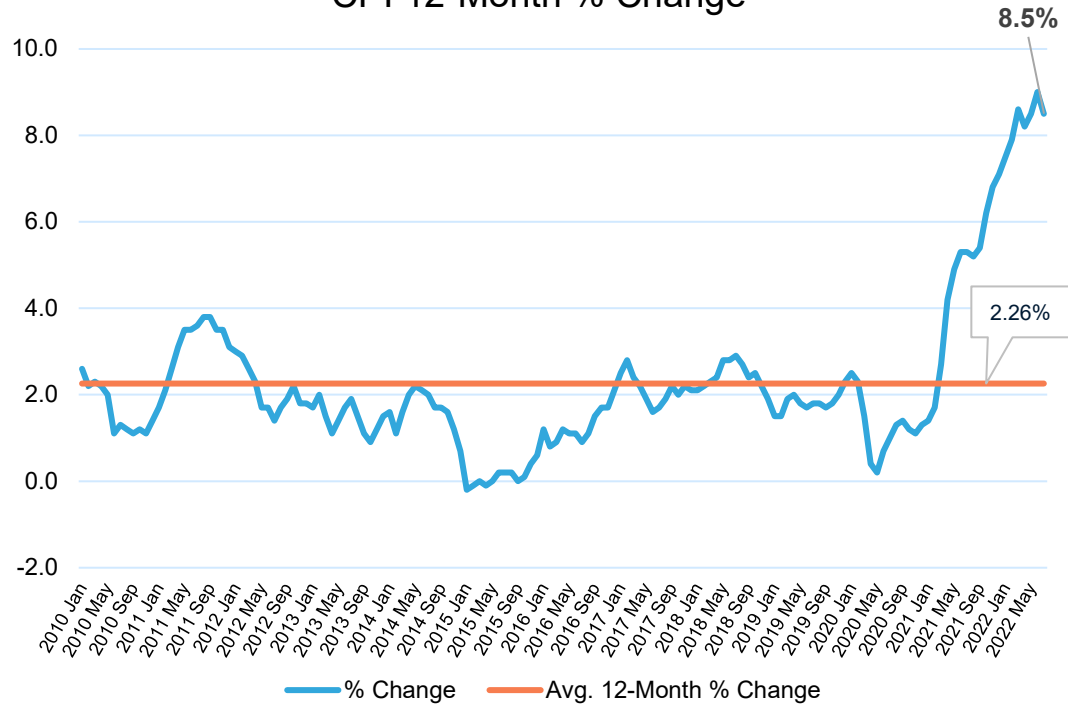


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Macroeconomic Environment

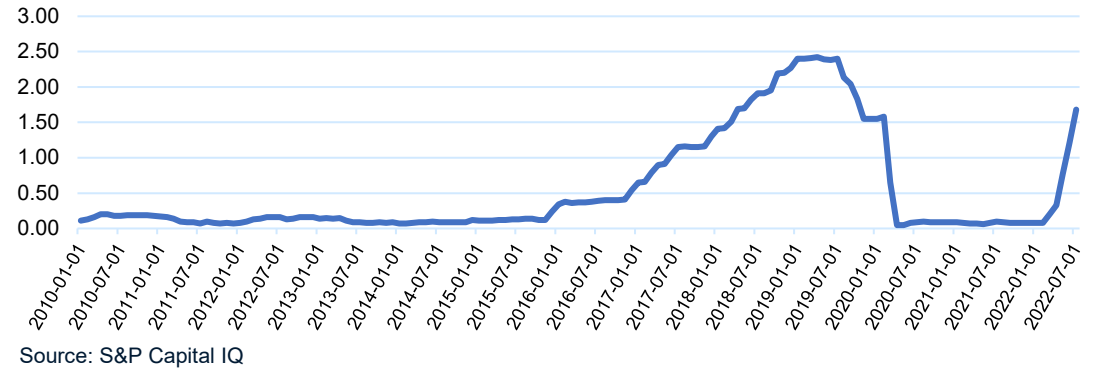
## Inflation is the Problem...

### CPI 12-Month % Change

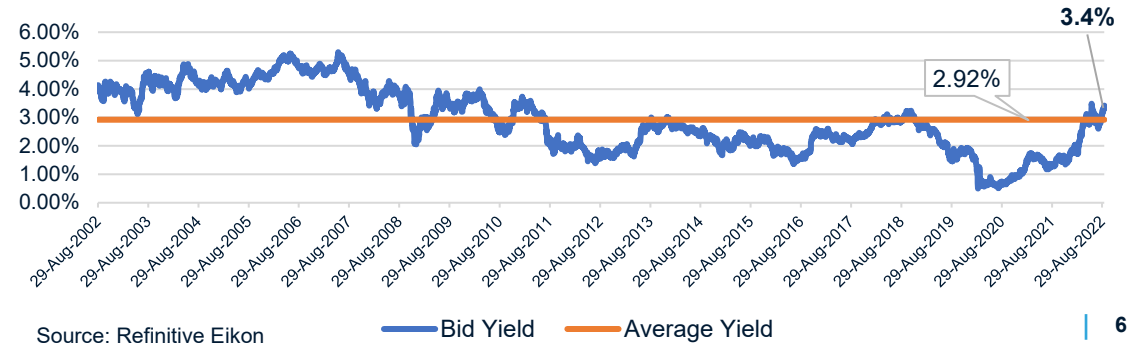


## Setting the Federal Reserve into Action...

### Federal Funds Rate

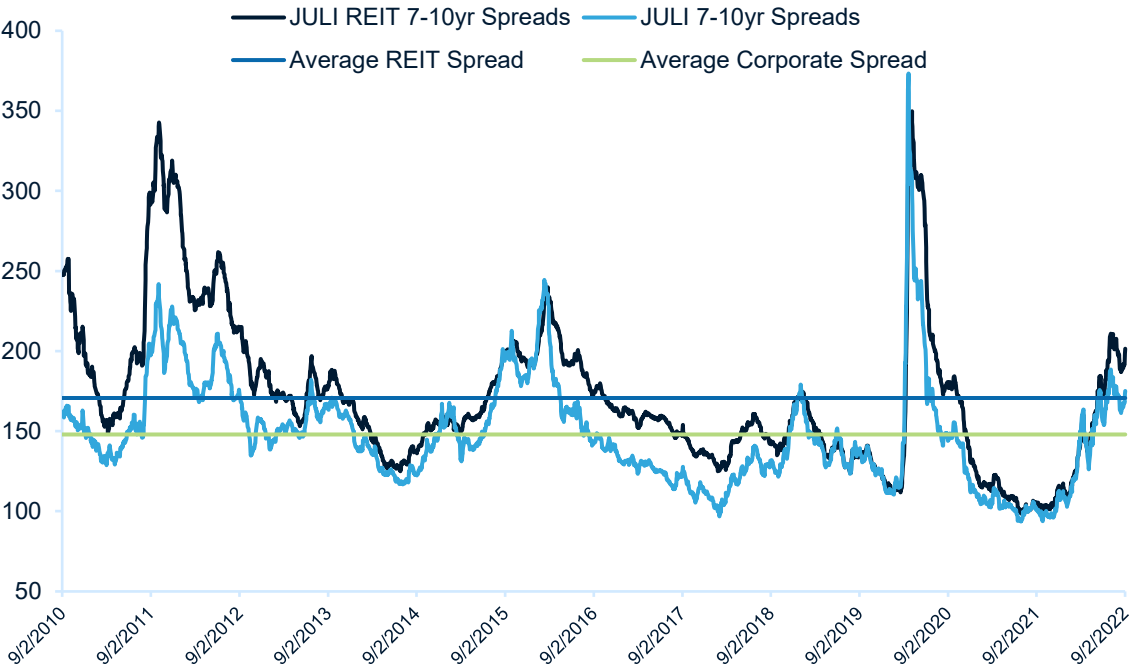


### 10-yr U.S. Treasury Bid Yield



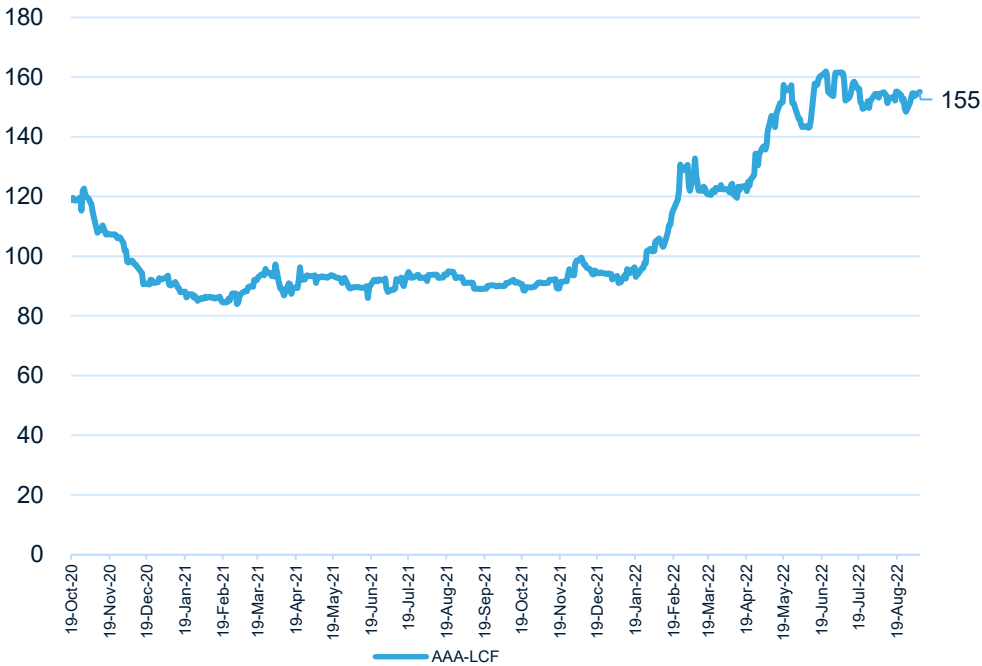
# Widening Credit Spreads...

### IG Unsecured Spreads Over Time



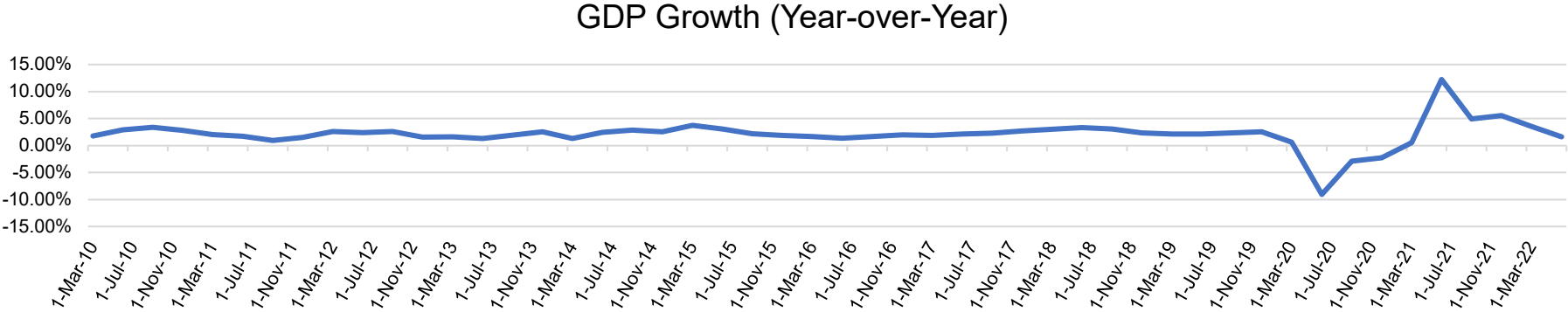
Source: JP Morgan

### CMBS AAA Spreads Over Time



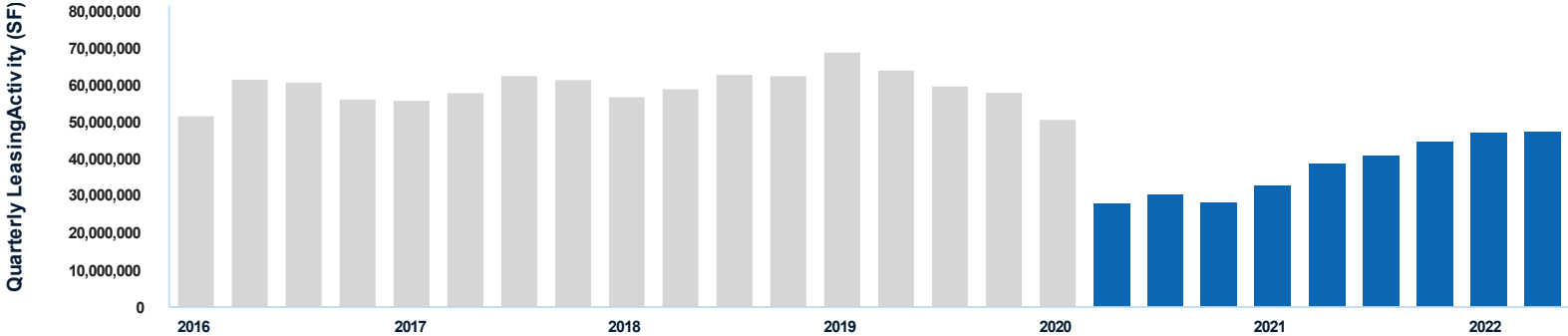
Source: Deutsche Bank

# Slowing Economic Growth...



Source: beta.bls.gov

# And Flattening Leasing Activity in the U.S....

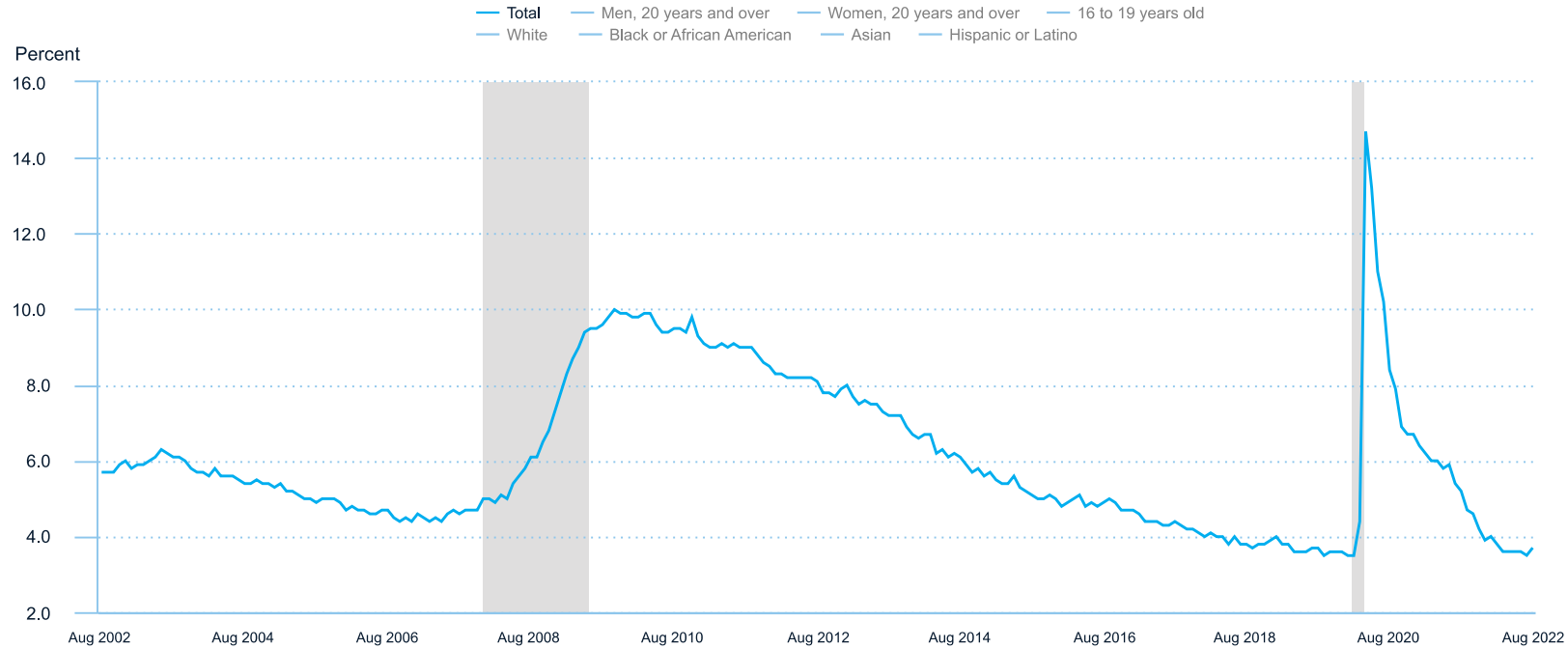


Source: JLL Research



# Yet Unemployment Remains at Near Record Low Levels.

Civilian Unemployment Rate, Seasonally Adjusted



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Client Preferences



# Interviewed 24 Large Space Users

7 Technology

8 Financials

5 Law Firms

4 Other



ROPES & GRAY



Morgan Stanley

J.P.Morgan

BANK OF AMERICA



WELLINGTON  
MANAGEMENT®



Fannie Mae®

Davis Polk



Google

Meta

L'ORÉAL  
PARIS

Arnold & Porter



planful

Microsoft

# Interview Conclusions

## Constructive

- In-person work is critical for long term business success
- High-quality buildings in commutable locations are even more important and desirable
- Significant head count growth during pandemic creating space demand
- Though hybrid work is more common, full attendance is expected on specific days
- Senior professionals expect to be provided an office even if not used

“The office will be our primary workplace. It is clear there has been a lack of connection in the remote work environment between our people, our culture and our mission. This lack of connectivity is manifesting itself in high turnover as people are jumping jobs because of their lack of commitment to the organization, not knowing our business model and connecting to their team.”



# Interview Conclusions

## Challenges

- Many companies, particularly in the tech sector, are unwilling to mandate in-person work due to retention concerns
- Despite slowing economy, labor market conditions remain tight
- Several smaller tech firms have adopted a “virtual first” work philosophy
- Hybrid work is most common format and is reducing foot traffic to commercial centers
- Support functions (IT, HR, Accounting) are adopting more remote work formats

“In-person work is an important option, but not an everyday expectation. It is important for our knowledge workers to preserve culture and human to human collaboration, but the expectation people will come back to work everyday is not realistic. The five-day work week in an office is not what the world is about now.”

# Who is Working in the Office?

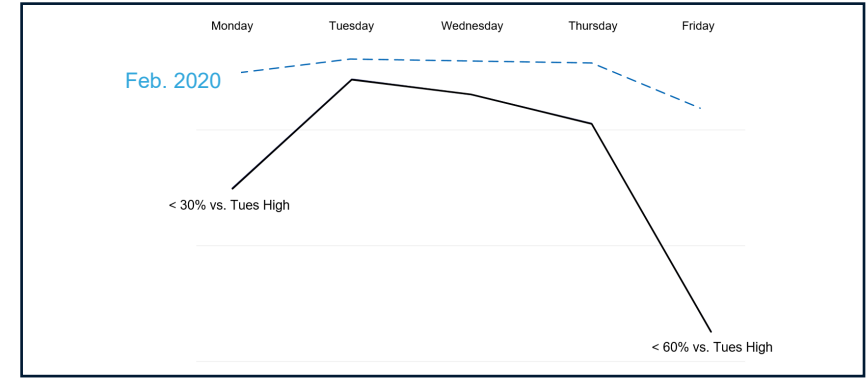
Category	In	Out
Industry	Financials	Technology
Job Function	<ul style="list-style-type: none"><li>• Client Facing</li><li>• Product Development</li></ul>	Support Staff
Seniority	<ul style="list-style-type: none"><li>• Leadership</li><li>• Entry Level</li></ul>	Mid-Level
Locations	<ul style="list-style-type: none"><li>• East Coast Cities</li><li>• Non-U.S.</li></ul>	West Coast Cities

# Workers Are Returning to the Office

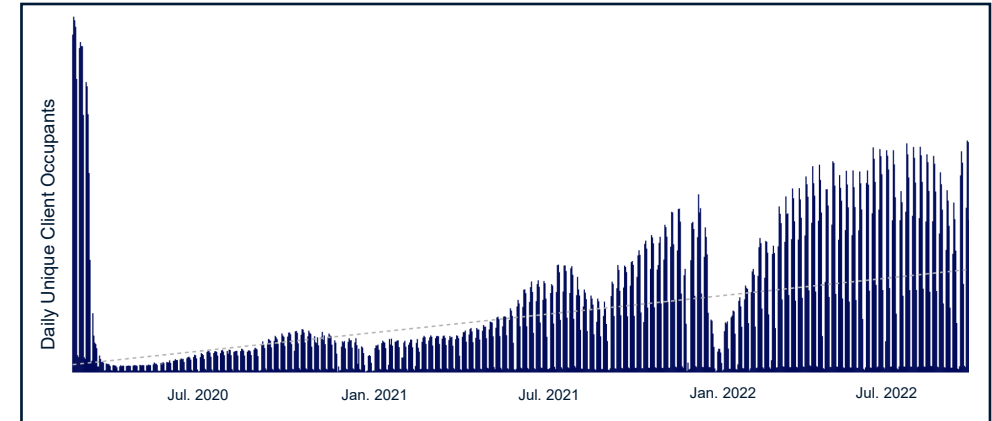
## Badge Swipes in BXP Assets with Turnstiles

- Post-Pandemic High Worker Attendance Last Week
- Hybrid Work Changing Monday-to-Friday Work Patterns
- Large Variations in Attendance by Industry and City

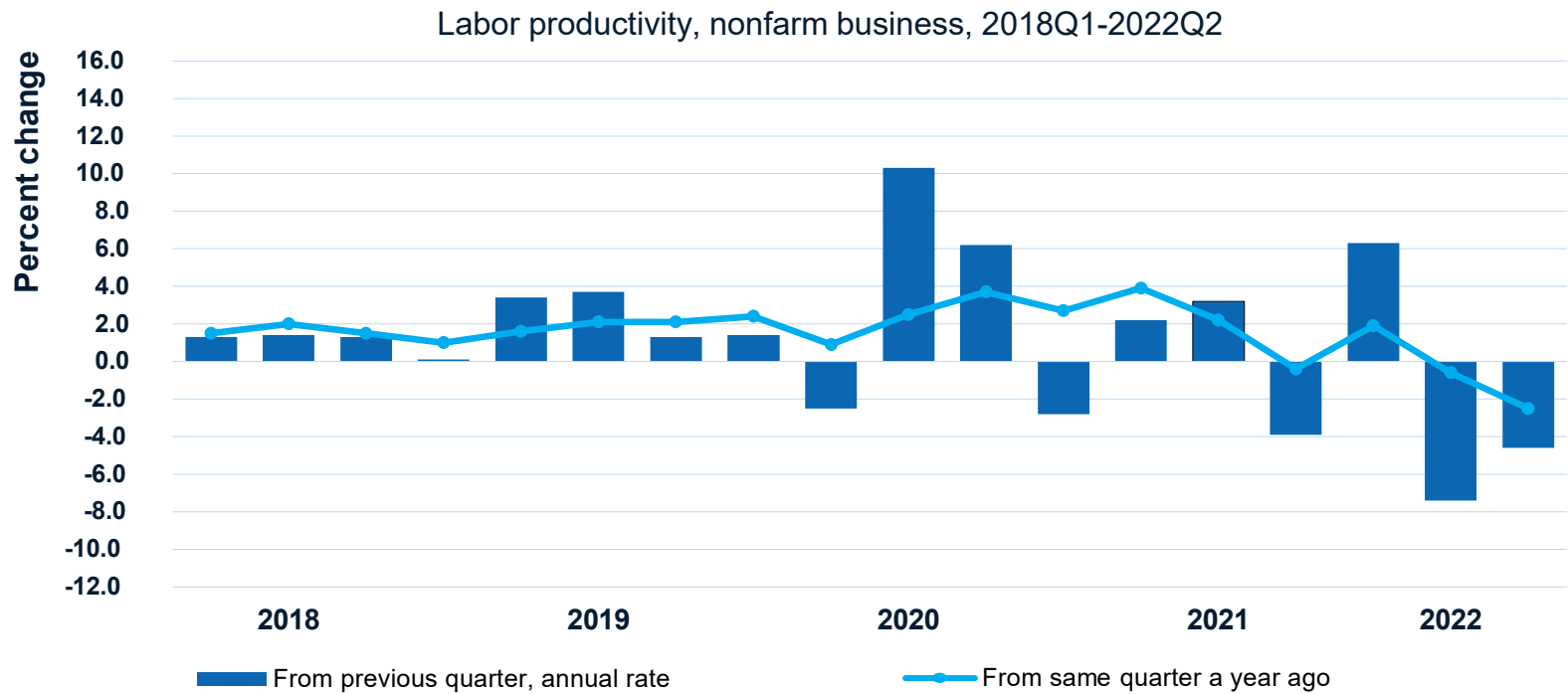
Change in Daily Pattern (Monday – Friday)



Trends from Boston and New York Turnstiles

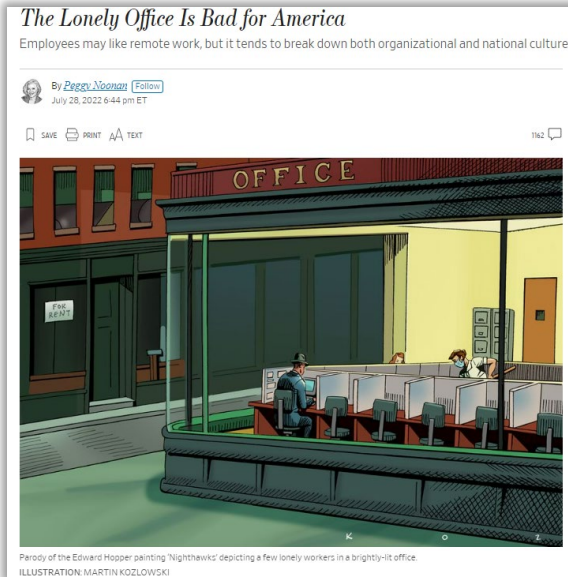


# Has Virtual Work been Successful?





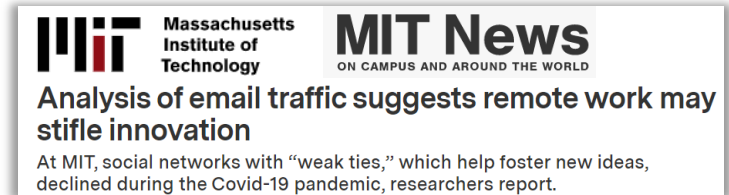
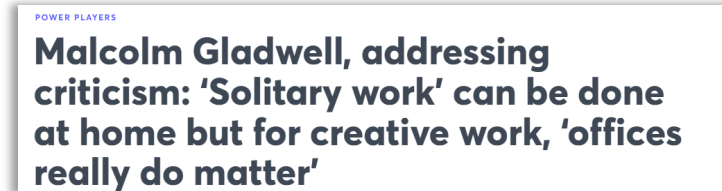
# Is Virtual Work Good for Workers, or Society?



## The New York Times

### *Can Workers Climb the Career Ladder From Outside the Office?*

Translating opportunities for networking, mentoring and advancement to the virtual world isn't easy.



# Conclusions

- In-person work will continue to slowly increase, possibly to pre-pandemic levels in the middle of the week

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- Hybrid work and more flexibility will survive long term; demand impact will not be pro rata

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- A reversal of tight labor market conditions will likely lead to tighter in-person work policies by employers

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- Hybrid work and more flexibility will survive long term; demand impact will not be pro rata
- A reversal of tight labor market conditions will likely lead to tighter in-person work policies by employers
- In-person work is positive for labor productivity, health of cities, and worker mental health

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Premier Workplace Markets

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# Premier Workplace Defined

- Study completed by CBRE
- Assets identified as “premier” by CBRE leasing brokers



CBD	Premier Space/ Total Space	# Premier Buildings
Boston	34.7%	68
Washington, DC	19.9%	91
San Francisco	39.0%	33
Seattle	25.1%	31
Manhattan	9.6%	56
Weighted Average (by mkt size)	17.1%	Total Premier: 279
Market Total:	697.9M SF	2,224

# Premier Workplace Performance

Direct Vacancy (6/30/22)

CBD	Premier Buildings	Non-Premier Buildings	Variance
Boston	7.5%	10.5%	3.0%
Washington, DC	8.0%	14.2%	6.2%
San Francisco	7.4%	17.2%	9.8%
Seattle	8.8%	16.3%	7.5%
Manhattan	8.1%	11.4%	3.3%
Weighted Average	7.9%	12.4%	4.5%

# Premier Workplace Performance

Net Absorption (2021 + 1H22)

CBD	Premier Buildings (MSF)	Non-Premier Buildings (MSF)	Variance (MSF)
Boston	0.5	(0.6)	1.1
Washington, DC	0.5	(0.4)	0.9
San Francisco	0.0	(3.1)	3.1
Seattle	(1.1)	(1.0)	0.1
Manhattan	(0.6)	(10.5)	9.9
Total	(0.7)	(15.6)	14.9

# BXP Portfolio Ratings

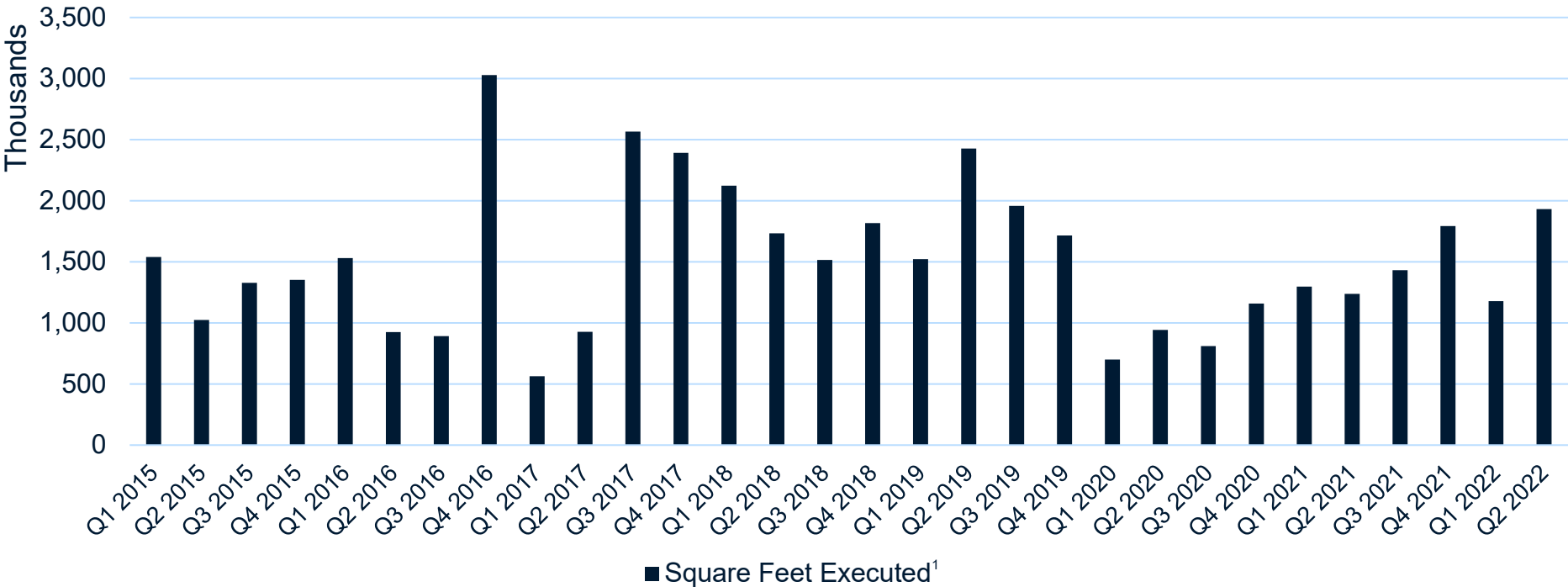
Portfolio Type	MSF	%
Non-CBD	17.4	38.8%
CBD	27.4	61.2%
Total	44.8	100%

CBD	MSF	%
Premier	24.5	89.3%
Redeveloping to Premier	1.2	4.5%
Non-Premier	1.7	6.2%
Total	27.4	100%



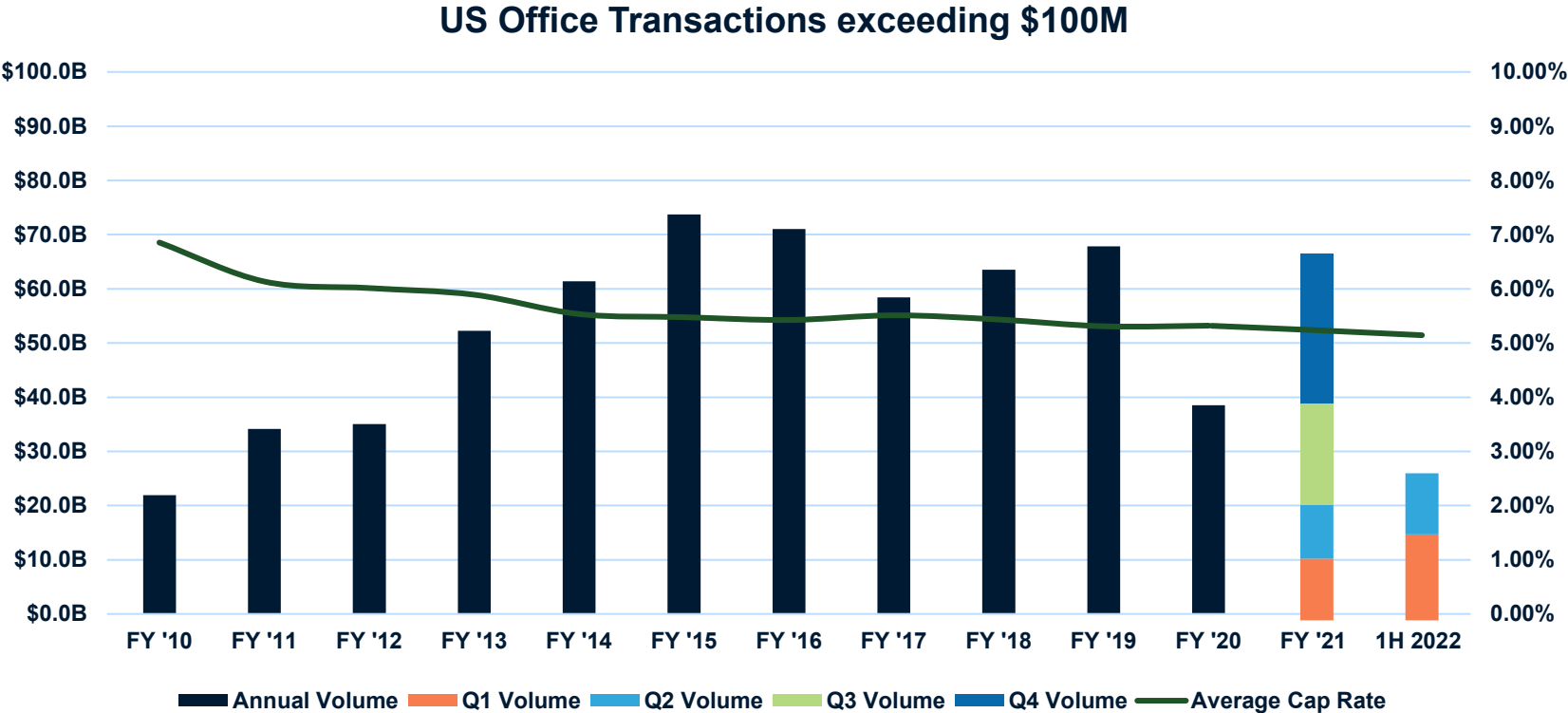
# Premier Office Leasing Is Not Dead

## BXP Quarterly Leasing Activity

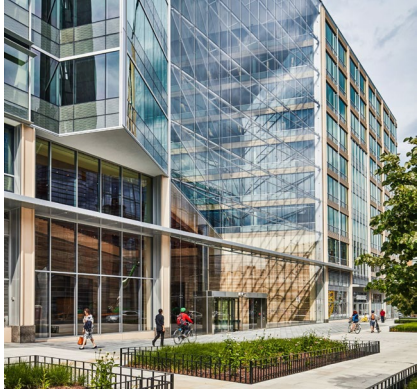


1. Includes 100% of consolidated and unconsolidated joint ventures.

# Office Capital Markets



# Premier Workplace Capital Markets



## 601 Massachusetts

Washington, DC  
Mt. Vernon Triangle

RSF: 479,000  
Date: Aug. 2022  
Price: \$531M  
Price PSF: \$1,100  
Cap Rate: 5.1%  
Seller: BXP  
Buyer: Mori Trust



## One Manhattan West

New York City, NY  
Midtown West

RSF: 2,100,000  
Date: Mar. 2022  
Price: \$2,700M  
Price PSF: \$1,400  
Cap Rate: 4.25%  
Seller: Brookfield JV QIA  
Buyer: Blackstone  
(49% - leasehold)



## 450 Park Avenue

New York City, NY  
Midtown South

RSF: 321,000  
Date: Mar. 2022  
Price: \$445M  
Price PSF: \$1,320  
Cap Rate: 4.0%  
Seller: Oxford  
Buyer: SL Green  
(+Future JV Partners)



## One Culver

Los Angeles, CA  
Culver City

RSF: 380,000  
Date: Mar. 2022  
Price: \$510M  
Price PSF: \$1,342  
Cap Rate: 4.5%  
Seller: LBA Realty  
Buyer: Newmark

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# BXP Strategic Shifts

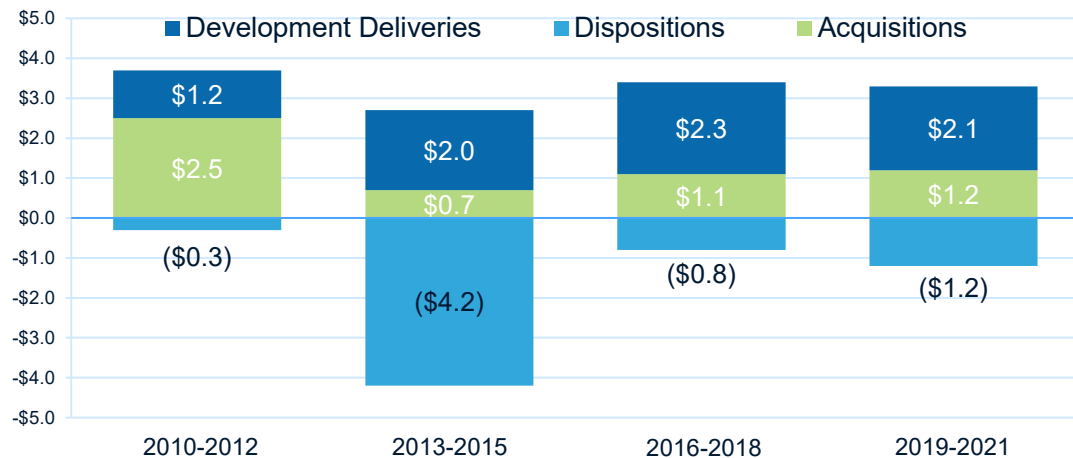
# Embrace and Leverage Market Position as Leading Premier Workplace Builder, Owner, and Manager

- Premier assets
- Talent-rich market positioning
- Development capability
- Client base of industry leading companies
- Leadership in sustainability solutions and execution
- Multiple attractive development sites

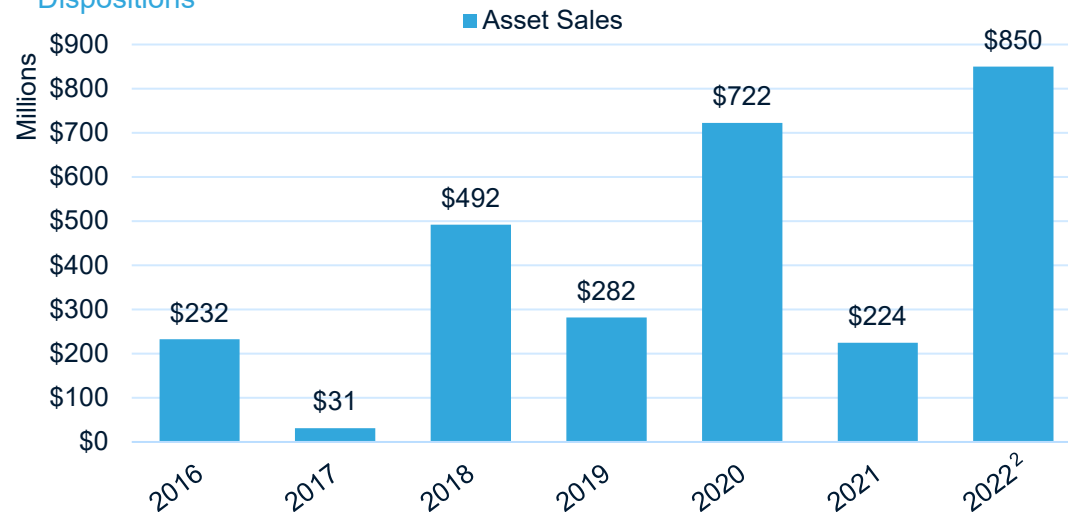
# Consistent Portfolio Refreshment

Strategically capitalizing on growth regions and sectors

Capital Allocation<sup>1</sup>



Dispositions



- Consistently upgrading portfolio through development, acquisitions, and recycling capital through asset sales
- Dispositions will continue at elevated levels given increasing importance of asset quality

# Life Sciences

- Demonstrated long-term success as life science owner and developer
- Robust pipeline of new development and conversion projects under control
- Growing life sciences client base
- Increasing human resources to ensure success
  - Dedicated BXP Life Sciences team
  - Advisory Board

	KSF <sup>1</sup>
Lab Buildings in Service	1,311
Conversions under Development	811
Ground Up Development	673
Conversion Potential	1,522
Ground Up Potential	4,928
<b>Total</b>	<b>9,244</b>

# Life Sciences

3.4M<sup>1</sup> SF Stabilized Portfolio across 55+ buildings, leased to 85+ clients





# Residential

- Demonstrated track record of success developing residential assets
- Strong pipeline under control of new development sites
- Exploring office conversion opportunities in core markets
- Growing set of private equity investors interested in partnership opportunities

In-Service Portfolio	Property	Location	Year Stabilized	Units	Estimated 2023 NOI
	Avant <sup>1</sup>	Reston	2015	359	\$6.8M
	Hub50house <sup>2</sup>	Boston	2022	440	\$6.5M
	Lofts @ Atlantic Wharf	Boston	2012	86	\$3.0M
	Proto	Cambridge	2019	280	\$7.0M
	Signature <sup>1</sup>	Reston	2021	508	\$9.5M
	The Skylyne at Temescal <sup>3</sup>	Oakland	2023	402	\$8.3M
Total:				2,075	\$41.0M

Sites Under Control	Property	Location	Status	Units	Estimated Project Costs
	Reston Block D	Reston	Under Construction	508	\$48M <sup>4</sup>
	1001 6 <sup>th</sup> Street	DC	Entitled	464	\$123M <sup>4</sup>
	121 Broadway	Cambridge	In-Design	440	\$600M
	Back Bay Station Garage East	Boston	Entitled	240	\$225M
	RTC Next Building I	Reston	Entitled	350	\$140M
	RTC Next Remaining Blocks	Reston	Entitled	850	\$460
Total:				2,852	\$1.6B

1. Includes retail where applicable.  
 2. Hub House valuation based on summer 2022 appraisal.  
 3. NOI assumes concession burn-off & base rent increase in 2023.  
 4. BXP's Share. BXP = 20% of Block D; 50% of 1001 6<sup>th</sup> St.

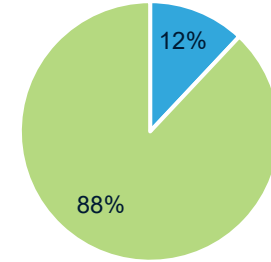
# Risk Mitigation

- Acquisitions and select developments funded in partnership with private equity investors
- Office developments have elevated preleasing requirements and/or are funded in partnerships
- Reduced pipeline of site acquisitions
- Maintain moderate leverage



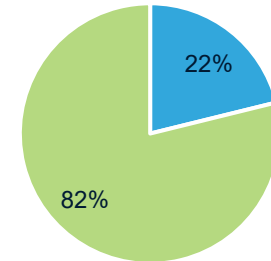
## Joint Venture Relationships<sup>1</sup>

Q1 2013



■ Consolidated & Unconsolidated JVs ■ BXP Wholly-Owned

Q2 2022



■ Consolidated & Unconsolidated JVs ■ BXP Wholly Owned

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- Well-located premier workplaces will continue to be desired by both users and the capital markets

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- BXP has the assets, franchise, capital access and execution team to be successful and build market share in the premier workplace business

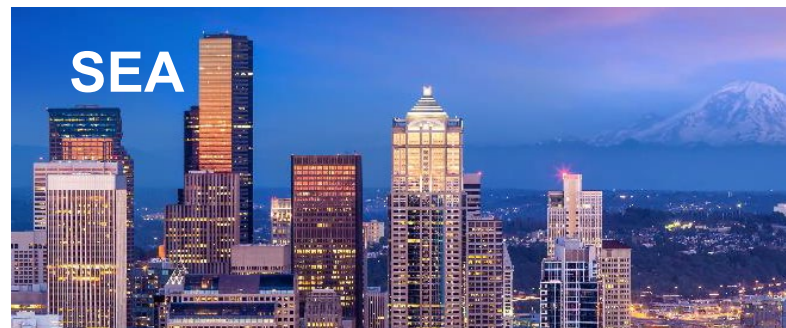
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- Actionable asset class adjacencies create additional growth opportunities for BXP
- New investment activity will be calibrated to the US economic environment as it evolves

# bxp The Portfolio



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The Portfolio

Premier Workplaces

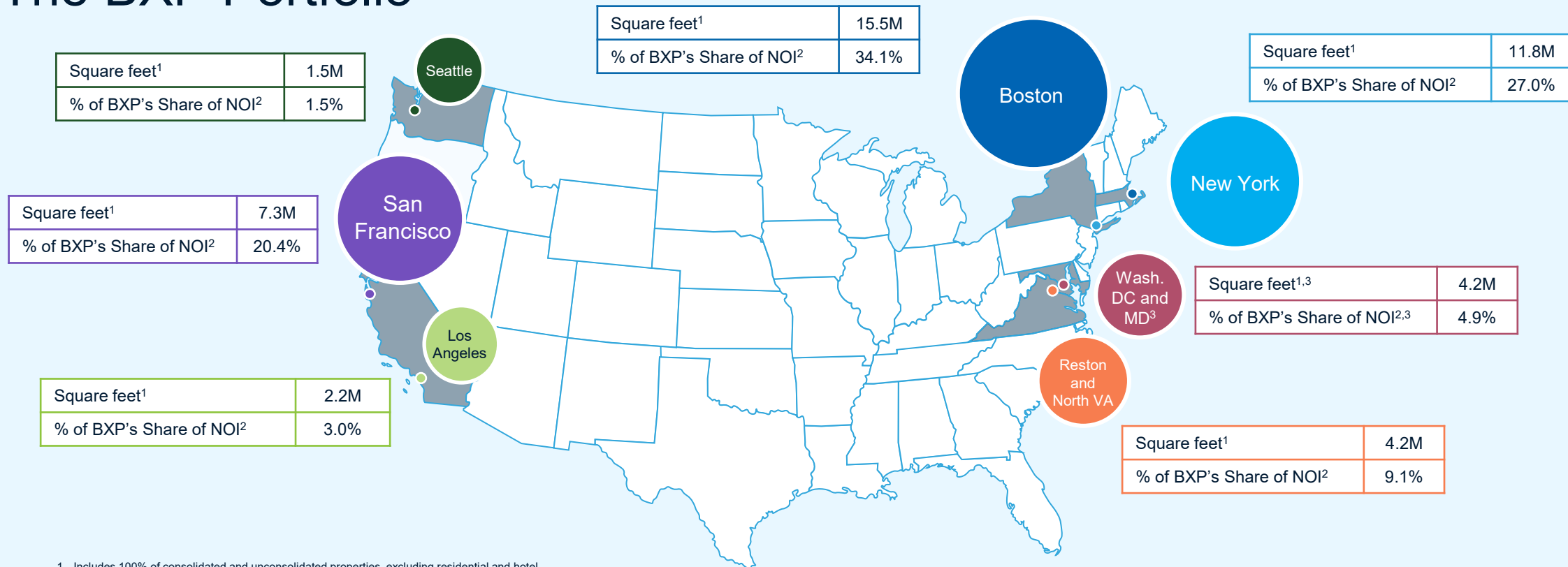
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# BXP Strong



# The BXP Portfolio



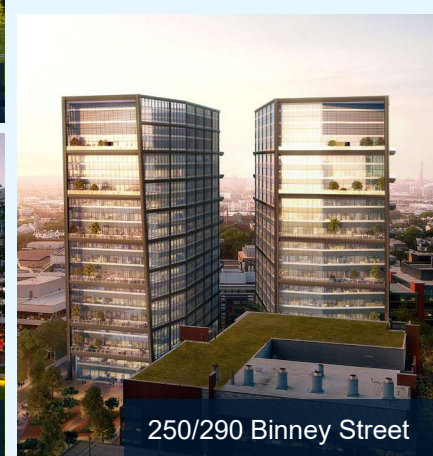
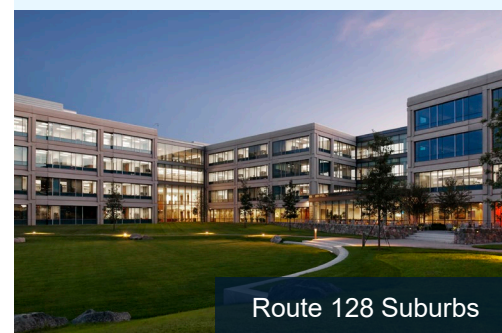
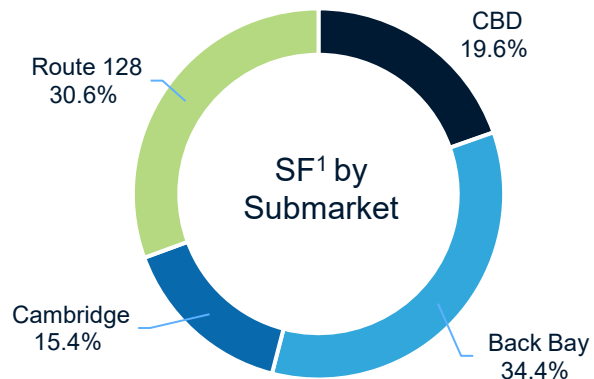
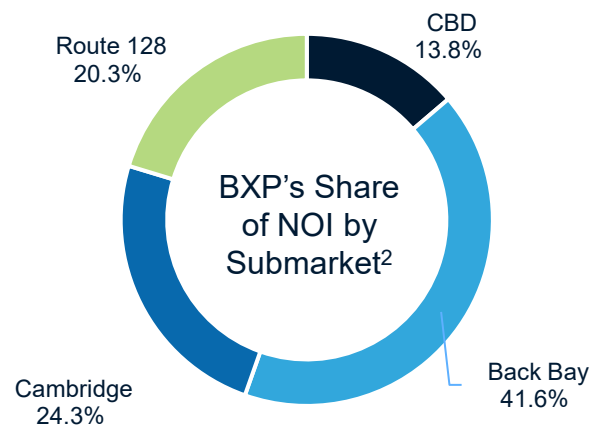
1. Includes 100% of consolidated and unconsolidated properties, excluding residential and hotel.

2. Excludes termination income. See Appendix. Excludes residential and hotel.

3. Data excludes 601 Massachusetts Avenue, which was sold in August 2022.

# Boston

- Total Square Feet (M)<sup>1</sup>: 15.5
- Occupancy: 91.5%



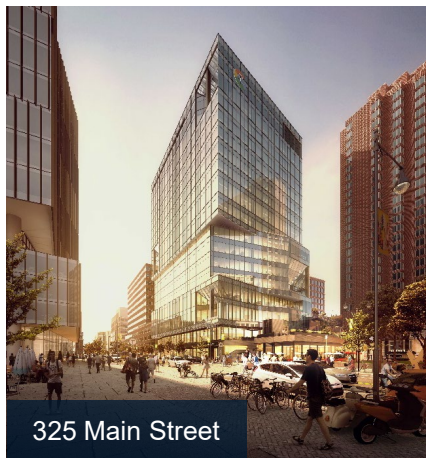


# Boston Breakdown



Boston	Total SF <sup>1</sup>	Occupancy	2H2022 Expirations <sup>2</sup>	2023 Expirations
Back Bay	5,351,539	92.8%	173,997 SF	200,119 SF
Downtown	3,048,956	95.2%	41,171 SF	304,703 SF
<b>Total:</b>	<b>8,400,495</b>	<b>93.7%</b>	<b>215,168 SF</b>	<b>504,822 SF</b>

# Cambridge Breakdown<sup>1</sup>



Cambridge	Total SF	Occupancy	2H2022 Expirations <sup>1</sup>	2023 Expirations
Office	2,128,071	98%	8,839 SF	33,826 SF
Lab <sup>1</sup>	578,362	100%	-	-
<b>Total:</b>	<b>2,706,433</b>	<b>98%</b>	<b>8,839 SF</b>	<b>33,826 SF</b>

# Route 128 Breakdown

Office	Total SF	Occupancy	2H2022 Expirations <sup>1</sup>	2023 Expirations
Bay Colony	835,300	66%	14,376 SF	49,146 SF
CityPoint	975,410	98%	13,572 SF	68,294 SF
32 Hartwell Avenue	69,154	100%	-	-
Waltham Weston Corporate Center	301,611	87%	-	18,859 SF
Weston Corporate Center	356,995	100%	-	-
92 Hayden Avenue	31,100	100%	-	-
140 Kendrick Street	388,193	99%	19,829 SF	24,127 SF
890 Winter Street Office	177,902	44%	-	26,901 SF
1265 Main Street <sup>3</sup>	120,681	100%	-	-
Reservoir Place - North	73,258	100%	-	-
Reservoir Place - Main	362,035	89%	91,494 SF	6,576 SF
<b>Total:</b>	<b>3,691,639</b>	<b>87%</b>	<b>139,271</b>	<b>193,906</b>

Lab Space	Total SF	Occupancy	2H2022 Expirations	2023 Expirations
17 Hartwell Avenue	30,000	100%	-	-
33 Hayden Avenue	80,876	100%	-	-
100 Hayden Ave	55,924	100%	-	55,924 SF
153/211 Second Ave	136,882	100%	136,882 SF	-
200 West Street - West	138,444	100%	-	-
880 Winter Street <sup>2</sup>	244,000	97% Pre-Leased	-	-
<b>Total:</b>	<b>686,126</b>	<b>99%</b>	<b>136,882</b>	<b>55,924</b>

Conversion Opportunities	Total SF	Occupancy	2H2022 Expirations <sup>2</sup>	2023 Expirations
Lexington Office Park (420/430 Bedford St)	166,779	51%	45,794 SF	16,393 SF
Reservoir Place - South	164,994	58%	35,769 SF	60,505 SF
1050 Winter Street	154,248	64%	68,510 SF	5,360 SF
200 West Street - East	134,921	67%	-	67,906 SF
<b>Total:</b>	<b>620,942</b>	<b>59%</b>	<b>150,073</b>	<b>150,164</b>

1. Includes square feet expiring on the last day of Q2 2022.

2. 880 Winter Street is in redevelopment to become lab with an estimated stabilization in Q1 2023.

3. BXP owns a 50% interest in this property.



# Investing in the Portfolio

## Completed Projects:

- Kendall Center Park & Plaza
- Repositioning of Prudential Center Retail
- 100 Federal Street Hub Hall
- CityPoint Amenity Center
- 140 Kendrick Street Hub Hall

## Future Repositioning Projects:

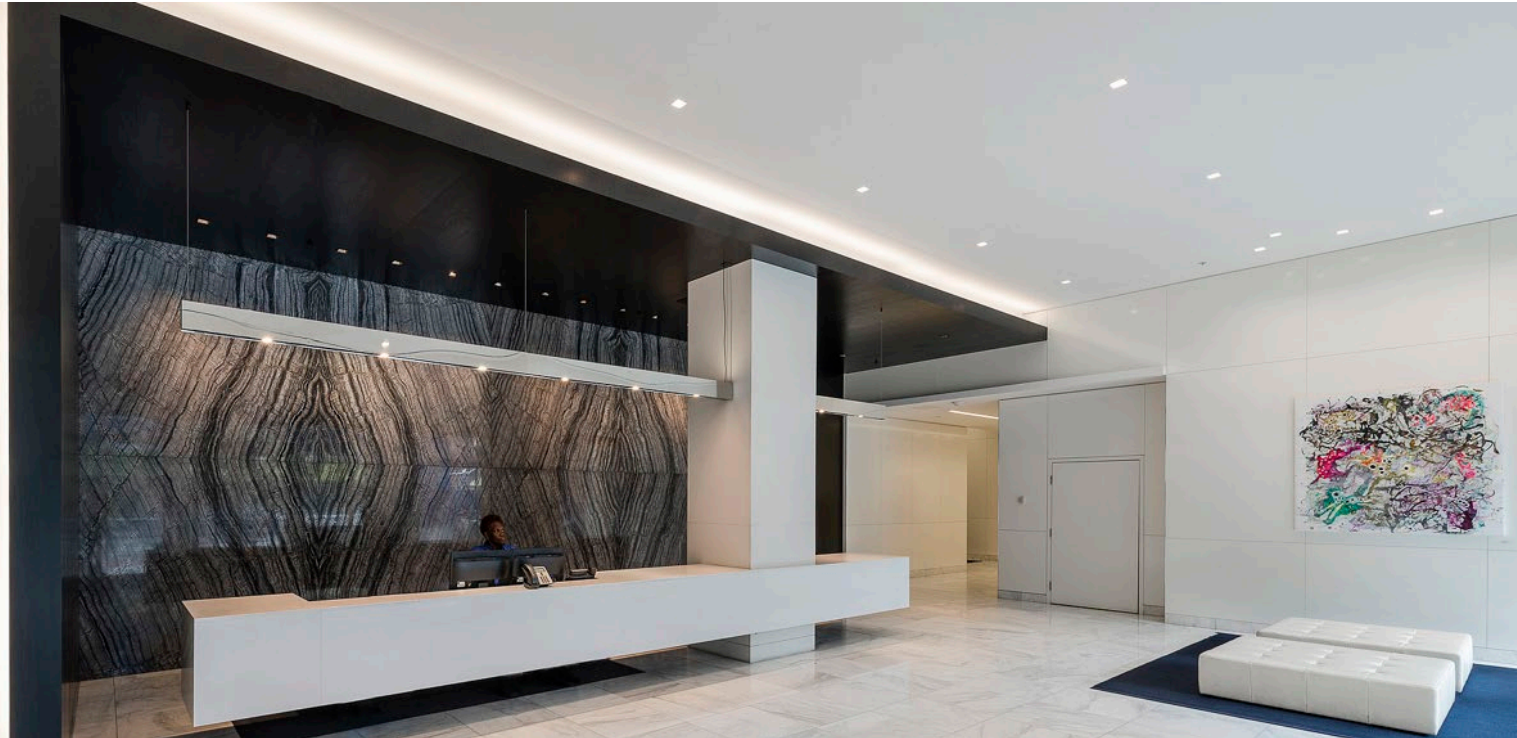
- 200 Clarendon Amenity Center
- Atlantic Wharf Fitness Center & Conference Renovation
- Reservoir Place Food Gathering and Conference
- 140 Kendrick Street Net Zero



# Investing in the Portfolio



Kendall Center Park & Plaza



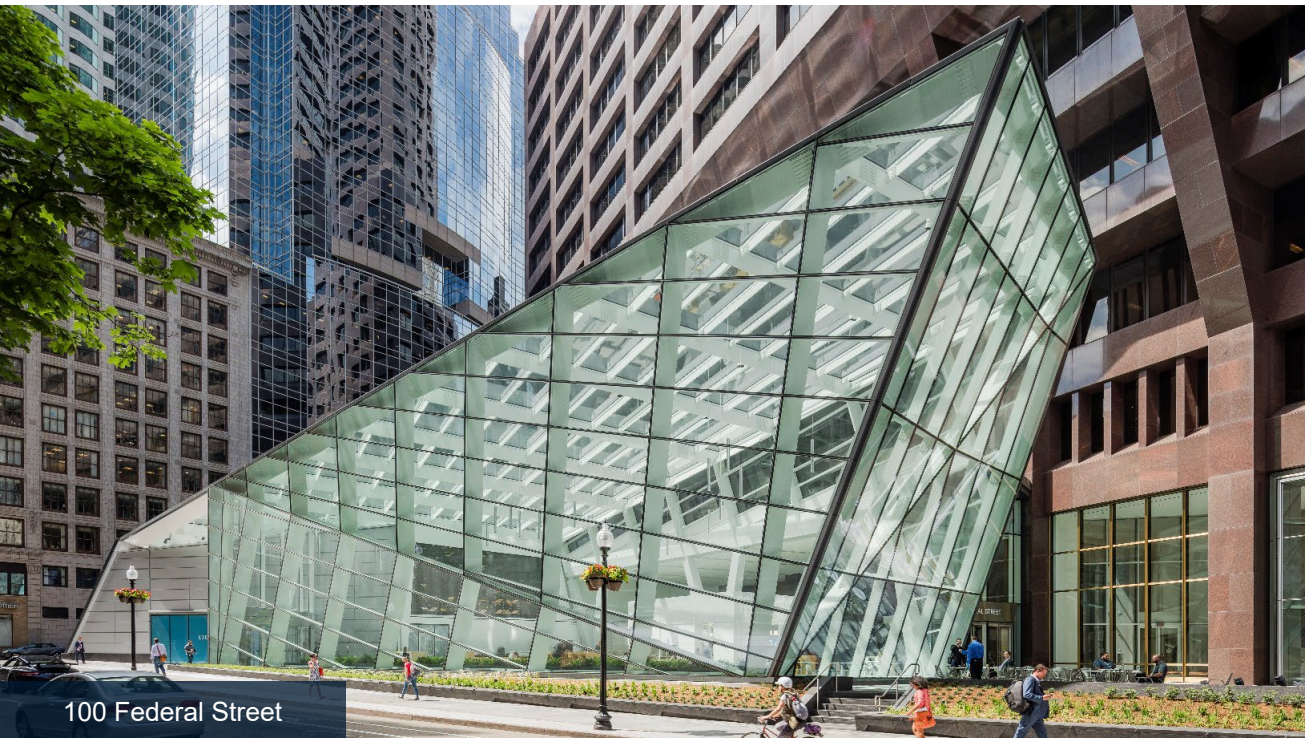


# Investing in the Portfolio

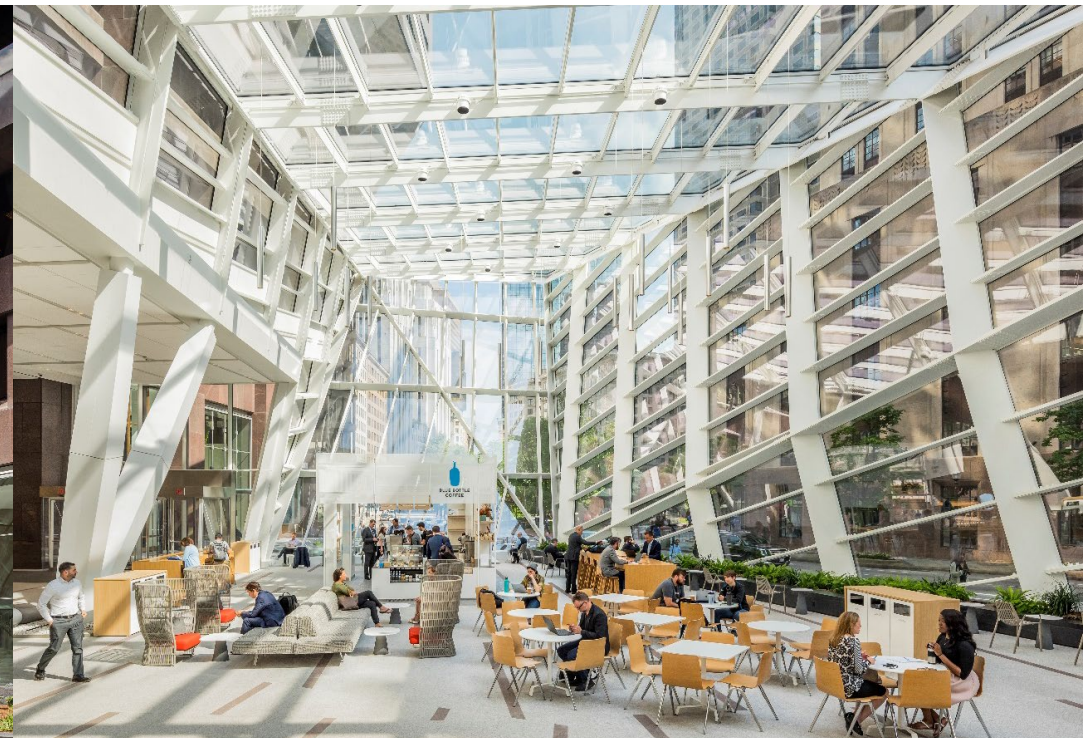




# Investing in the Portfolio



100 Federal Street

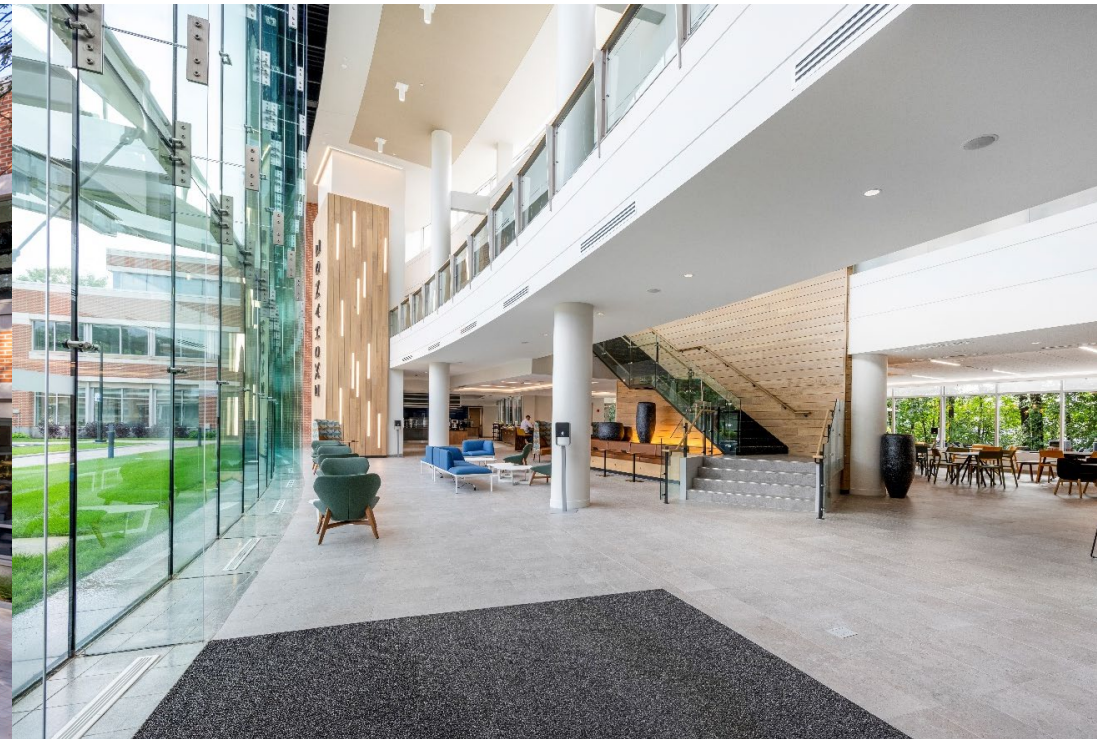




# Investing in the Portfolio



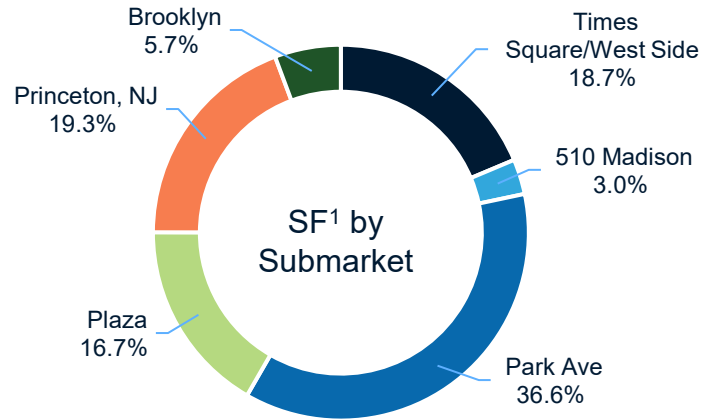
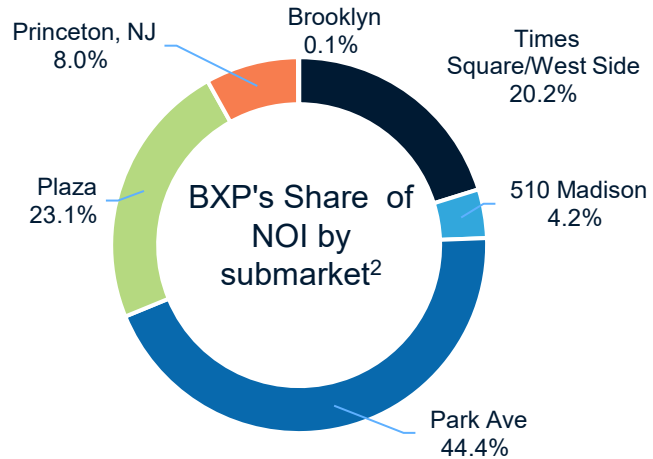
140 Kendrick Street





# New York

- Total Square Feet (M)<sup>1</sup>: 11.8
- Occupancy: 87.8%



1. Includes 100% of consolidated and unconsolidated properties.  
 2. Excludes termination income. See Appendix.  
 3. Data excludes 601 Massachusetts Avenue, which was sold in August 2022.

# New York Breakdown

New York Office	Total SF <sup>1</sup>	Occupancy	2H2022 Expirations <sup>2</sup>	2023 Expirations
510 Madison	355,089	92%	5,763 SF	2,500 SF
Park Avenue	4,312,001	97%	190,774 SF	62,650 SF
Plaza District	1,962,886	91%	86,428 SF	145,320 SF
Times Square/West Side	2,192,427	92%	26,985 SF	45,432 SF
Princeton, NJ	2,263,399	79%	124,657 SF	48,063 SF
Dock 72	668,625	33%	-	-
<b>Total:</b>	<b>11,754,427</b>	<b>88%</b>	<b>434,607 SF</b>	<b>303,965 SF</b>

Park Avenue



5th/Madison



Carnegie Center





# Investing in the Portfolio

## Projects Completed:

- 601 Lexington Avenue Food Hall
- 767 Fifth Avenue
  - Plaza Project
  - Amenity Center (November 2022)
- 399 Park Avenue Repositioning
- 599 Lexington Avenue Repositioning
- Time Square Tower Amenity Floor
- Carnegie Center
  - On-Site Marketplace & Cafés
  - Conference Facilities
  - Fitness Center
  - Bike Share Program

## Future Repositioning Projects:

- 767 Fifth Avenue Mechanical Plant
- 601 Lexington Elevator Modernization
- 601 Lexington Empire State Grant Initiative





# Investing in the Portfolio



The Hugh





# Investing in the Portfolio





# Investing in the Portfolio



Times Square Tower



# Investing in the Portfolio



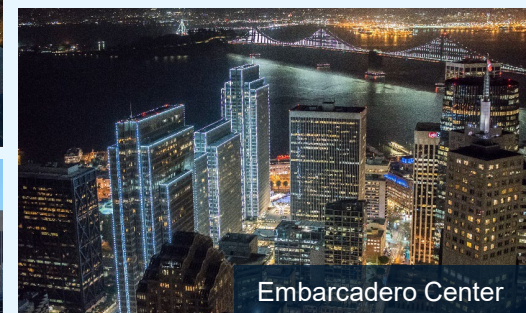
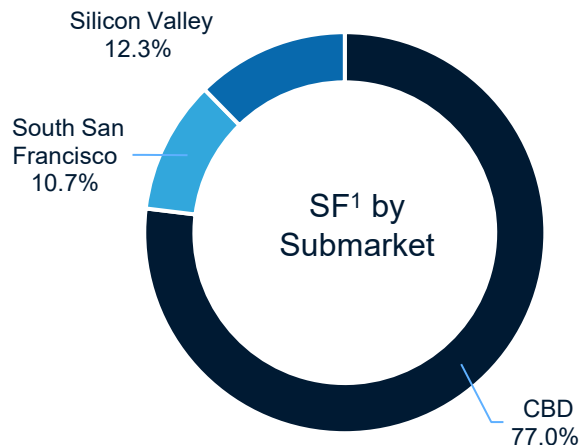
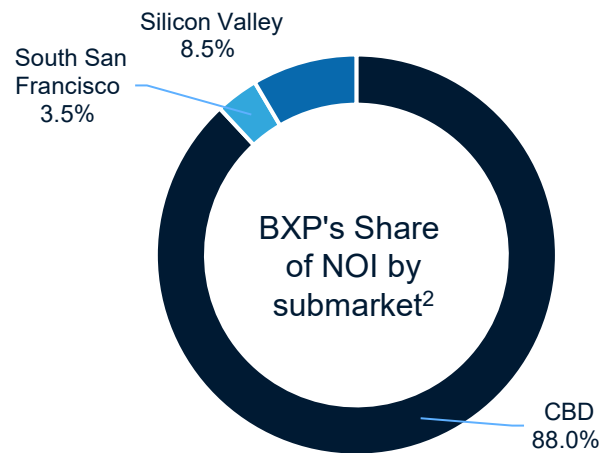
399 Park Avenue





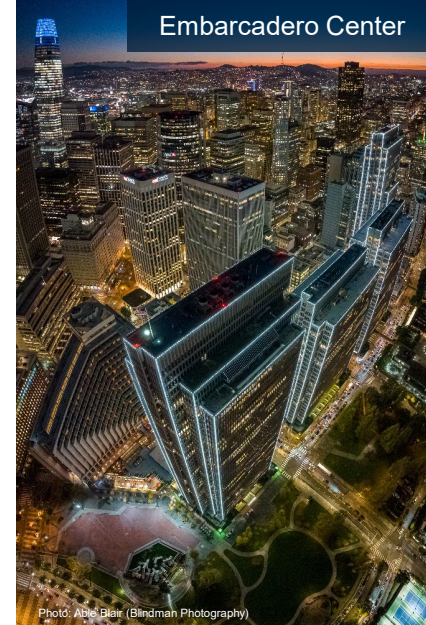
# San Francisco

- Total Square Feet (M)<sup>1</sup>: 7.3
- Occupancy: 86.9%



# San Francisco Breakdown<sup>1</sup>

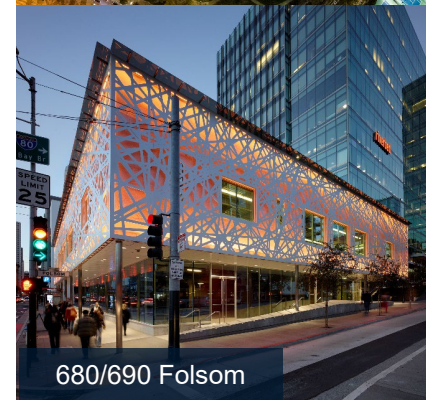
San Francisco Office	Total SF <sup>1</sup>	Occupancy	2H2022 Expirations <sup>2</sup>	2023 Expirations
Embarcadero Center	3,361,536	84%	106,188 SF	178,560 SF
Salesforce Tower	1,420,682	100%	-	21,372 SF
535 Mission	307,235	90%	14,404 SF	123,253 SF
680/690 Folsom	495,147	99%	2,387 SF	10,911 SF
MVRP	542,264	74%	-	107,727 SF
Gateway <sup>3</sup>	787,981	79%	21,360 SF	116,413 SF
Other San Francisco	418,771	79%	18,340 SF	81,941 SF
<b>Total:</b>	<b>7,333,616</b>	<b>87%</b>	<b>162,679 SF</b>	<b>640,177 SF</b>



Embarcadero Center



Salesforce Tower



680/690 Folsom



535 Mission



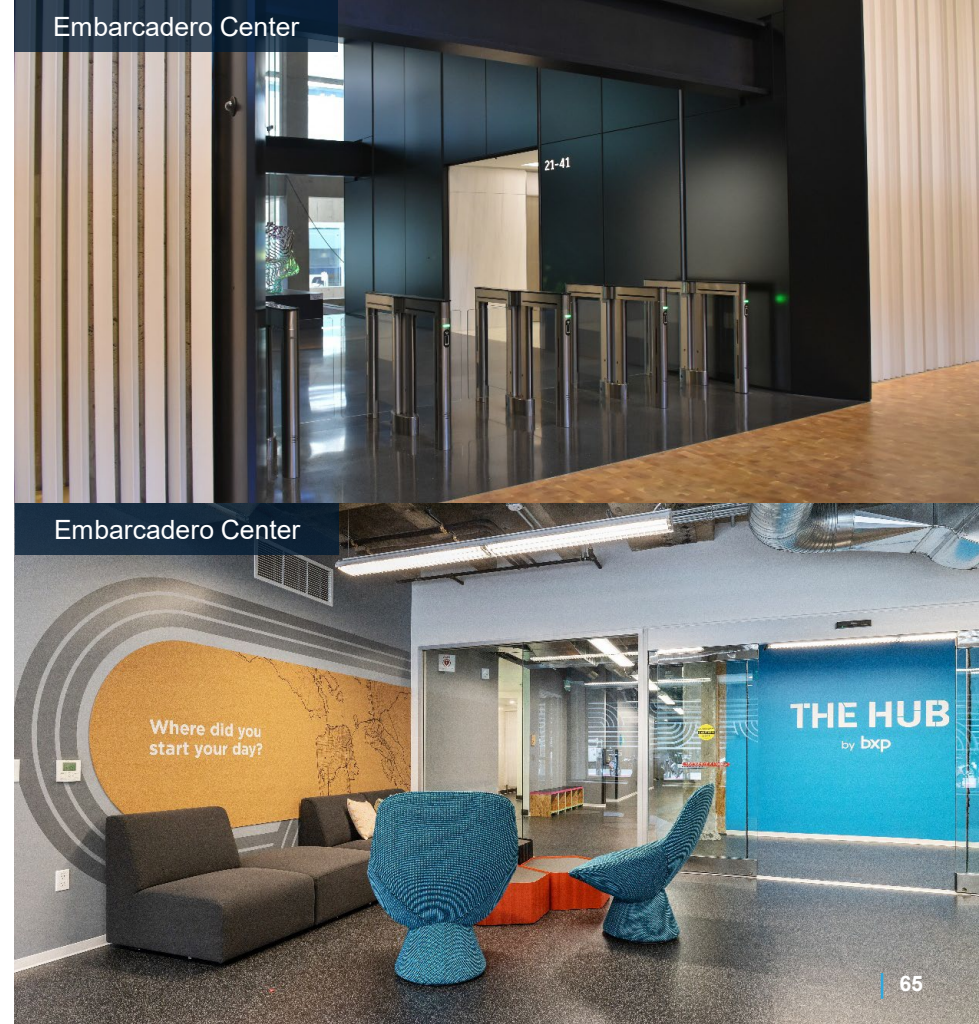
# Investing in the Portfolio

## Projects Completed

- Embarcadero Center
  - One Embarcadero Center Lobby
  - Two Embarcadero Center Lobby
  - Three Embarcadero Center Lobby
  - Four Embarcadero Center Lobby
  - Bike Lounge & Amenity Fitness Center
- Gateway Amenity Building – The Lighthouse

## Future Repositioning Projects:

- Embarcadero Center Conference Center



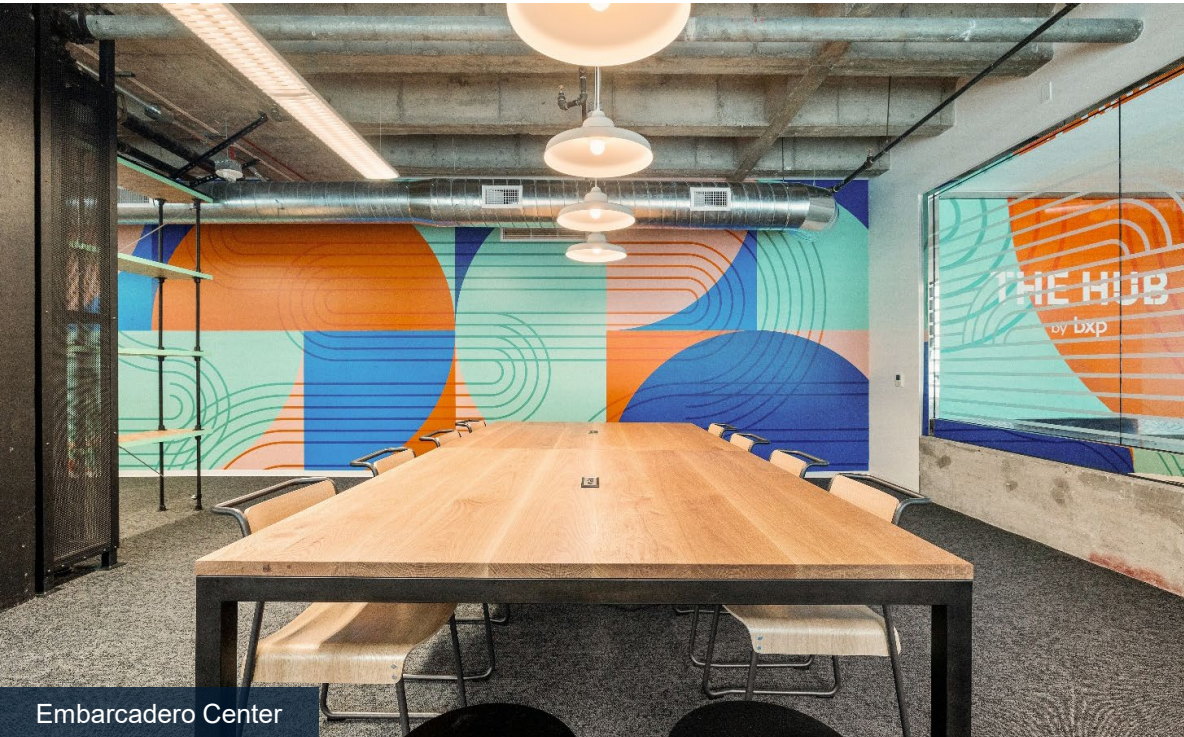
# Investing in the Portfolio



Embarcadero Center



# Investing in the Portfolio



Embarcadero Center





# Investing in the Portfolio



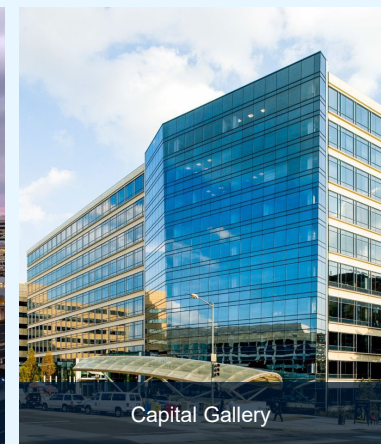
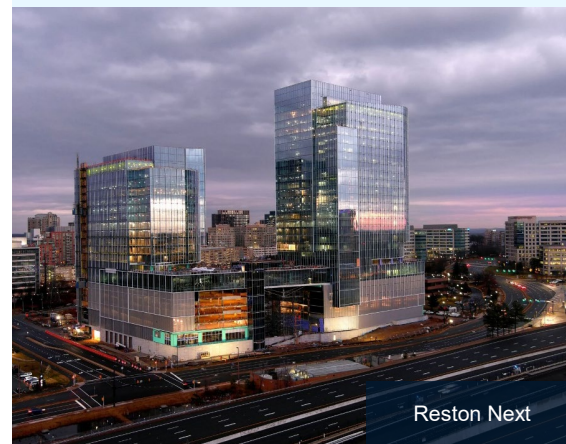
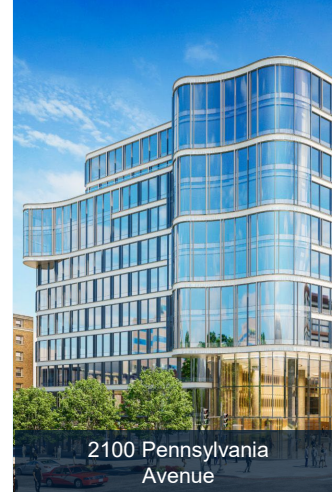
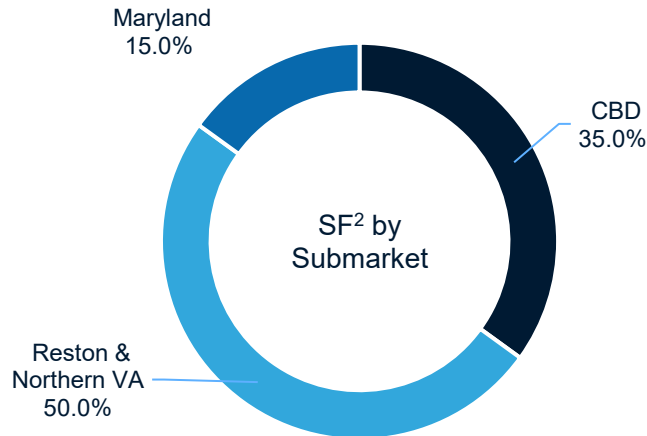
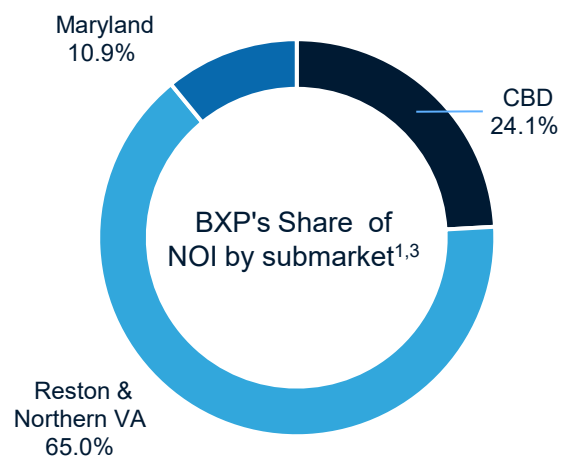
The Lighthouse





# Washington, DC<sup>1</sup>

- Total Square Feet (M)<sup>2</sup>: 8.4
- Occupancy: 88.9%<sup>1</sup>



# Washington, DC Breakdown<sup>1</sup>

Washington, DC Office	Total SF <sup>2</sup>	Occupancy	2H2022 Expirations <sup>3</sup>	2023 Expirations
Reston Town Center <sup>4</sup>	3,815,522	95%	124,031 SF	113,185 SF
2200 Pennsylvania Avenue	459,667	97%	27,315 SF	-
East End/CBD	2,102,959	77%	39,297 SF	16,726 SF
Sumner Square	209,556	98%	6,954 SF	31,431 SF
Capital Gallery	176,809	97%	7,908 SF	-
Wisconsin Place	299,248	90%	11,000SF	53,490 SF
Other Washington, DC	1,365,535	85%	49,430 SF	102,564 SF
<b>Total:</b>	<b>8,429,296</b>	<b>89%</b>	<b>265,935 SF</b>	<b>317,396 SF</b>

1. Data excludes 601 Massachusetts Avenue, which was sold in August 2022.
2. Includes 100% of consolidated and unconsolidated properties, excluding residential.
3. Includes square feet expiring on the last day of Q2 2022.
4. Does not include Reston Next





# Investing in the Portfolio

## Completed Projects:

- Metropolitan Square repositioning
- 1330 Connecticut Lobby renovation
- 901 New York Avenue Conference Center

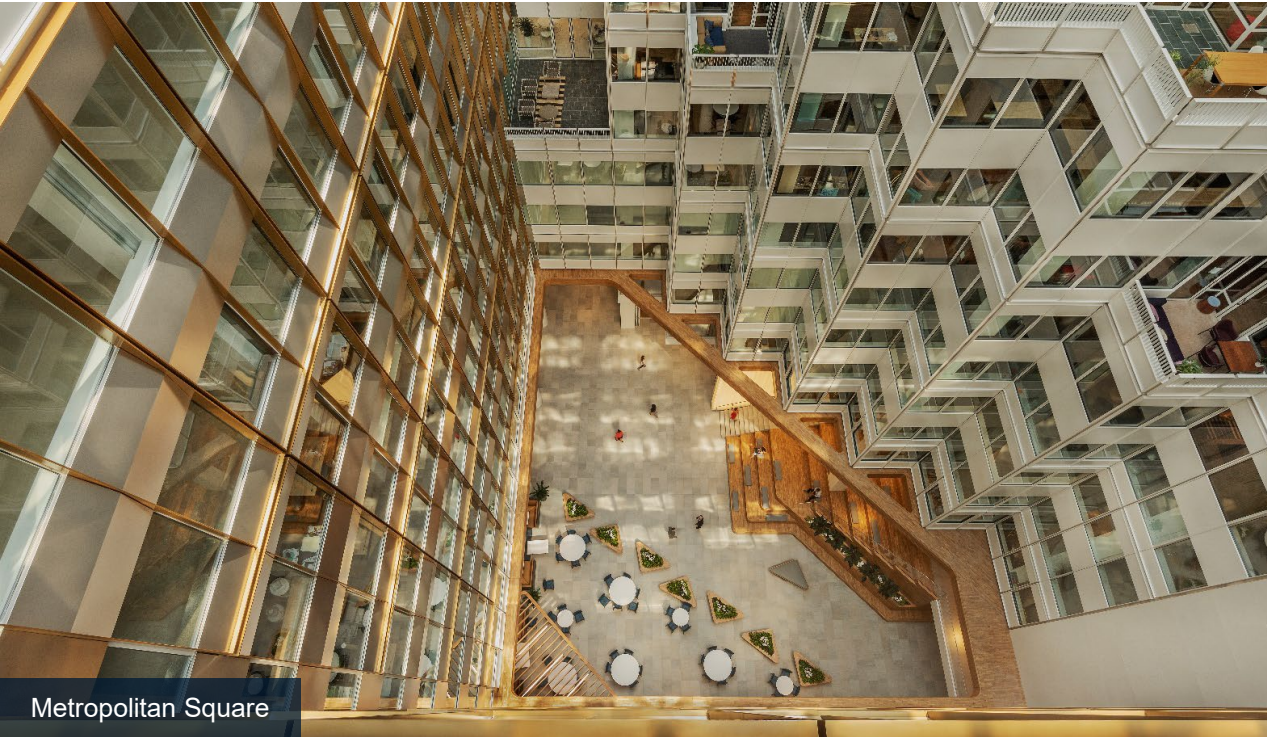
## Future Repositioning Projects:

- Reston Placemaking
- Wisconsin Place Fitness Center & Conference Center
- Market Square North Conference Center





# Investing in the Portfolio



Metropolitan Square





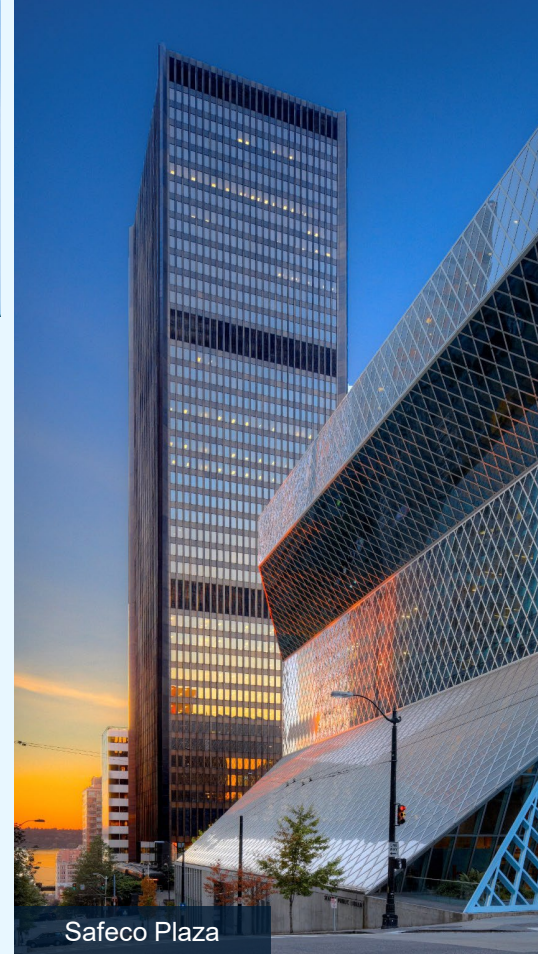
# Investing in the Portfolio





# Los Angeles & Seattle

- Los Angeles:
  - Total SF (M)<sup>1</sup>: 2.3
  - Occupancy: 93.4%
  - 2023 Expirations: 95,471 SF
- Seattle:
  - Total SF (M)<sup>1</sup>: 1.5
  - Occupancy: 89.1%
  - 2023 Expirations: 29,198 SF



# Investing in the Portfolio

## Completed Projects:

- Colorado Center Repositioning
- SMBP Atrium Repositioning

## Future Repositioning Projects:

- SMBP Repositioning including urban parks
- Safeco Plaza Repositioning





# Investing in the Portfolio



SMX





# Investing in the Portfolio



Safeco Plaza



# Companywide Office Availability<sup>1</sup>

Region	Total SF <sup>2</sup>	Vacancy (SF)	2H2022 + 2023 Expirations (SF) <sup>3</sup>
Boston	15,545,826	1,321,290	1,588,872
Los Angeles	2,312,888	151,887	216,076
New York	11,754,427	1,439,468	738,572
San Francisco	7,333,616	964,026	802,856
Seattle	1,532,975	167,647	57,796
Washington, DC <sup>1</sup>	8,429,296	935,211	583,331
<b>Total:</b>	<b>46,909,028</b>	<b>4,979,529</b>	<b>3,987,503</b>

1. Data excludes 601 Massachusetts Avenue, which was sold in August 2022.

2. Includes 100% of consolidated and unconsolidated properties; excludes residential and hotel.

3. Includes square feet expiring on the last day of Q2 2022.

# Companywide Office Availability<sup>1</sup>

Region	Total SF <sup>2</sup>	Vacancy (SF)	Signed Leases, but Not Commenced	2H2022 + 2023 Expirations (SF) <sup>3</sup>
Boston	15,545,826	1,321,290	665,000	1,588,872
Los Angeles	2,312,888	151,887	-	216,076
New York	11,754,427	1,439,468	593,000	738,572
San Francisco	7,333,616	964,026	213,000	802,856
Seattle	1,532,975	167,647	47,000	57,796
Washington, DC <sup>1</sup>	8,429,296	935,211	305,000	583,331
<b>Total:</b>	<b>46,909,028</b>	<b>4,979,529</b>	<b>1,823,000</b>	<b>3,987,503</b>

1. Data excludes 601 Massachusetts Avenue, which was sold in August 2022.

2. Includes 100% of consolidated and unconsolidated properties; excludes residential and hotel.

3. Includes square feet expiring on the last day of Q2 2022.

# Companywide Office Availability<sup>1</sup>

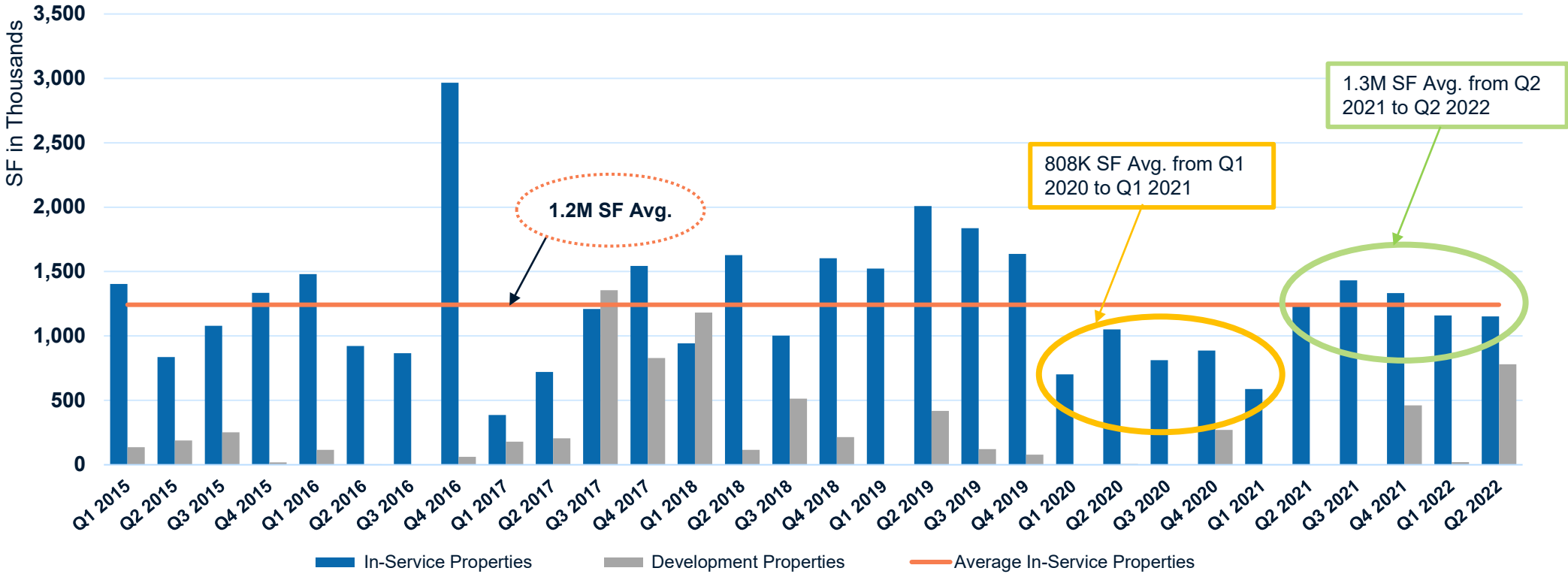
Region	Total SF <sup>2</sup>	Vacancy (SF)	Signed Leases, but Not Commenced	2H2022 + 2023 Expirations (SF) <sup>3</sup>	Leases in Negotiation
Boston	15,545,826	1,321,290	665,000	1,588,872	340,000
Los Angeles	2,312,888	151,887	-	216,076	-
New York	11,754,427	1,439,468	593,000	738,572	63,000
San Francisco	7,333,616	964,026	213,000	802,856	84,000
Seattle	1,532,975	167,647	47,000	57,796	-
Washington, DC <sup>1</sup>	8,429,296	935,211	305,000	583,331	128,000
<b>Total:</b>	<b>46,909,028</b>	<b>4,979,529</b>	<b>1,823,000</b>	<b>3,987,503</b>	<b>615,000</b>

1. Data excludes 601 Massachusetts Avenue, which was sold in August 2022.

2. Includes 100% of consolidated and unconsolidated properties; excludes residential and hotel.

3. Includes square feet expiring on the last day of Q2 2022.

# Quarterly Leasing Volumes<sup>1</sup>



1. Includes 100% of consolidated and unconsolidated properties; excludes residential and hotel.

THE **bxp** OPPORTUNITY

Development Pipeline Opportunity

**bxp**

# Boston Development

## *View Boston*

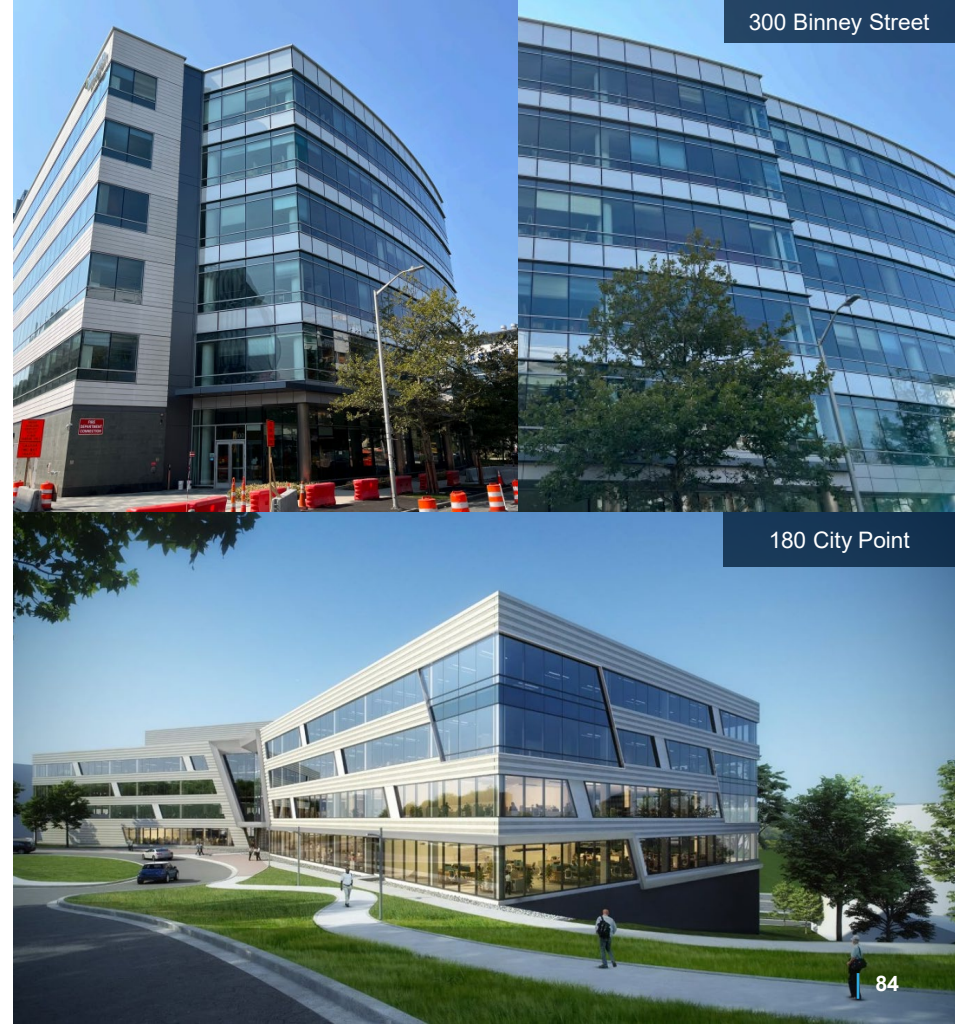
- Redevelopment of prior restaurant
- 50-52 floors of Prudential Tower, Boston, MA
- 59,000 SF
  - Including 11,000 SF of outdoor space
- Will be Boston's only observatory
- Dramatic, 360-degree outdoor viewing deck
- Transformative addition to Prudential Center
- Anticipated opening date: April 2023





# Life Sciences Opportunities

Property	Total SF	% Leased	Est. Initial Occupancy
880 Winter Street (Conversion)	244,000	97%	Q4 2022
180 CityPoint	329,000	43%	Q4 2024
103 CityPoint	113,000	-	Q4 2023
300 Binney Street <sup>1</sup>	240,000	100%	Q4 2024
125 Broadway <sup>1</sup>	271,000	100%	Q3 2022
290 Binney Street	570,000	100% (AstraZeneca)	2026



300 Binney Street

180 City Point

# Office to Life Science Conversions

- Sequential approach based on market conditions
- Relocating clients
- Less office demand

Property	Total SF	Occupancy
1050 Winter Street	154,248	64%
Lexington Office Park (420/430 Bedford Street)	166,779	51%
Reservoir Place South	164,994	58%
200 West Street – East	134,921	67%





# New York City Development

- 360 Park Avenue South
  - 450,000 SF
  - Estimated Initial Occupancy: Q3 2023
- 343 Madison Ave
  - Proposed 900,000 SF
- 3 Hudson Blvd
  - 2.0 Million SF
- Carnegie Center Conversion
  - 105 Carnegie Center



# San Francisco Development

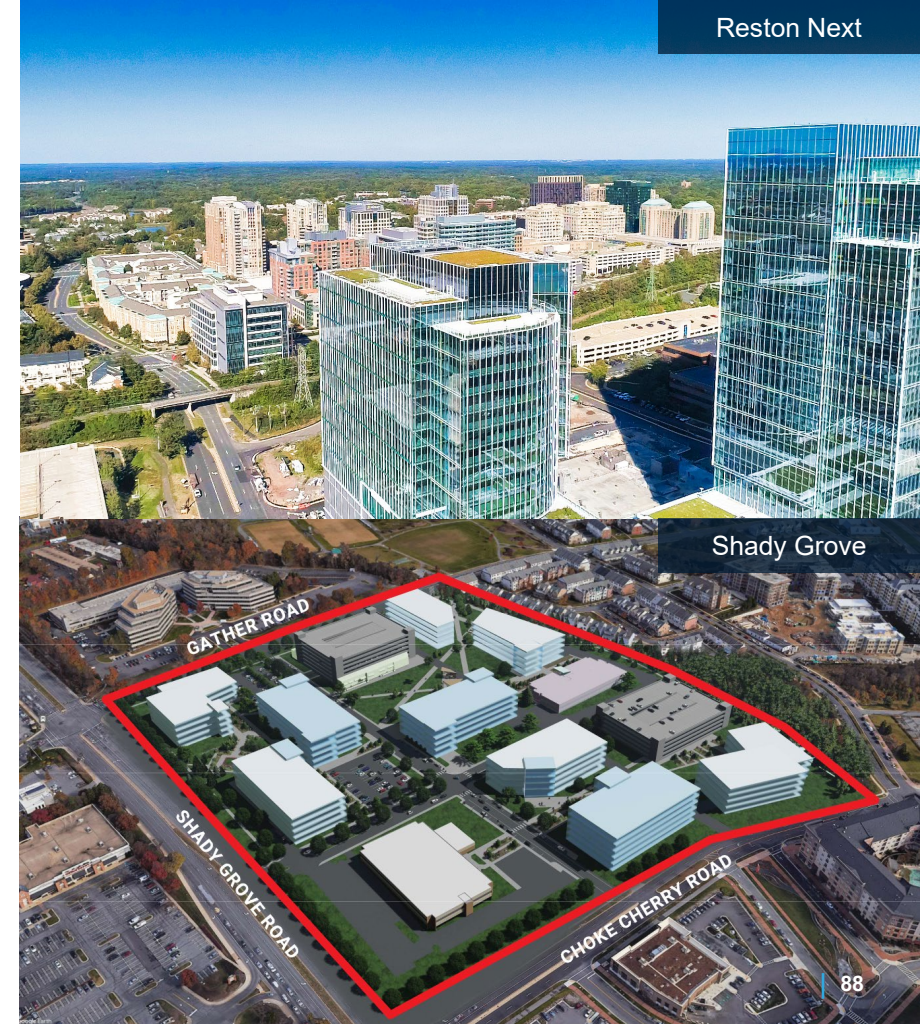
- Platform 16
  - Phase 1
    - 389,500 SF
    - Estimated Initial Occupancy: Q2 2025
  - Phase 2 & 3
    - 698,000 SF
- Gateway Center:
  - 751 Gateway:
    - 231,000 SF
    - Estimated Initial Occupancy: Q2 2024
  - 651 Gateway:
    - 327,000 SF
    - Estimated Initial Occupancy: Q4 2023
  - Gateway Future Development: Up to 650,000 SF of future lab development
- Santa Clara Crossing: 690,000 SF
- North First Street: 1.5 M – 1.65M SF
- 4th and Harrison: 850,000 SF





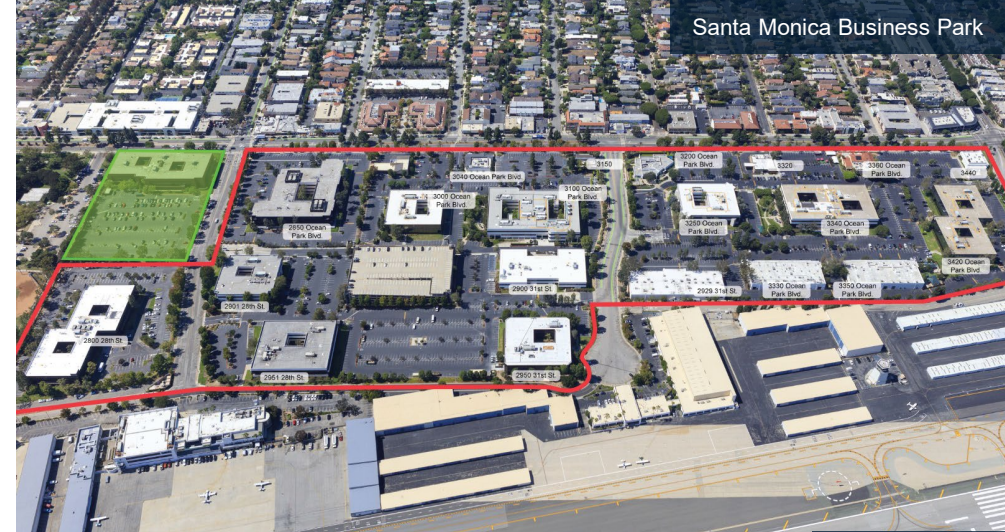
# Washington, DC Development

- Reston Next
    - Office:
      - 90,000 SF
      - Estimated Initial Occupancy: Q2 2024
    - Residential Tower<sup>1</sup>:
      - 508 Units
      - 417,000 SF
      - Estimated Initial Occupancy: Q2 2024
  - Shady Grove Bio & Tech Campus
    - 1,200,000+ SF of Life Sciences space
- Reston Next Phase 2
    - Office: 800,000 SF
    - Residential: 1,200,000 SF/1,200 Units
    - Retail: 54,000 SF
    - Total Phase 2: 2,054,000 SF
  - Lot K (Mt. Vernon)



# Los Angeles Development

- Santa Monica Business Park<sup>1</sup>
  - 1.2M SF
  - Occupancy: 97.2%
  - 47 acres in the heart of Santa Monica – existing assets one to three story – mostly surfaced parked
- Beach Cities<sup>1</sup>
  - 300K SF
  - Two buildings on a 6.5 acre site





# Value Creation From Development

## 601 Massachusetts Avenue

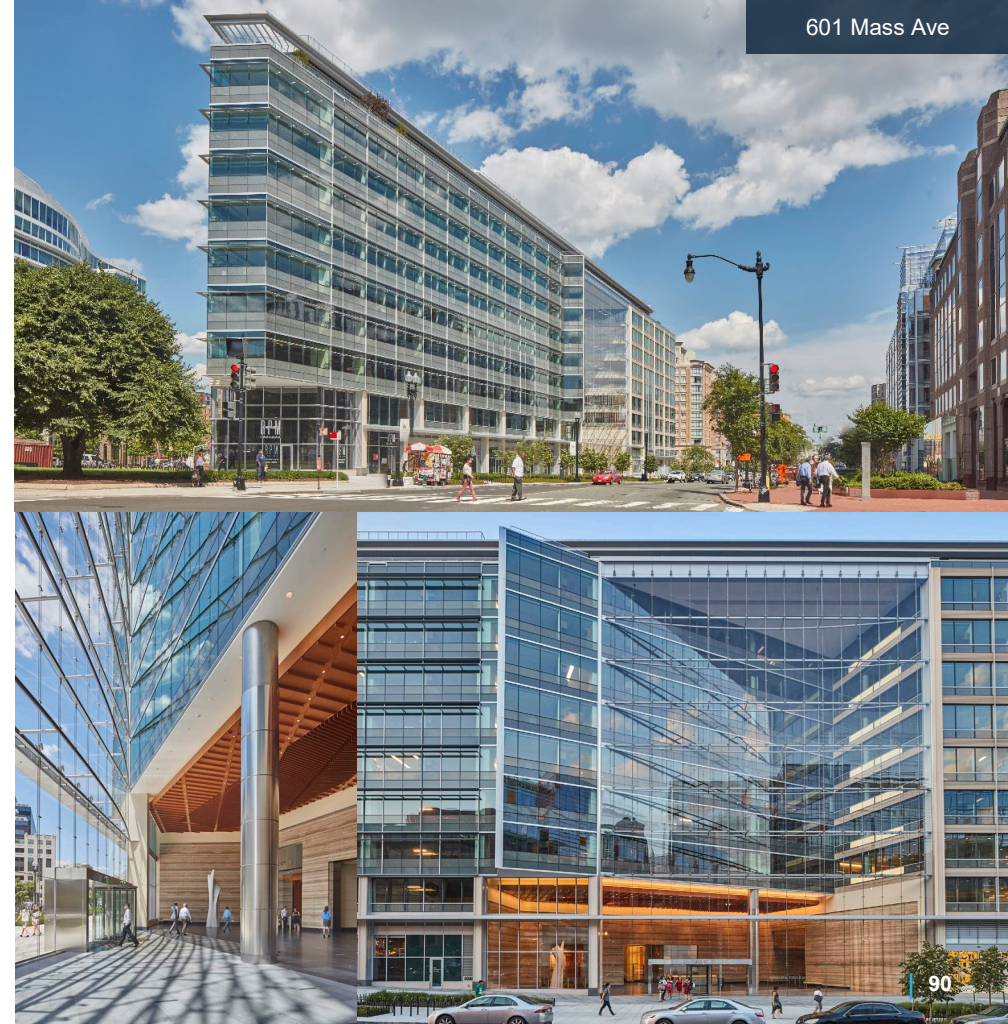
- Start Date: May 2013
- Completion Date: September 2015
- Date Sold: August 2022
- Cash Yield In-Service: 7.85% (stabilized)
- Cash Yield Upon Disposition: 5.1%

Gross Sales Price: \$531.0M

Cost Basis (Total Development Costs): \$306.6M

**Value Created: \$224.4M**

**Unleveraged IRR: 9.5%**





# THE **bxp** OPPORTUNITY

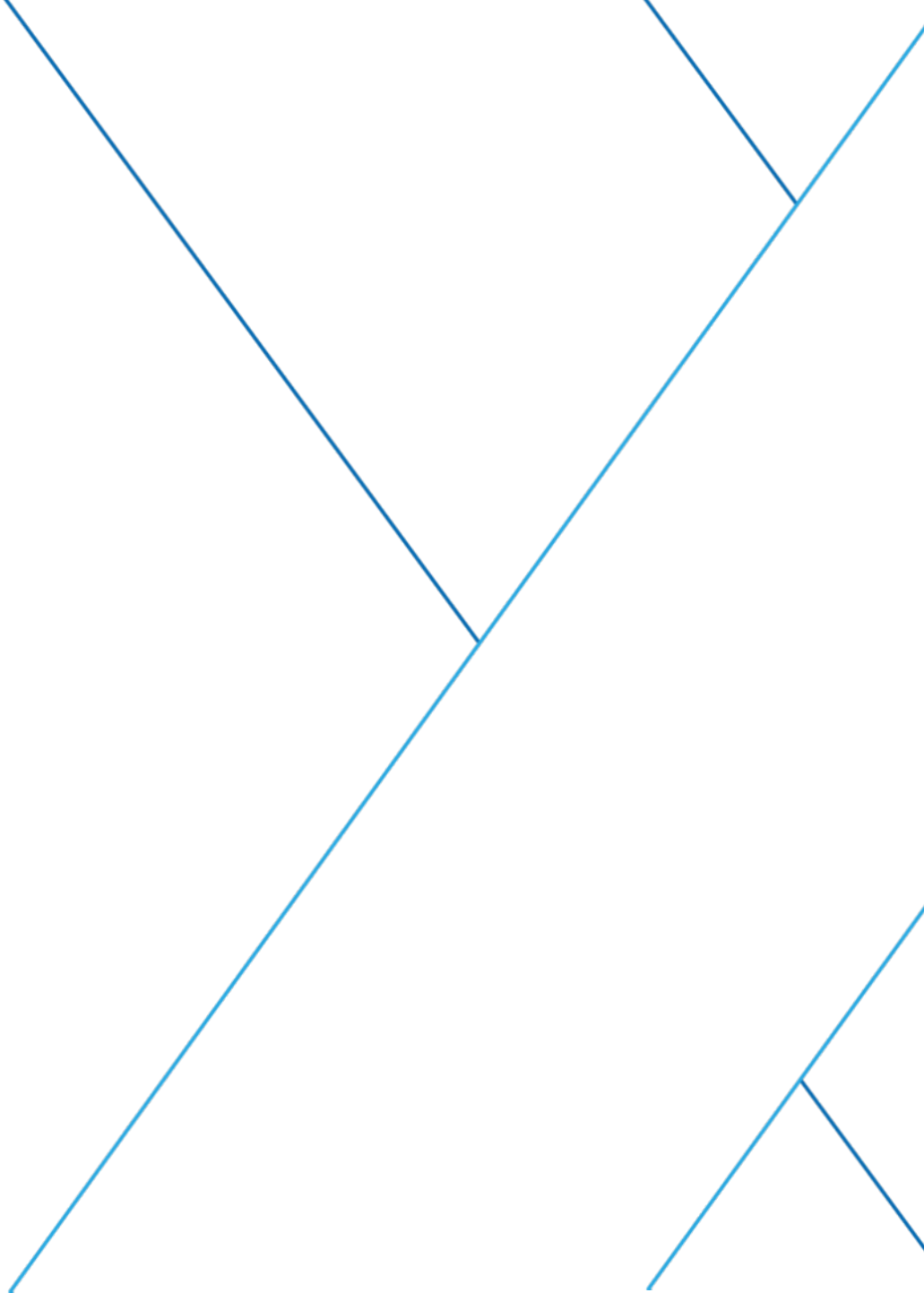
Iconic Portfolio

Portfolio is positioned for less vibrant markets

We can develop even in softer markets

Creating is at the foundation of our activities

# Appendix



## FORWARD-LOOKING STATEMENTS

Certain comments and presentations at this conference contain forward-looking statements within the meaning of the federal securities laws, Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. We intend these forward-looking statements to be covered by the safe harbor provisions for forward-looking statements contained in the Private Securities Litigation Reform Act of 1995 and are including this statement for purposes of complying with those safe harbor provisions, in each case, to the extent applicable. We caution investors that forward-looking statements are based on current beliefs, expectations of future events and assumptions made by, and information currently available to, our management. When used, the words “anticipate,” “believe,” “budget,” “could,” “estimate,” “expect,” “intend,” “may,” “might,” “plan,” “project,” “should,” “will” and similar expressions that do not relate solely to historical matters are intended to identify forward-looking statements. These statements are subject to risks, uncertainties and assumptions and are not guarantees of future performance or occurrences, which may be affected by known and unknown risks, trends, uncertainties and factors that are, in some cases, beyond our control. Should one or more of these known or unknown risks or uncertainties materialize, or should underlying assumptions prove incorrect, actual results may vary materially from those expressed or implied by the forward-looking statements. We caution you that, while forward-looking statements reflect our good-faith beliefs when we make them, they are not guarantees of future performance or occurrences and are impacted by actual events when they occur after we make such statements. Accordingly, investors should use caution in relying on forward-looking statements, which are based on results and trends at the time they are made, to anticipate future results or trends.

The most significant factors that may cause actual results to differ materially from those expressed or implied by the forward-looking statements include the impact on global and U.S. economic conditions due to the ongoing COVID-19 pandemic, the ongoing war in Ukraine, continuing inflation, increasing interest rates, and supply-chain disruptions, as well as the risks described (i) the Company's Annual Report on Form 10-K for the fiscal year ended December 31, 2021 including those described under the caption “Risk Factors,” (ii) our Quarterly Report on Form 10-Q for the fiscal quarter ended June 30, 2022 including those described under the caption “Risk Factors” and (iii) our subsequent filings under the Exchange Act.

Some of the risks and uncertainties that may cause our actual results, performance or achievements to differ materially from those expressed or implied by forward-looking statements include, among others, the following:

- the risks and uncertainties related to the impact of (1) the COVID-19 global pandemic, including the emergence of additional variants, the effectiveness, availability and distribution of vaccines, including their efficacy against new variant strains and the willingness of individuals to be vaccinated, (2) the impact of geopolitical conflicts, including the war in Ukraine, and (3) the severity and duration of the indirect economic impacts of the foregoing, such as recession, supply chain disruptions, labor market disruptions, rising inflation, increasing interest rates, dislocation and volatility in capital markets, job losses, potential longer-term changes in consumer and client behavior, as well as possible future governmental responses;
- volatile or adverse global economic and geopolitical conditions, health crises and dislocations in the credit markets could adversely affect our access to cost-effective capital and have a resulting material adverse effect on our business opportunities, results of operations and financial condition;
- risks associated with downturns in the national and local economies, increasing interest rates, and volatility in the securities markets;
- general risks affecting the real estate industry (including, without limitation, the inability to enter into or renew leases, client space utilization, dependence on clients' financial condition, and competition from other developers, owners and operators of real estate);
- failure to manage effectively our growth and expansion into new markets and sub-markets or to integrate acquisitions and developments successfully;
- the ability of our joint venture partners to satisfy their obligations;



## FORWARD-LOOKING STATEMENTS (continued)

- risks and uncertainties affecting property development and construction (including, without limitation, rising inflation, supply chain disruptions, labor shortages, construction delays, increased construction costs, cost overruns, inability to obtain necessary permits, client accounting considerations that may result in negotiated lease provisions that limit a client's liability during construction, and public opposition to such activities);
- risks associated with the availability and terms of financing and the use of debt to fund acquisitions and developments or refinance existing indebtedness, including the impact of higher interest rates on the cost and/or availability of financing;
- risks associated with forward interest rate contracts and the effectiveness of such arrangements;
- risks associated with actual or threatened terrorist attacks;
- costs of compliance with the Americans with Disabilities Act and other similar laws;
- potential liability for uninsured losses and environmental contamination;
- risks associated with the physical effects of climate change;
- risks associated with security breaches through cyber attacks, cyber intrusions or otherwise, as well as other significant disruptions of our information technology (IT) networks and related systems, which support our operations and our buildings;
- risks associated with BXP's potential failure to qualify as a REIT under the Internal Revenue Code of 1986, as amended;
- possible adverse changes in tax and environmental laws;
- the impact of newly adopted accounting principles on our accounting policies and on period-to-period comparisons of financial results;
- risks associated with possible state and local tax audits; and
- risks associated with our dependence on key personnel whose continued service is not guaranteed.

The risks set forth above are not exhaustive. Other statements or presentations made during this conference may include additional factors that could adversely affect our business and financial performance. Moreover, we operate in a very competitive and rapidly changing environment, particularly in light of the circumstances relating to COVID-19 and the war in Ukraine. New risk factors emerge from time to time and it is not possible for management to predict all risk factors, nor can we assess the impact of all risk factors on our business or the extent to which any factor, or combination of factors, may cause actual results to differ materially from those contained in any forward-looking statements. Given these risks and uncertainties, investors should not place undue reliance on forward-looking statements as a prediction of actual results. Investors should also refer to our most recent Annual Report on Form 10-K and Quarterly Reports on Form 10-Q for future periods and Current Reports on Form 8-K as we file them with the SEC, and to other materials we may furnish to the public from time to time through Current Reports on Form 8-K or otherwise, for a discussion of risks and uncertainties that may cause actual results, performance or achievements to differ materially from those expressed or implied by forward-looking statements. We expressly disclaim any responsibility to update any forward-looking statements to reflect changes in underlying assumptions or factors, new information, future events, or otherwise, and you should not rely upon these forward-looking statements after the date of this conference.

## DEFINITIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER TERMS

This Appendix contains definitions of certain non-GAAP financial measures and other terms that the Company may use in statements or presentations during this conference and, where applicable, quantitative reconciliations of the differences between the non-GAAP financial measures and the most directly comparable GAAP financial measures, the reasons why management believes these non-GAAP financial measures provide useful information to investors about the Company's financial condition and results of operations and the other purposes for which management uses the measures. Additional detail can be found in the Company's most recent annual report on Form 10-K and quarterly reports on Form 10-Q, as well as other documents the Company files or furnishes to the SEC from time to time.

The Company presents "**BXP's Share**" of certain of these measures, which are non-GAAP financial measures that are calculated as the consolidated amount calculated in accordance with GAAP, plus the Company's share of the amount from the Company's unconsolidated joint ventures (calculated based upon the Company's percentage ownership interest and, in some cases, after priority allocations), minus the Company's partners' share of the amount from the Company's consolidated joint ventures (calculated based upon the partners' percentage ownership interests and, in some cases, after priority allocations, income allocation to private REIT shareholders and their share of fees due to the Company). Management believes that presenting "BXP's Share" of these measures provides useful information to investors regarding the Company's financial condition and/or results of operations because the Company has several significant joint ventures and in some cases, the Company exercises significant influence over, but does not control, the joint venture, in which case GAAP requires that the Company account for the joint venture entity using the equity method of accounting and the Company does not consolidate it for financial reporting purposes. In other cases, GAAP requires that the Company consolidate the venture even though the Company's partner(s) owns a significant percentage interest. As a result, management believes that presenting BXP Share of various financial measures in this manner can help investors better understand the Company's financial condition and/or results of operations after taking into account its true economic interest in these joint ventures. The Company cautions investors that the ownership percentages used in calculating "BXP's Share" of these measures may not completely and accurately depict all of the legal and economic implications of holding an interest in a consolidated or unconsolidated joint venture. For example, in addition to partners' interests in profits and capital, venture agreements vary in the allocation of rights regarding decision making (both routine and major decisions), distributions, transferability of interests, financing and guarantees, liquidations and other matters. As a result, presentations of "BXP's Share" of a financial measure should not be considered a substitute for, and should only be considered together with and as a supplement to, the Company's financial information presented in accordance with GAAP.

In addition, the Company presents certain of these measures on a "**Annualized**" basis, which means the measure for the applicable quarter is multiplied by four (4). Management believes that presenting "Annualized" measures allows investors to compare results of a particular quarter to the same measure for full years and thereby more easily assess trend data. However, the Company cautions investors that "Annualized" measures should not be considered a substitute for the measure calculated in accordance with GAAP and should only be considered together with and as a supplement to the Company's financial information prepared in accordance with GAAP.

## DEFINITIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER TERMS (continued)

### EBITDAre

Pursuant to the definition of Earnings Before Interest, Taxes, Depreciation and Amortization for Real Estate adopted by the Board of Governors of the National Association of Real Estate Investment Trusts (“Nareit”), the Company calculates Earnings Before Interest, Taxes, Depreciation and Amortization for Real Estate, or “EBITDAre,” as net income (loss) attributable to Boston Properties, Inc. common shareholders, the most directly comparable GAAP financial measure, plus preferred dividends, preferred stock redemption charge, net income attributable to noncontrolling interests, interest expense, losses (gains) from early extinguishments of debt, losses from interest rate contracts, depreciation and amortization expense, impairment loss and adjustments to reflect the Company's share of EBITDAre from unconsolidated joint ventures, less gains (losses) on sales of real estate and gain on sale of investment in unconsolidated joint venture. EBITDAre is a non-GAAP financial measure. The Company uses EBITDAre internally as a performance measure and believes EBITDAre provides useful information to investors regarding its financial condition and results of operations at the corporate level because, when compared across periods, EBITDAre reflects the impact on operations from trends in occupancy rates, rental rates, operating costs, general and administrative expenses and acquisition and development activities on an unleveraged basis, providing perspective not immediately apparent from net (loss) income attributable to Boston Properties, Inc. common shareholders.

In some cases the Company also presents (A) **BXP's Share of EBITDAre – cash**, which is BXP's Share of EBITDAre after eliminating the effects of straight-line rent (excluding the impact related to deferred revenue related to improvements to long-lived assets paid for by a client), fair value lease revenue, non-cash termination income adjustment (fair value lease amounts) and non-cash gains (losses) from early extinguishment of debt and adding straight-line ground rent expense (excluding prepaid ground rent expense), stock-based compensation expense and lease transaction costs that qualify as rent inducements, and (B) **Annualized EBITDAre**, which is EBITDAre for the applicable fiscal quarter ended multiplied by four (4). Presenting BXP's Share of EBITDAre – cash allows investors to compare EBITDAre across periods without taking into account the effect of certain non-cash rental revenues, ground rent expense and stock based compensation expense. Similar to depreciation and amortization, because of historical cost accounting, fair value lease revenue may distort operating performance measures at the property level. Additionally, presenting EBITDAre excluding the impact of straight-line rent provides investors with an alternative view of operating performance at the property level that more closely reflects rental revenue generated at the property level without regard to future contractual increases in rental rates. In addition, the Company's management believes that the presentation of Annualized EBITDAre provides useful information to investors regarding the Company's results of operations because it enables investors to more easily compare quarterly EBITDAre to EBITDAre from full fiscal years.

The Company's computation of EBITDAre may not be comparable to EBITDAre reported by other REITs or real estate companies that do not define the term in accordance with the current Nareit definition or that interpret the current Nareit definition differently. The Company believes that in order to facilitate a clear understanding of its operating results, EBITDAre should be examined in conjunction with net income attributable to Boston Properties, Inc. common shareholders as presented in the Company's consolidated financial statements. EBITDAre should not be considered a substitute to net income attributable to Boston Properties, Inc. common shareholders in accordance with GAAP or any other GAAP financial measures and should only be considered together with and as a supplement to the Company's financial information prepared in accordance with GAAP.



## DEFINITIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER TERMS (continued)

### **Funds Available for Distribution (FAD) and FAD Payout Ratio**

In addition to Funds from Operations (FFO), which is defined on the following page, the Company presents Funds Available for Distribution to common shareholders and common unitholders (FAD), which is a non-GAAP financial measure that is calculated by (1) adding to FFO lease transaction costs that qualify as rent inducements, non-real estate depreciation, non-cash losses (gains) from early extinguishments of debt, preferred stock redemption charge, stock-based compensation expense, partners' share of consolidated and unconsolidated joint venture 2nd generation tenant improvement and leasing commissions (included in the period in which the lease commences) and unearned portion of capitalized fees, (2) eliminating the effects of straight-line rent, straight-line ground rent expense adjustment (excluding prepaid ground rent expense), fair value interest adjustment and hedge amortization and fair value lease revenue, and (3) subtracting maintenance capital expenditures, hotel improvements, equipment upgrades and replacements, 2nd generation tenant improvement and leasing commissions (included in the period in which the lease commences), non-cash termination income adjustment (fair value lease amounts) and impairments of non-depreciable real estate. The Company believes that the presentation of FAD provides useful information to investors regarding the Company's results of operations because FAD provides supplemental information regarding the Company's operating performance that would not otherwise be available and may be useful to investors in assessing the Company's operating performance. Additionally, although the Company does not consider FAD to be a liquidity measure, as it does not make adjustments to reflect changes in working capital or the actual timing of the payment of income or expense items that are accrued in the period, the Company believes that FAD may provide investors with useful supplemental information regarding the Company's ability to generate cash from its operating performance and the impact of the Company's operating performance on its ability to make distributions to its shareholders. Furthermore, the Company believes that FAD is frequently used by analysts, investors and other interested parties in the evaluation of its performance as a REIT and, as a result, by presenting FAD the Company is assisting these parties in their evaluation. FAD should not be considered as a substitute for net income (loss) attributable to Boston Properties, Inc.'s common shareholders determined in accordance with GAAP or any other GAAP financial measures and should only be considered together with and as a supplement to the Company's financial information prepared in accordance with GAAP.

**FAD Payout Ratio** is defined as distributions to common shareholders and unitholders (excluding any special distributions) divided by FAD.

**FAD Per Share - Diluted** is defined as FAD divided by the number of weighted average shares outstanding - diluted.

## DEFINITIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER TERMS (continued)

### Funds from Operations (FFO)

Pursuant to the revised definition of Funds from Operations adopted by the Board of Governors of Nareit, the Company calculates Funds from Operations, or “FFO,” by adjusting net income (loss) attributable to Boston Properties, Inc. common shareholders (computed in accordance with GAAP) for gains (or losses) from sales of properties, impairment losses on depreciable real estate consolidated on the Company’s balance sheet, impairment losses on its investments in unconsolidated joint ventures driven by a measurable decrease in the fair value of depreciable real estate held by the unconsolidated joint ventures, gain on sale of investment included within (income) loss from unconsolidated joint ventures and real estate-related depreciation and amortization. FFO is a non-GAAP financial measure, but the Company believes the presentation of FFO, combined with the presentation of required GAAP financial measures, has improved the understanding of operating results of REITs among the investing public and has helped make comparisons of REIT operating results more meaningful. Management generally considers FFO and FFO per share to be useful measures for understanding and comparing the Company’s operating results because, by excluding gains and losses related to sales of previously depreciated operating real estate assets, impairment losses and real estate asset depreciation and amortization (which can differ across owners of similar assets in similar condition based on historical cost accounting and useful life estimates), FFO and FFO per share can help investors compare the operating performance of a company’s real estate across reporting periods and to the operating performance of other companies.

The Company’s computation of FFO may not be comparable to FFO reported by other REITs or real estate companies that do not define the term in accordance with the current Nareit definition or that interpret the current Nareit definition differently. In order to facilitate a clear understanding of the Company’s operating results, FFO should be examined in conjunction with net income attributable to Boston Properties, Inc. common shareholders as presented in the Company’s consolidated financial statements. FFO should not be considered as a substitute for net income attributable to Boston Properties, Inc. common shareholders (determined in accordance with GAAP) or any other GAAP financial measures and should only be considered together with and as a supplement to the Company’s financial information prepared in accordance with GAAP.

### In-Service Properties

The Company treats a property as being “in-service” upon the earlier of (1) lease-up and completion of tenant improvements or (2) one year after cessation of major construction activity as determined under GAAP. The determination as to when an entire property should be treated as “in-service” involves a degree of judgment and is made by management based on the relevant facts and circumstances of the particular property. For portfolio operating and occupancy statistics, the Company specifies a single date for treating a property as “in-service,” which is generally later than the date the property is partially placed in-service under GAAP. Under GAAP, a property may be placed in-service in stages as construction is completed and the property is held available for occupancy. In addition, under GAAP, when a portion of a property has been substantially completed and either occupied or held available for occupancy, the Company ceases capitalizing costs on that portion, even though it may not treat the property as being “in-service,” and continues to capitalize only those costs associated with the portion still under construction. In-service properties include properties held by the Company’s unconsolidated joint ventures.

### Net Debt

Net Debt is equal to (A) the Company’s consolidated debt plus special dividends payable (if any) less (B) cash and cash equivalents and cash held in escrow for potential Section 1031 like kind exchange(s). The Company believes that the presentation of Net Debt provides useful information to investors because the Company reviews Net Debt as part of the management of its overall financial flexibility, capital structure and leverage. In particular, Net Debt is an important component of the Company’s ratio of **BCP’s Share of Net Debt to BCP’s Share of EBITDA**. BCP’s Share of Net Debt is calculated in a similar manner to Net Debt, except that BCP’s Share of Debt and BCP’s Share of cash are utilized instead of the Company’s consolidated debt and cash in the calculation. The Company believes BCP’s Share of Net Debt to BCP’s Share of EBITDA is useful to investors because it provides an alternative measure of the Company’s financial flexibility, capital structure and leverage based on its percentage ownership interest in all of its assets. Furthermore, certain debt rating agencies, creditors and credit analysts monitor the Company’s Net Debt as part of their assessments of its business. The Company may utilize a considerable portion of its cash and cash equivalents at any given time for purposes other than debt reduction. In addition, cash and cash equivalents and cash held in escrow for potential Section 1031 like kind exchange(s) may not be solely controlled by the Company. The deduction of these items from consolidated debt in the calculation of Net Debt therefore should not be understood to mean that these items are available exclusively for debt reduction at any given time.

## DEFINITIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER TERMS (continued)

### Net Operating Income (NOI)

Net operating income (NOI) is a non-GAAP financial measure equal to net income attributable to Boston Properties, Inc. common shareholders, the most directly comparable GAAP financial measure, plus (1) preferred stock redemption charge, preferred dividends, net income attributable to noncontrolling interests, corporate general and administrative expense, payroll and related costs from management services contracts, transaction costs, impairment losses, depreciation and amortization expense, gains (losses) from early extinguishments of debt, losses from interest rate contracts and interest expense, less (2) development and management services revenue, direct reimbursements of payroll and related costs from management services contracts, income (loss) from unconsolidated joint ventures, gains (losses) on sales of real estate, gains (losses) on sale of investment in unconsolidated joint venture, gains (losses) from investments in securities, interest and other income (loss) and other income - assignment fee. In some cases, the Company also presents (1) **NOI – cash**, which is NOI after eliminating the effects of straight-line rent (excluding the impact related to deferred revenue related to improvements to long-lived assets paid for by a client), fair value lease revenue, straight-line ground rent expense adjustment (excluding prepaid ground rent expense) and lease transaction costs that qualify as rent inducements in accordance with GAAP, and (2) **NOI and NOI – cash, in each case excluding termination income**.

The Company uses these measures internally as performance measures and believes they provide useful information to investors regarding the Company's results of operations and financial condition because, when compared across periods, they reflect the impact on operations from trends in occupancy rates, rental rates, operating costs and acquisition and development activity on an unleveraged basis, providing perspective not immediately apparent from net income. For example, interest expense is not necessarily linked to the operating performance of a real estate asset and is often incurred at the corporate level as opposed to the property level. Similarly, interest expense may be incurred at the property level even though the financing proceeds may be used at the corporate level (e.g., used for other investment activity). In addition, depreciation and amortization expense because of historical cost accounting and useful life estimates, may distort operating performance measures at the property level. Presenting NOI – cash allows investors to compare NOI performance across periods without taking into account the effect of certain non-cash rental revenues and ground rent expenses. Similar to depreciation and amortization expense, fair value lease revenues, because of historical cost accounting, may distort operating performance measures at the property level. Additionally, presenting NOI excluding the impact of the straight-lining of rent provides investors with an alternative view of operating performance at the property level that more closely reflects net cash generated at the property level on an unleveraged basis. Presenting NOI measures that exclude termination income provides investors with additional information regarding operating performance at a property level that allows them to compare operating performance between periods without taking into account termination income, which can distort the results for any given period because they generally represent multiple months or years of a client's rental obligations that are paid in a lump sum in connection with a negotiated early termination of the client's lease and are not reflective of the core ongoing operating performance of the Company's properties.

### Rental Obligations

Rental Obligations is defined as the contractual base rents (but excluding percentage rent) and budgeted reimbursements from clients under existing leases. These amounts exclude rent abatements.

### Rental Revenue

Rental Revenue is equal to Total revenue, the most directly comparable GAAP financial measure, less development and management services revenue and direct reimbursements of payroll and related costs from management services contracts. The Company uses Rental Revenue internally as a performance measure and in calculating other non-GAAP financial measures (e.g., NOI), which provides investors with information regarding our performance that is not immediately apparent from the comparable non-GAAP measures and allows investors to compare operating performance between periods. The Company also presents **Rental Revenue (excluding termination income)** because termination income can distort the results for any given period because it generally represents multiple months or years of a client's rental obligations that are paid in a lump sum in connection with a negotiated early termination of the client's lease and does not reflect the core ongoing operating performance of the Company's properties.



## DEFINITIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER TERMS (continued)

### **Same Properties**

In the Company's analysis of NOI, particularly to make comparisons of NOI between periods meaningful, it is important to provide information for properties that were in-service and owned by the Company throughout each period presented. The Company refers to properties acquired or placed in-service prior to the beginning of the earliest period presented and owned by the Company through the end of the latest period presented as "Same Properties." "Same Properties" therefore exclude properties placed in-service, acquired, repositioned or in development or redevelopment after the beginning of the earliest period presented or disposed of prior to the end of the latest period presented. Accordingly, it takes at least one year and one quarter after a property is acquired or treated as "in-service" for that property to be included in "Same Properties."

## RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER FINANCIAL INFORMATION (UNAUDITED)

### Projected FFO

BXP's guidance for the third quarter and full year 2022 for diluted earnings per common share attributable to Boston Properties, Inc. (EPS) and diluted funds from operations (FFO) per common share attributable to Boston Properties, Inc. is set forth and reconciled below. Except as described below, the estimates reflect management's view of current and future market conditions, including assumptions with respect to rental rates, occupancy levels, the timing of the lease-up of available space and the earnings impact of the events referenced in the Company's earnings release issued on July 26, 2022 and those referenced during the Company's conference call on July 27, 2022. Except as otherwise publicly disclosed, the estimates do not include the impacts of any potential (1) capital markets activity, (2) future write-offs or reinstatements of accounts receivable and accrued rent balances, or (3) future impairment charges. EPS estimates may be subject to fluctuations as a result of several factors, including changes in the recognition of depreciation and amortization expense, impairment losses on depreciable real estate and any gains or losses associated with disposition activity. BXP is not able to assess at this time the potential impact of these factors on projected EPS. By definition, FFO does not include real estate-related depreciation and amortization, impairment losses on depreciable real estate, or gains or losses associated with disposition activities. There can be no assurance that BXP's actual results will not differ materially from the estimates set forth below.

	Third Quarter 2022		Full Year 2022	
	Low	High	Low	High
Projected EPS (diluted)	\$ 0.74	\$ 0.76	\$ 5.40	\$ 5.45
Add:				
Projected Company's share of real estate depreciation and amortization	1.12	1.12	4.37	4.37
Projected Company's share of (gains) losses on sales of real estate	—	—	(2.29)	(2.29)
Projected FFO per share (diluted)	<u>\$ 1.86</u>	<u>\$ 1.88</u>	<u>\$ 7.48</u>	<u>\$ 7.53</u>

Projected Growth in FFO Per Share (Diluted)	Actual 2021	Midpoint of Projected 2022	Percentage Increase/ (Decrease)
Actual/Projected EPS (diluted)	\$ 3.17	\$ 5.43	71.3 %
Add:			
Projected Company's share of real estate depreciation and amortization	4.16	4.37	
Projected Company's share of (gains) losses on sales of real estate	(0.77)	(2.29)	
Actual/Projected FFO per share (diluted)	<u>6.56</u>	<u>7.51</u>	14.5 %

## RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER FINANCIAL INFORMATION (UNAUDITED)

### EBITDAre

(dollars in thousands)

	Three Months Ended					
	June 30, 2022	March 31, 2022	December 31, 2021	September 30, 2021	June 30, 2021	March 31, 2021
Net income attributable to Boston Properties, Inc. common shareholders	\$ 222,989	\$ 143,047	\$ 184,537	\$ 108,297	\$ 111,703	\$ 91,624
Add:						
Preferred stock redemption charge	—	—	—	—	—	6,412
Preferred dividends	—	—	—	—	—	2,560
Net income attributable to noncontrolling interests	44,254	33,910	38,748	30,953	29,547	27,551
Losses from interest rate contracts	—	—	—	—	—	—
Losses (gains) from early extinguishments of debt	—	—	44,284	—	—	898
Interest expense	104,142	101,228	103,331	105,794	106,319	107,902
Depreciation and amortization expense	183,146	177,624	177,521	179,412	183,838	176,565
Impairment losses	—	—	—	—	—	—
Less:						
Gains (losses) on sales of real estate	96,247	22,701	115,556	348	7,756	—
Income (loss) from unconsolidated JVs	(54)	2,189	(825)	(5,597)	(1,373)	5,225
Add:						
BXP's share of EBITDAre from unconsolidated JVs	35,401 <sup>1</sup>	37,744	32,724	24,121	25,375	24,737
EBITDAre	493,739	468,663	466,414	453,826	450,399	433,024
Less:						
Partners' share of EBITDAre from consolidated JVs	47,810 <sup>2</sup>	46,946	47,673	47,740	46,222	44,344
BXP's Share of EBITDAre (A)	\$ 445,929	\$ 421,717	\$ 418,741	\$ 406,086	\$ 404,177	\$ 388,680
BXP's Share of Annualized EBITDAre (Ax4)	\$ 1,783,716	\$ 1,686,868	\$ 1,674,964	\$ 1,624,344	\$ 1,616,708	\$ 1,554,720
BXP's Share of EBITDAre	\$ 445,929	\$ 421,717	\$ 418,741	\$ 406,086	\$ 404,177	\$ 388,680
Add:						
Lease transaction costs that qualify as rent inducements <sup>3</sup>	4,452	(4,583)	3,731	4,090	826	1,859
BXP's share of lease transaction costs that qualify as rent inducements from unconsolidated JVs <sup>3</sup>	87 <sup>1</sup>	371	569	367	(631)	1,418
Straight-line ground rent expense adjustment	746	744	732	788	464	932
BXP's share of straight-line ground rent expense adjustment from unconsolidated JVs	145 <sup>1</sup>	145	145	208	234	234
Preferred stock redemption charge	—	—	—	—	—	6,412
Stock-based compensation expense	14,630	20,914	7,466	8,440	13,993	19,806
Less:						
Non-cash termination income adjustment (fair value lease amounts)	—	—	—	—	—	—
Partners' share of lease transaction costs that qualify as rent inducements from consolidated JVs <sup>3</sup>	— <sup>2</sup>	(2,443)	892	1,078	327	251
Non-cash losses (gains) from early extinguishment of debt	—	—	1,433	—	—	(898)
Straight-line rent and fair value lease revenue	23,520	23,841	32,031	38,083	31,998	8,383
BXP's share of straight-line rent and fair value lease revenue from unconsolidated JVs	9,517 <sup>1</sup>	14,472	3,492	3,239	2,834	1,084
Add:						
Partners' share of straight-line rent and fair value of lease revenue from consolidated JVs	225 <sup>2</sup>	1,025	3,336	3,718	2,784	(5,340)
Partner's share of non-cash termination income adjustment (fair value lease amounts) from consolidated JVs	— <sup>2</sup>	—	—	—	—	—
BXP's Share of EBITDAre—cash	\$ 433,177	\$ 404,463	\$ 396,872	\$ 381,297	\$ 386,688	\$ 405,181

## RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER FINANCIAL INFORMATION (UNAUDITED)

### EBITDAre (continued)

(dollars in thousands)

	Three Months Ended							
	December 31, 2020	September 30, 2020	June 30, 2020	March 31, 2020	December 31, 2019	September 30, 2019	June 30, 2019	March 31, 2019
Net income attributable to Boston Properties, Inc. common shareholders	\$ 7,310	\$ 89,854	\$ 266,525	\$ 497,496	\$ 140,824	\$ 107,771	\$ 164,318	\$ 98,105
Add:								
Preferred stock redemption charge	—	—	—	—	—	—	—	—
Preferred dividends	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625
Net income attributable to noncontrolling interests	14,970	25,581	29,430	77,025	32,560	30,974	36,518	30,429
Losses from interest rate contracts	—	—	—	—	—	—	—	—
Losses (gains) from early extinguishments of debt	—	—	—	—	1,530	28,010	—	—
Interest expense	111,991	110,993	107,142	101,591	102,880	106,471	102,357	101,009
Depreciation and amortization expense	168,013	166,456	178,188	171,094	169,897	165,862	177,411	164,594
Impairment losses	—	—	—	—	—	—	—	24,038
Less:								
Gains (losses) on sales of real estate	5,259	(209)	203,767	410,165	(57)	(15)	1,686	(905)
Income (loss) from unconsolidated JVs	(79,700)	(6,873)	1,832	(369)	(936)	(649)	47,964	213
Add:								
BXP's share of EBITDAre from unconsolidated JVs	13,900	24,851	27,807	28,886	24,328	23,378	25,012	25,671
EBITDAre	393,250	427,442	406,118	468,921	475,637	465,755	458,591	447,163
Less:								
Partners' share of EBITDAre from consolidated JVs	40,591	42,154	32,451	47,889	45,356	46,592	45,975	47,482
<b>BXP's Share of EBITDAre (A)</b>	<b>\$ 352,659</b>	<b>\$ 385,288</b>	<b>\$ 373,667</b>	<b>\$ 421,032</b>	<b>\$ 430,281</b>	<b>\$ 419,163</b>	<b>\$ 412,616</b>	<b>\$ 399,681</b>
<b>BXP's Share of Annualized EBITDAre (Ax4)</b>	<b>\$ 1,410,636</b>	<b>\$ 1,541,152</b>	<b>\$ 1,494,668</b>	<b>\$ 1,684,128</b>	<b>\$ 1,721,124</b>	<b>\$ 1,676,652</b>	<b>\$ 1,650,464</b>	<b>\$ 1,598,724</b>
 BXP's Share of EBITDAre	 \$ 352,659	 \$ 385,288	 \$ 373,667	 \$ 421,032	 \$ 430,281	 \$ 419,163	 \$ 412,616	 \$ 399,681
Add:								
Lease transaction costs that qualify as rent inducements <sup>3</sup>	1,333	3,966	1,616	2,399	2,170	2,140	1,438	879
BXP's share of lease transaction costs that qualify as rent inducements from unconsolidated JVs <sup>3</sup>	1,259	(128)	(187)	1,850	7,401	182	149	173
Straight-line ground rent expense adjustment	943	897	951	976	1,016	1,019	1,019	975
BXP's share of straight-line ground rent expense adjustment from unconsolidated JVs	273	43	41	41	40	—	—	—
Preferred stock redemption charge	—	—	—	—	—	—	—	—
Stock-based compensation expense	7,990	8,253	10,374	17,525	7,705	7,809	10,394	15,050
Less:								
Non-cash termination income adjustment (fair value lease amounts)	(19)	1,381	—	—	—	—	—	—
Partners' share of lease transaction costs that qualify as rent inducements from consolidated JVs <sup>3</sup>	12	873	120	226	168	281	—	—
Non-cash losses (gains) from early extinguishment of debt	—	—	—	—	—	—	—	—
Straight-line rent and fair value lease revenue	13,801	46,051	19,183	34,421	43,425	25,084 <sup>4</sup>	23,029	28,731
BXP's share of straight-line rent and fair value lease revenue from unconsolidated JVs	(7,078)	2,565	4,816	5,629	7,438	3,235	4,457	3,986
Add:								
Partners' share of straight-line rent and fair value of lease revenue from consolidated JVs	5,590	7,159	(1,296)	5,599	4,064	3,600 <sup>4</sup>	3,709	4,165
Partner's share of non-cash termination income adjustment (fair value lease amounts) from consolidated JVs	(8)	553	—	—	—	—	—	—
<b>BXP's Share of EBITDAre—cash</b>	<b>\$ 363,323</b>	<b>\$ 355,161</b>	<b>\$ 361,047</b>	<b>\$ 409,146</b>	<b>\$ 401,646</b>	<b>\$ 405,313</b>	<b>\$ 401,839</b>	<b>\$ 388,206</b>



## RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER FINANCIAL INFORMATION (UNAUDITED)

### EBITDAre (continued)

(dollars in thousands)

	Three Months Ended			
	December 31, 2018	September 30, 2018	June 30, 2018	March 31, 2018
Net income attributable to Boston Properties, Inc. common shareholders	\$ 148,529	\$ 119,118	\$ 128,681	\$ 176,021
Add:				
Preferred stock redemption charge	—	—	—	—
Preferred dividends	2,625	2,625	2,625	2,625
Net income attributable to noncontrolling interests	34,087	28,702	29,259	37,666
Losses from interest rate contracts	—	—	—	—
Losses (gains) from early extinguishments of debt	16,490	—	—	—
Interest expense	100,378	95,366	92,204	90,220
Depreciation and amortization expense	165,439	157,996	156,417	165,797
Impairment losses	11,812	—	—	—
Less:				
Gains (losses) on sales of real estate	59,804	7,863	18,292	96,397
Income (loss) from unconsolidated JVs	5,305	(4,313)	769	461
Add:				
BXP's share of EBITDAre from unconsolidated JVs	25,388	23,067	16,591	16,294
EBITDAre	439,639	423,324	406,716	391,765
Less:				
Partners' share of EBITDAre from consolidated JVs	46,393	44,060	43,964	46,693
BXP's Share of EBITDAre (A)	\$ 393,246	\$ 379,264	\$ 362,752	\$ 345,072
BXP's Share of Annualized EBITDAre (Ax4)	\$ 1,572,984	\$ 1,517,056	\$ 1,451,008	\$ 1,380,288
BXP's Share of EBITDAre	\$ 393,246	\$ 379,264	\$ 362,752	\$ 345,072
Add:				
Lease transaction costs that qualify as rent inducements <sup>3</sup>	3,989	3,866	521	316
BXP's share of lease transaction costs that qualify as rent inducements from unconsolidated JVs <sup>3</sup>	379	87	65	70
Straight-line ground rent expense adjustment	1,055	1,062	1,003	852
BXP's share of straight-line ground rent expense adjustment from unconsolidated JVs	—	—	—	—
Preferred stock redemption charge	—	—	—	—
Stock-based compensation expense	8,417	8,457	8,471	14,772
Less:				
Non-cash termination income adjustment (fair value lease amounts)	—	—	—	—
Partners' share of lease transaction costs that qualify as rent inducements from consolidated JVs <sup>3</sup>	170	107	—	—
Non-cash losses (gains) from early extinguishment of debt	—	—	—	—
Straight-line rent and fair value lease revenue	7,906	5,205	26,064	32,691
BXP's share of straight-line rent and fair value lease revenue from unconsolidated JVs	4,708	3,901	2,779	2,059
Add:				
Partners' share of straight-line rent and fair value of lease revenue from consolidated JVs	2,008	(747)	4,642	7,799
Partner's share of non-cash termination income adjustment (fair value lease amounts) from consolidated JVs	—	—	—	—
BXP's Share of EBITDAre—cash	\$ 396,310	\$ 382,776	\$ 348,611	\$ 334,131

<sup>1</sup> For the three months ended June 30, 2022, see "Joint Ventures-Unconsolidated" in this Appendix.

<sup>2</sup> For the three months ended June 30, 2022, see "Joint Ventures-Consolidated" in this Appendix.

<sup>3</sup> Lease transaction costs are generally included in second generation tenant improvements and leasing commissions in the period in which the lease commences.

<sup>4</sup> Excludes the straight-line impact of approximately \$(36.9) million and \$(14.7) million for Straight-line rent and fair value lease revenue and Partners' share of straight-line rent and fair value of lease revenue from consolidated JVs, respectively, in connection with the deferred revenue received from a client. The client paid for improvements to a long-lived asset of the Company resulting in deferred revenue for the period until the asset was substantially complete, which occurred in the third quarter of 2019.

## RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER FINANCIAL INFORMATION (UNAUDITED)

### Net Debt to EBITDAre Ratios

(dollars in thousands)

	June 30, 2022	March 31, 2022	December 31, 2021	September 30, 2021	June 30, 2021	March 31, 2021
Consolidated debt	\$ 13,652,773	\$ 13,010,124	\$ 12,896,609	\$ 13,378,350	\$ 12,536,065	\$ 12,536,264
Add:						
Special dividend payable	—	—	—	—	—	—
Less:						
Cash and cash equivalents	456,491	436,271	452,692	1,002,728	557,307	697,369
Cash held in escrow for 1031 exchange	—	—	—	—	—	—
Net debt	13,196,282	12,573,853	12,443,917	12,375,622	11,978,758	11,838,895
Add:						
BXP's share of unconsolidated JV debt	1,446,617	1,425,290	1,383,887	1,289,582	1,190,473	1,165,872
Partners' share of cash and cash equivalents from consolidated JVs	126,387	113,172	127,413	123,115	143,868	124,957
Less:						
BXP's share of cash and cash equivalents from unconsolidated JVs	110,006	99,379	102,942	95,224	90,535	94,796
Partners' share of consolidated JV debt	1,357,399	1,356,905	1,356,579	1,190,479	1,191,879	1,193,260
BXP's Share of Net Debt (A)	<u>\$ 13,301,881</u>	<u>\$ 12,656,031</u>	<u>\$ 12,495,696</u>	<u>\$ 12,502,616</u>	<u>\$ 12,030,685</u>	<u>\$ 11,841,668</u>
BXP's Share of EBITDAre <sup>1</sup> (B)	<u>\$ 1,783,716</u>	<u>\$ 1,686,868</u>	<u>\$ 1,674,964</u>	<u>\$ 1,624,344</u>	<u>\$ 1,616,708</u>	<u>\$ 1,554,720</u>
BXP's Share of Net Debt to BXP's Share of EBITDAre (A ÷ B)	<u>7.5</u>	<u>7.5</u>	<u>7.5</u>	<u>7.7</u>	<u>7.4</u>	<u>7.6</u>

## RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER FINANCIAL INFORMATION (UNAUDITED)

### Net Debt to EBITDAre Ratios (continued)

(dollars in thousands)

	December 31, 2020	September 30, 2020	June 30, 2020	March 31, 2020	December 31, 2019	September 30, 2019	June 30, 2019	March 31, 2019
Consolidated debt	\$ 13,047,758	\$ 13,048,161	\$ 13,048,579	\$ 12,061,224	\$ 11,811,806	\$ 11,838,738	\$ 11,846,241	\$ 11,005,558
Add:								
Special dividend payable	—	—	—	—	—	—	—	—
Less:								
Cash and cash equivalents	1,668,742	1,714,783	1,691,047	660,733	644,950	751,210	1,087,001	360,091
Cash held in escrow for 1031 exchange	—	—	250,607	151,277	—	3,850	25,174	22,958
Net debt	11,379,016	11,333,378	11,106,925	11,249,214	11,166,856	11,083,678	10,734,066	10,622,509
Add:								
BXP's share of unconsolidated JV debt	1,153,628	1,114,031	1,067,400	1,027,547	980,110	924,366	865,894	919,217
Partners' share of cash and cash equivalents from consolidated JVs	146,234	116,295	129,709	115,520	120,791	122,317	106,050	104,068
Less:								
BXP's share of cash and cash equivalents from unconsolidated JVs	94,361	87,628	78,768	93,811	90,206	84,199	79,847	100,576
Partners' share of consolidated JV debt	1,194,619	1,195,957	1,197,276	1,198,575	1,199,854	1,201,113	1,202,353	1,203,572
BXP's Share of Net Debt (A)	\$ 11,389,898	\$ 11,280,119	\$ 11,027,990	\$ 11,099,895	\$ 10,977,697	\$ 10,845,049	\$ 10,423,810	\$ 10,341,646
BXP's Share of EBITDAre <sup>1</sup> (B)	\$ 1,410,636	\$ 1,541,152	\$ 1,494,668	\$ 1,684,128	\$ 1,721,124	\$ 1,676,652	\$ 1,650,464	\$ 1,598,724
BXP's Share of Net Debt to BXP's Share of EBITDAre (A ÷ B)	8.1	7.3	7.4	6.6	6.4	6.5	6.3	6.5

## RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER FINANCIAL INFORMATION (UNAUDITED)

### Net Debt to EBITDAre Ratios (continued)

(dollars in thousands)

	December 31, 2018	September 30, 2018	June 30, 2018	March 31, 2018
Consolidated debt	\$ 11,007,757	\$ 10,889,702	\$ 10,721,878	\$ 10,339,313
Add:				
Special dividend payable	—	—	—	—
Less:				
Cash and cash equivalents	543,359	322,502	472,555	294,571
Cash held in escrow for 1031 exchange	44,401	56,105	137,217	115,440
Net debt	10,419,997	10,511,095	10,112,106	9,929,302
Add:				
BXP's share of unconsolidated JV debt	890,574	869,194	648,935	622,207
Partners' share of cash and cash equivalents from consolidated JVs	124,202	107,241	112,619	107,306
Less:				
BXP's share of cash and cash equivalents from unconsolidated JVs	99,750	97,559	80,836	71,515
Partners' share of consolidated JV debt	1,204,774	1,205,958	1,207,123	1,208,154
BXP's Share of Net Debt <b>(A)</b>	<u>\$ 10,130,249</u>	<u>\$ 10,184,013</u>	<u>\$ 9,585,701</u>	<u>\$ 9,379,146</u>
BXP's Share of EBITDAre <sup>1</sup> <b>(B)</b>	<u>\$ 1,572,984</u>	<u>\$ 1,517,056</u>	<u>\$ 1,451,008</u>	<u>\$ 1,380,288</u>
BXP's Share of Net Debt to BXP's Share of EBITDAre <b>(A ÷ B)</b>	<u>6.4</u>	<u>6.7</u>	<u>6.6</u>	<u>6.8</u>

<sup>1</sup> See reconciliations of "EBITDAre" in this Appendix.



## RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER FINANCIAL INFORMATION (UNAUDITED)

### FFO, FAD, and FAD Payout Ratios

(in thousands, except for per share amounts)

	Six Months Ended June 30, 2022	Year Ended December 31,							
		2021	2020	2019	2018	2017	2016	2015	2014
Net income attributable to Boston Properties, Inc. common shareholders	\$ 366,044	\$ 496,223	\$ 862,227	\$ 511,034	\$ 572,347	\$ 451,939	\$ 502,285	\$ 572,606	\$ 433,111
Add:									
Preferred stock redemption charge	—	6,412	—	—	—	—	—	—	—
Preferred dividends	—	2,560	10,500	10,500	10,500	10,500	10,500	10,500	10,500
Noncontrolling interest - common units of the Operating Partnership	42,061	55,931	97,704	59,345	66,807	52,210	59,260	66,951	50,862
Noncontrolling interest - redeemable preferred units of the Operating Partnership	—	—	—	—	—	—	—	6	1,023
Noncontrolling interests in property partnerships	36,095	70,806	48,260	71,120	62,909	47,832	(2,068)	149,855	30,561
Impairment loss from discontinued operations	—	—	—	—	—	—	—	—	—
Net income	444,200	631,932	1,018,691	651,999	712,563	562,481	569,977	799,918	526,057
Add:									
Depreciation and amortization expense	360,770	717,336	683,751	677,764	645,649	617,547	694,403	639,542	628,573
Noncontrolling interests in property partnerships' share of depreciation and amortization	(35,067)	(67,825)	(71,850)	(71,389)	(73,880)	(78,190)	(107,087)	(90,832)	(63,303)
BXP's share of depreciation and amortization from unconsolidated joint ventures	43,164	71,966	80,925	58,451	54,352	34,262	26,934	6,556	19,251
Corporate-related depreciation and amortization	(817)	(1,753)	(1,840)	(1,695)	(1,634)	(1,986)	(1,568)	(1,503)	(1,361)
Impairment losses	—	—	—	24,038	11,812	—	—	—	—
Impairment loss on investment in unconsolidated joint venture	—	—	60,524	—	—	—	—	—	—
Less:									
Gain on sale of investment in unconsolidated joint venture	—	—	—	—	—	—	59,370	—	—
Gain on sale of real estate included within income (loss) from unconsolidated joint ventures	—	10,257	5,958	47,238	8,270	—	—	—	—
Gains on sales of real estate	118,948	123,660	618,982	709	182,356	7,663	80,606	375,895	168,039
Noncontrolling interests in property partnerships	36,095	70,806	48,260	71,120	62,909	47,832	(2,068)	48,737	30,561
Noncontrolling interest - redeemable preferred units of the Operating Partnership	—	—	—	—	—	—	—	6	1,023
Preferred dividends	—	2,560	10,500	10,500	10,500	10,500	10,500	10,500	10,500
Preferred stock redemption charge	—	6,412	—	—	—	—	—	—	—
FFO attributable to the Operating Partnership common unitholders (including Boston Properties, Inc.) ("Basic FFO")	657,207	1,137,961	1,086,501	1,209,601	1,084,827	1,068,119	1,034,251	918,543	899,094
Less:									
Noncontrolling interest - common units of the Operating Partnership's share of FFO	66,509	111,975	108,310	123,757	110,338	108,707	106,504	94,828	91,588
FFO attributable to Boston Properties, Inc. common shareholders	<u>\$ 590,698</u>	<u>\$ 1,025,986</u>	<u>\$ 978,191</u>	<u>\$ 1,085,844</u>	<u>\$ 974,489</u>	<u>\$ 959,412</u>	<u>\$ 927,747</u>	<u>\$ 823,715</u>	<u>\$ 807,506</u>
Weighted average shares outstanding - diluted	157,098	156,376	155,517	154,883	154,682	154,390	153,977	153,844	153,308
FFO per share diluted	<u>\$ 3.76</u>	<u>\$ 6.56</u>	<u>\$ 6.29</u>	<u>\$ 7.01</u>	<u>\$ 6.30</u>	<u>\$ 6.21</u>	<u>\$ 6.03</u>	<u>\$ 5.35</u>	<u>\$ 5.27</u>

## RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER FINANCIAL INFORMATION (UNAUDITED)

### FFO, FAD, and FAD Payout Ratios (continued)

(in thousands, except for per share amounts)

	Year Ended December 31,						
	2013	2012	2011	2010	2009	2008	2007
Net income attributable to Boston Properties, Inc. common shareholders	\$ 741,754	\$ 289,650	\$ 272,679	\$ 159,072	\$ 231,014	\$ 105,270	\$ 1,310,106
Add:							
Preferred dividends	8,057	—	—	—	—	—	—
Noncontrolling interest in discontinued operations—common units of the Operating Partnership	14,151	5,075	1,243	1,290	532	(70)	40,237
Noncontrolling interest - common units of the Operating Partnership	70,085	30,125	35,007	22,809	35,002	14,462	51,978
Noncontrolling interest in gains on sales of real estate—common units of the Operating Partnership	—	—	—	349	1,579	4,838	140,547
Noncontrolling interest - redeemable preferred units of the Operating Partnership	6,046	3,497	3,339	3,343	3,594	4,226	10,429
Noncontrolling interests in property partnerships	1,347	3,792	1,558	3,464	2,778	1,997	84
Impairment loss from discontinued operations	3,241	—	—	—	—	—	—
Less:							
Gain on forgiveness of debt from discontinued operation	20,182	—	—	—	—	—	—
Gains on sales of real estate from discontinued operations	112,829	36,877	—	—	—	—	259,519
Income (loss) from discontinued operations	8,022	9,806	10,876	10,121	3,958	(483)	7,274
Income from continuing operations	703,648	285,456	302,950	180,206	270,541	131,206	1,286,588
Add:							
Depreciation and amortization expense	560,637	445,875	429,742	329,749	313,444	301,812	286,030
Income (loss) from discontinued operations	8,022	9,806	10,876	10,121	3,958	(483)	7,274
Noncontrolling interests in property partnerships' share of depreciation and amortization	(32,583)	(1,892)	(1,854)	(3,398)	(2,735)	(1,952)	(353)
BXP's share of depreciation and amortization from unconsolidated joint ventures	46,214	90,076	103,970	113,945	126,943	80,303	8,247
Corporate-related depreciation and amortization	(1,259)	(1,367)	(1,363)	(1,770)	(1,906)	(1,850)	(1,590)
Depreciation and amortization expense from discontinued operation	4,760	8,169	9,442	8,622	8,237	2,335	2,948
Impairment loss on investment in unconsolidated joint venture	—	—	—	—	13,555	165,158	—
Less:							
Gain on sale of investment in unconsolidated joint venture	—	—	—	—	—	—	—
Gain on sale of real estate included within income (loss) from unconsolidated joint ventures	54,501	248	46,166	572	—	—	15,453
Gains on consolidation of joint ventures	385,991	—	—	—	—	—	—
Gains on sales of real estate	—	—	—	2,734	11,760	33,340	929,785
Noncontrolling interests in property partnerships	1,347	3,792	1,558	3,464	2,778	1,997	84
Noncontrolling interest - redeemable preferred units of the Operating Partnership <sup>1</sup>	4,079	3,497	3,339	3,343	3,594	3,738	4,266
Preferred dividends	8,057	—	—	—	—	—	—
FFO attributable to the Operating Partnership common unitholders (including Boston Properties, Inc.) ("Basic FFO")	835,464	828,586	802,700	627,362	713,905	637,454	639,556
Less:							
Noncontrolling interest - common units of the Operating Partnership's share of FFO	84,000	87,167	91,709	80,006	95,899	92,465	93,906
FFO attributable to Boston Properties, Inc. common shareholders	751,464	741,419	710,991	547,356	618,006	544,989	545,650
Add:							
Losses from early extinguishments of debt associated with the sales of real estate	—	—	—	—	—	—	2,675
Less:							
Noncontrolling interest—common units of the Operating Partnership's share of losses from early extinguishments of debt associated with the sales of real estate	—	—	—	—	—	—	392
Funds from Operations attributable to Boston Properties, Inc. after supplemental adjustment to exclude losses from early extinguishments of debt associated with the sales of real estate	\$ 751,464	\$ 741,419	\$ 710,991	\$ 547,356	\$ 618,006	\$ 544,989	\$ 547,933
Weighted average shares outstanding - diluted	152,521	150,711	146,218	140,057	131,512	121,299	120,780
FFO per share diluted	\$ 4.93	\$ 4.92	\$ 4.86	\$ 3.91	\$ 4.70	\$ 4.49	\$ 4.54

## RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER FINANCIAL INFORMATION (UNAUDITED)

### FFO, FAD, and FAD Payout Ratios (continued from previous page)

(in thousands, except for per share amounts)

	Six months ended June 30, 2022	Year Ended December 31,			
		2021	2020	2019	2018
FFO attributable to the Operating Partnership common unitholders (including Boston Properties, Inc.) ("Basic FFO")	\$ 657,207	\$ 1,137,961	\$ 1,086,501	\$ 1,209,601	\$ 1,084,827
Straight-line rent	(43,787)	(106,291)	(108,354)	(63,157)	(48,055)
Partners' share of straight-line rent from consolidated JVs	989	4,903	17,262	(5,115)	6,212
BXP's share of straight-line rent from unconsolidated JVs	(22,706)	(9,008)	(2,930)	(15,233)	(10,713)
Lease transaction costs that qualify as rent inducements <sup>1</sup>	(131)	10,506	9,314	6,627	8,692
Partners' share of lease transaction costs that qualify as rent inducements from consolidated JVs <sup>1</sup>	2,443	(2,548)	(1,231)	(449)	(277)
BXP's share of lease transaction costs that qualify as rent inducements from unconsolidated JVs <sup>1</sup>	458	1,723	2,794	7,905	601
Fair value lease revenue <sup>2</sup>	(3,574)	(4,204)	(5,102)	(20,186)	(23,811)
Partners' share of fair value lease revenue from consolidated JVs <sup>2</sup>	261	(405)	(210)	5,883	7,490
BXP's share of fair value lease revenue from unconsolidated JVs <sup>2</sup>	(1,283)	(1,641)	(3,002)	(3,883)	(2,734)
Non-cash losses (gains) from early extinguishments of debt	—	2,331	—	—	—
Partners' share of non-cash losses (gains) from early extinguishments of debt from consolidated JVs	—	—	—	—	—
Non-cash termination income adjustment (fair value lease amounts)	—	—	(1,362)	—	—
Partner's share of non-cash termination income adjustment (fair value lease amounts) from consolidated JVs	—	—	545	—	—
BXP's share of non-cash termination income adjustment (fair value lease amounts) from unconsolidated JVs	—	—	—	—	—
Straight-line ground rent expense adjustment <sup>3</sup>	1,490	2,916	3,767	4,029	3,972
BXP's share of straight-line ground rent expense adjustment from unconsolidated JVs	290	821	398	40	—
Stock-based compensation	35,544	49,705	44,142	40,958	40,117
Non-real estate depreciation	817	1,753	1,840	1,695	1,634
Preferred stock redemption charge	—	6,412	—	—	—
Impairment losses	—	—	—	—	—
Fair value interest adjustment and hedge amortization	3,180	6,360	6,349	6,316	6,316
Partners' share of fair value interest adjustment and hedge amortization from consolidated JVs	(288)	(576)	(576)	(576)	(576)
Second generation tenant improvements and leasing commissions	(165,458)	(262,200)	(322,439)	(392,717)	(256,610)
Partners' share of second generation tenant improvements and leasing commissions from consolidated JVs	42,843	25,472	69,184	82,702	16,446
BXP's share of second generation tenant improvements and leasing commissions from unconsolidated JVs	(13,965)	(32,266)	(9,139)	(6,990)	(14,481)
Unearned portion of capitalized fees from consolidated joint ventures	1,606	4,719	1,831	6,925	7,528
Maintenance capital expenditures <sup>4</sup>	(26,908)	(106,338)	(84,768)	(98,994)	(75,306)
Partners' share of maintenance capital expenditures from consolidated JVs <sup>4</sup>	2,983	11,130	1,235	2,879	3,028
BXP's share of maintenance capital expenditures from unconsolidated JVs <sup>4</sup>	(1,741)	(1,075)	(1,409)	(2,685)	(2,089)
Hotel improvements, equipment upgrades and replacements	(124)	(94)	(335)	(2,403)	(2,102)
Funds available for distribution to common shareholders and common unitholders (FAD) (A)	\$ 470,146	\$ 740,066	\$ 704,305	\$ 763,172	\$ 750,109
Distributions to common shareholders and unitholders (excluding any special distributions) (B)	343,028	681,284	678,773	661,393	603,202
FAD Payout Ratio (B ÷ A)	72.96 %	92.06 %	96.37 %	86.66 %	80.42 %
Weighted average shares outstanding - diluted (C)	157,098	156,376	155,517	154,883	154,682
FAD per share diluted (A ÷ C)	\$ 2.99	\$ 4.73	\$ 4.53	\$ 4.93	\$ 4.85

## RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER FINANCIAL INFORMATION (UNAUDITED)

### FFO, FAD, and FAD Payout Ratios (continued from previous page)

(in thousands, except for per share amounts)

	Year Ended December 31,		
	2017	2016	2015
FFO attributable to the Operating Partnership common unitholders (including Boston Properties, Inc.) ("Basic FFO")	\$ 1,068,119	\$ 1,034,251	\$ 918,543
Straight-line rent	(53,511)	(33,739)	(79,998)
Partners' share of straight-line rent from consolidated JVs	2,597	4,224	14,702
BXP's share of straight-line rent from unconsolidated JVs	(11,553)	(9,832)	(2,671)
Lease transaction costs that qualify as rent inducements <sup>1</sup>	920	8,853	12,667
Partners' share of lease transaction costs that qualify as rent inducements from consolidated JVs <sup>1</sup>	(25)	(17)	(2,167)
BXP's share of lease transaction costs that qualify as rent inducements from unconsolidated JVs <sup>1</sup>	1,048	58	2,161
Fair value lease revenue <sup>2</sup>	(22,290)	(30,381)	(35,898)
Partners' share of fair value lease revenue from consolidated JVs <sup>2</sup>	6,572	10,119	11,164
BXP's share of fair value lease revenue from unconsolidated JVs <sup>2</sup>	(1,857)	(1,003)	83
Non-cash losses (gains) from early extinguishments of debt	(14,444)	371	(3,604)
Partners' share of non-cash losses (gains) from early extinguishments of debt from consolidated JVs	5,878	—	—
Non-cash termination income adjustment (fair value lease amounts)	(1,171)	177	(5,360)
Partner's share of non-cash termination income adjustment (fair value lease amounts) from consolidated JVs	468	(44)	2,191
BXP's share of non-cash termination income adjustment (fair value lease amounts) from unconsolidated JVs	(214)	—	—
Straight-line ground rent expense adjustment <sup>3</sup>	2,489	3,951	(790)
BXP's share of straight-line ground rent expense adjustment from unconsolidated JVs	—	—	—
Stock-based compensation	35,361	32,911	29,183
Non-real estate depreciation	1,986	1,568	1,503
Preferred stock redemption charge	—	—	—
Impairment losses	—	1,783	—
Fair value interest adjustment and hedge amortization	(14,434)	(44,116)	(52,407)
Partners' share of fair value interest adjustment and hedge amortization from consolidated JVs	7,803	18,218	20,100
Second generation tenant improvements and leasing commissions	(270,738)	(278,269)	(192,419)
Partners' share of second generation tenant improvements and leasing commissions from consolidated JVs	7,752	5,026	3,725
BXP's share of second generation tenant improvements and leasing commissions from unconsolidated JVs	(5,343)	(14,875)	(14,400)
Unearned portion of capitalized fees from consolidated joint ventures	9,765	5,925	7,647
Maintenance capital expenditures <sup>4</sup>	(48,573)	(59,838)	(56,383)
Partners' share of maintenance capital expenditures from consolidated JVs <sup>4</sup>	5,611	2,569	5,565
BXP's share of maintenance capital expenditures from unconsolidated JVs <sup>4</sup>	(582)	(1,029)	(1,653)
Hotel improvements, equipment upgrades and replacements	(9,647)	(6,801)	(2,430)
Funds available for distribution to common shareholders and common unitholders (FAD) (A)	<u>\$ 701,987</u>	<u>\$ 650,060</u>	<u>\$ 579,054</u>
Distributions to common shareholders and unitholders (excluding any special distributions) (B)	524,810	464,114	446,155
FAD Payout Ratio (B ÷ A)	<u>74.76 %</u>	<u>71.40 %</u>	<u>77.05 %</u>
Weighted average shares outstanding - diluted (C)	154,390	153,977	153,844
FAD per share diluted (A ÷ C)	<u>\$ 4.55</u>	<u>\$ 4.22</u>	<u>\$ 3.76</u>

<sup>1</sup> Lease transaction costs are generally included in second generation tenant improvements and leasing commissions in the period in which the lease commences.

<sup>2</sup> Represents the net adjustment for above- and below-market leases that are being amortized over the terms of the respective leases in-place at the property acquisition dates.

<sup>3</sup> For the six months ended June 30, 2022 and the years ended December 31, 2021, 2020, 2019, 2018, 2017 and 2016 includes the straight-line impact of the Company's 99-year ground and air rights lease related to the 100 Clarendon Street garage and Back Bay Transit Station. The Company has allocated contractual ground lease payments aggregating approximately \$34.4 million, which it expects to by the end of 2024 with no payments thereafter. The Company is recognizing these amounts on a straight-line basis over the 99-year term of the ground and air rights lease.

<sup>4</sup> Maintenance capital expenditures do not include planned capital expenditures related to acquisitions and repositioning capital expenditures.



## RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER FINANCIAL INFORMATION (UNAUDITED)

### FFO per share (diluted)

	Midpoint Projected 2022	2015	Increase/ (Decrease) (\$)
<b>Growth in FFO Per Share (Diluted)</b>			
Earnings per share (diluted)	\$ 5.43	\$ 3.72	\$ 1.71
Add:			
Actual/Projected Company's share of real estate depreciation and amortization	4.37	3.23	
Impairment loss	—	—	
Actual/Projected Company's share of (gains) losses on sales of real estate	(2.29)	(1.60)	
Less:			
Gain on sale of investment in unconsolidated joint venture	—	—	
Gains on sales of real estate	—	—	
FFO per share (diluted)	\$ 7.51	\$ 5.35	\$ 2.16

## RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER FINANCIAL INFORMATION (UNAUDITED)

### Joint Ventures (“JVs”) - Consolidated

(unaudited and in thousands)

Results of Operations for the three months ended June 30, 2022

	767 Fifth Avenue (The GM Building)	Norges Joint Ventures Times Square Tower 601 Lexington Avenue / One Five Nine East 53rd Street 100 Federal Street Atlantic Wharf Office	Total Consolidated Joint Ventures
Revenue			
Lease <sup>1</sup>	\$ 75,997	\$ 100,569	\$ 176,566
Straight-line rent	(1,875)	1,852	(23)
Fair value lease revenue	327	24	351
Termination income	1,603	—	1,603
Total lease revenue	76,052	102,445	178,497
Parking and other	—	1,380	1,380
Total rental revenue <sup>2</sup>	76,052	103,825	179,877
Expenses			
Operating	28,837	36,044	64,881
Net Operating Income (NOI)	47,215	67,781	114,996
Other income (expense)			
Interest and other income	22	(91)	(69)
Interest expense	(21,018)	(7,658)	(28,676)
Depreciation and amortization expense	(16,057)	(22,998)	(39,055)
General and administrative expense	(34)	(119)	(153)
Total other income (expense)	(37,087)	(30,866)	(67,953)
Net income	\$ 10,128	\$ 36,915	\$ 47,043
BXP's nominal ownership percentage	60.00%	55.00%	
Partners' share of NOI (after income allocation to private REIT shareholders) <sup>3</sup>	\$ 18,196	\$ 29,666	\$ 47,862
BXP's share of NOI (after income allocation to private REIT shareholders)	\$ 29,019	\$ 38,115	\$ 67,134
Unearned portion of capitalized fees <sup>4</sup>	\$ 890	\$ 123	\$ 1,013
<b>Partners' share of select items <sup>3</sup></b>			
Partners' share of parking and other revenue	\$ —	\$ 621	\$ 621
Partners' share of hedge amortization	\$ 144	\$ —	\$ 144
Partners' share of amortization of financing costs	\$ 346	\$ 153	\$ 499
Partners' share of depreciation and amortization related to capitalized fees	\$ 365	\$ 471	\$ 836
Partners' share of capitalized interest	\$ 63	\$ —	\$ 63
Partners' share of management and other fees	\$ 696	\$ 862	\$ 1,558
Partners' share of basis differential depreciation and amortization expense	\$ (17)	\$ (177)	\$ (194)
Partners' share of basis differential interest and other adjustments	\$ (4)	\$ (78)	\$ (82)

## RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER FINANCIAL INFORMATION (UNAUDITED)

### Joint Ventures ("JVs") - Consolidated (continued)

(unaudited and in thousands)

Results of Operations for the three months ended June 30, 2022

	767 Fifth Avenue (The GM Building)	Norges Joint Ventures Times Square Tower 601 Lexington Avenue / One Five Nine East 53rd Street 100 Federal Street Atlantic Wharf Office	Total Consolidated Joint Ventures
<b>Reconciliation of Partners' share of EBITDA<sup>5</sup></b>			
Partners' NCI	\$ 3,011	\$ 15,535	\$ 18,546
Add:			
Partners' share of interest expense	8,404	3,446	11,850
Partners' share of depreciation and amortization expense after BXP's basis differential	6,771	10,643	17,414
Partners' share of EBITDA	<u>\$ 18,186</u>	<u>\$ 29,624</u>	<u>\$ 47,810</u>
<b>Reconciliation of Partners' share of NOI<sup>3</sup></b>			
Rental revenue <sup>2</sup>	\$ 30,421	\$ 46,721	\$ 77,142
Less: Termination income	641	—	641
Rental revenue (excluding termination income) <sup>2</sup>	<u>29,780</u>	<u>46,721</u>	<u>76,501</u>
Less: Operating expenses (including partners' share of management and other fees)	12,225	17,076	29,301
Income allocation to private REIT shareholders	—	(21)	(21)
NOI (excluding termination income and after income allocation to private REIT shareholders)	<u>\$ 17,555</u>	<u>\$ 29,666</u>	<u>\$ 47,221</u>
Rental revenue (excluding termination income) <sup>2</sup>	\$ 29,780	\$ 46,721	\$ 76,501
Less: Straight-line rent	(750)	833	83
Fair value lease revenue	131	11	142
Add: Lease transaction costs that qualify as rent inducements	—	—	—
Subtotal	<u>\$ 30,399</u>	<u>\$ 45,877</u>	<u>\$ 76,276</u>
Less: Operating expenses (including partners' share of management and other fees)	12,225	17,076	29,301
Income allocation to private REIT shareholders	—	(21)	(21)
NOI - cash (excluding termination income and after income allocation to private REIT shareholders)	<u>\$ 18,174</u>	<u>\$ 28,822</u>	<u>\$ 46,996</u>
<b>Reconciliation of Partners' share of Revenue<sup>3</sup></b>			
Rental revenue <sup>2</sup>	\$ 30,421	\$ 46,721	\$ 77,142
Add: Development and management services revenue	—	—	—
Revenue	<u>\$ 30,421</u>	<u>\$ 46,721</u>	<u>\$ 77,142</u>

<sup>1</sup> Lease revenue includes recoveries from clients and service income from clients.

<sup>2</sup> See the Definitions section of this Appendix package.

<sup>3</sup> Amounts represent the partners' share based on their respective ownership percentage.

<sup>4</sup> Capitalized fees are eliminated in consolidation and recognized over the life of the asset as depreciation and amortization are added back to the Company's net income.

<sup>5</sup> Amounts represent the partners' share based on their respective ownership percentage and is adjusted for basis differentials and the allocations of management and other fees and depreciation and amortization related to capitalized fees.

## RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER FINANCIAL INFORMATION (UNAUDITED)

### Joint Ventures (“JVs”) - Unconsolidated

As of June 30, 2022

Property	BXP's Nominal Ownership
<b><i>Boston</i></b>	
The Hub on Causeway	50.00 %
100 Causeway Street	50.00 %
Hub50House	50.00 %
Podium	50.00 %
Hotel Air Rights	50.00 %
1265 Main Street	50.00 %
<b><i>Los Angeles</i></b>	
Santa Monica Business Park	55.00 %
Colorado Center	50.00 %
Beach Cities Media Center	50.00 %
<b><i>New York</i></b>	
Dock 72	50.00 %
360 Park Avenue South <sup>1</sup>	42.21 %
3 Hudson Boulevard	25.00 %
<b><i>San Francisco</i></b>	
Platform 16	55.00 %
Gateway Commons	50.00 %
751 Gateway	49.00 %
<b><i>Seattle</i></b>	
Safeco Plaza	33.67 %
<b><i>Washington, DC</i></b>	
7750 Wisconsin Avenue (Marriott International Headquarters)	50.00 %
1001 6th Street	50.00 %
Market Square North	50.00 %
Wisconsin Place Parking Facility	33.33 %
500 North Capitol Street, N.W.	30.00 %
901 New York Avenue	25.00 %
Reston Next Residential <sup>2</sup>	20.00 %
Metropolitan Square	20.00 %

<sup>1</sup> The Company's partners will fund required capital until their aggregate investment is approximately 58% of all capital contributions; thereafter, the partners will fund required capital according to their percentage interests.

<sup>2</sup> The Company's partner will fund required capital until their aggregate investment is approximately 80% of all capital contributions; thereafter, the partners will fund required capital according to their percentage interests.



## RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER FINANCIAL INFORMATION (UNAUDITED)

### Joint Ventures (“JVs”) - Unconsolidated <sup>1</sup>

(unaudited and in thousands)

Results of Operations for the three months ended June 30, 2022

	Boston	Los Angeles	New York	San Francisco	Seattle	Washington, DC	Total Unconsolidated Joint Ventures
<b>Revenue</b>							
Lease <sup>2</sup>	\$ 21,648	\$ 25,628	\$ 3,680	\$ 10,426	\$ 6,990	\$ 28,120	\$ 96,492
Straight-line rent	3,266	9,349	54	235	512	4,338	17,754
Fair value lease revenue	—	257	—	28	1,183	—	1,468
Termination income	—	—	—	—	(5)	—	(5)
Total lease revenue	24,914	35,234	3,734	10,689	8,680	32,458	115,709
Parking and other	—	2,292	69	174	396	1,645	4,576
Total rental revenue <sup>3</sup>	24,914	37,526	3,803	10,863	9,076	34,103	120,285
<b>Expenses</b>							
Operating	8,644	12,954	4,128 <sup>4</sup>	4,071	3,304	11,787	44,888
<b>Net Operating Income</b>	16,270	24,572	(325)	6,792	5,772	22,316	75,397
<b>Other income/(expense)</b>							
Development and management services revenue	—	—	459	55	6	55	575
Interest and other income	3	4	—	3	—	—	10
Interest expense	(5,339)	(11,886)	(3,004)	(5)	(1,964)	(10,021)	(32,219)
Transaction costs	(175)	—	—	(325)	—	(311)	(811)
Depreciation and amortization expense	(8,043)	(12,626)	(2,759)	(4,494)	(5,826)	(9,545)	(43,293)
General and administrative expense	(21)	(105)	(231)	(14)	(63)	(31)	(465)
Total other income/(expense)	(13,575)	(24,613)	(5,535)	(4,780)	(7,847)	(19,853)	(76,203)
<b>Net income/(loss)</b>	<u>\$ 2,695</u>	<u>\$ (41)</u>	<u>\$ (5,860)</u>	<u>\$ 2,012</u>	<u>\$ (2,075)</u>	<u>\$ 2,463</u>	<u>\$ (806)</u>
<b>BXP's share of select items</b>							
BXP's share of parking and other revenue	\$ 2	\$ 1,215	\$ 35	\$ 87	\$ 133	\$ 554 <sup>5</sup>	\$ 2,026
BXP's share of amortization of financing costs	\$ 167	\$ 85	\$ 79	\$ —	\$ 29	\$ 389 <sup>5</sup>	\$ 749
BXP's share of capitalized interest	\$ —	\$ —	\$ 663	\$ —	\$ —	\$ — <sup>5</sup>	\$ 663
<b>Reconciliation of BXP's share of EBITDAre</b>							
Income/(loss) from unconsolidated joint ventures	\$ 1,364	\$ (878)	\$ (2,076)	\$ 373	\$ (687)	\$ 1,850 <sup>5</sup>	\$ (54)
Add:							
BXP's share of interest expense	2,670	6,289	1,242	3	661	3,470 <sup>5</sup>	14,335
BXP's share of depreciation and amortization expense	4,006	7,779 <sup>6</sup>	1,006	2,739 <sup>7</sup>	1,947	3,643 <sup>5</sup>	21,120
BXP's share of EBITDAre	<u>8,040</u>	<u>13,190 <sup>6</sup></u>	<u>172</u>	<u>3,115 <sup>7</sup></u>	<u>1,921</u>	<u>8,963 <sup>5</sup></u>	<u>35,401</u>

## RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER FINANCIAL INFORMATION (UNAUDITED)

### Joint Ventures (“JVs”) - Unconsolidated <sup>1</sup>

(unaudited and in thousands)

Results of Operations for the three months ended June 30, 2022

	Boston	Los Angeles	New York	San Francisco	Seattle	Washington, DC	Total Unconsolidated Joint Ventures
<b>Reconciliation of BXP's share of Net Operating Income</b>							
BXP's share of rental revenue <sup>3</sup>	\$ 12,457	\$ 20,096 <sup>6</sup>	\$ 1,902	\$ 5,219 <sup>7</sup>	\$ 3,056	\$ 13,630 <sup>5</sup>	\$ 56,360
BXP's share of operating expenses	4,323	6,849	1,884	2,036	1,112	4,446 <sup>5</sup>	20,650
BXP's share of net operating income	8,134	13,247 <sup>6</sup>	18	3,183 <sup>7</sup>	1,944	9,184 <sup>5</sup>	35,710
Less:							
BXP's share of termination income	—	—	—	—	(1)	—	(1)
BXP's share of net operating income (excluding termination income)	8,134	13,247	18	3,183	1,945	9,184 <sup>5</sup>	35,711
Less:							
BXP's share of straight-line rent	1,632	4,860 <sup>6</sup>	27	125 <sup>7</sup>	172	2,067 <sup>5</sup>	8,883
BXP's share of fair value lease revenue	—	442 <sup>6</sup>	—	(205) <sup>7</sup>	397	—	634
Add:							
BXP's share of straight-line ground rent adjustment	—	—	145	—	—	—	145
BXP's share of lease transaction costs that qualify as rent inducements	—	105	—	—	(33)	15 <sup>5</sup>	87
BXP's share of net operating income - cash (excluding termination income)	<u>\$ 6,502</u>	<u>\$ 8,050 <sup>6</sup></u>	<u>\$ 136</u>	<u>\$ 3,263 <sup>7</sup></u>	<u>\$ 1,343</u>	<u>\$ 7,132 <sup>5</sup></u>	<u>\$ 26,426</u>
<b>Reconciliation of BXP's share of Revenue</b>							
BXP's share of rental revenue <sup>3</sup>	\$ 12,457	\$ 20,096 <sup>6</sup>	\$ 1,902	\$ 5,219 <sup>7</sup>	\$ 3,056	\$ 13,630 <sup>5</sup>	\$ 56,360
Add:							
BXP's share of development and management services revenue	—	—	230	28	2	28	288
BXP's share of revenue	<u>\$ 12,457</u>	<u>\$ 20,096 <sup>6</sup></u>	<u>\$ 2,132</u>	<u>\$ 5,247 <sup>7</sup></u>	<u>\$ 3,058</u>	<u>\$ 13,658 <sup>5</sup></u>	<u>\$ 56,648</u>

<sup>1</sup> For information on the properties included for each region and the Company's percentage ownership in each property, see page 23.

<sup>2</sup> Lease revenue includes recoveries from clients and service income from clients.

<sup>3</sup> See the Definitions section of this Appendix package.

<sup>4</sup> Includes approximately \$290 of straight-line ground rent expense.

<sup>5</sup> Reflects the allocation percentages pursuant to the achievement of specified investment return thresholds as provided for in the joint venture agreement of 901 New York Avenue.

<sup>6</sup> The Company's purchase price allocation under ASC 805 for Colorado Center differs from the historical basis of the venture resulting in the majority of the basis differential for this region.

<sup>7</sup> The Company's purchase price allocation under ASC 805 for Gateway Commons differs from the historical basis of the venture resulting in the majority of the basis differential for this region.

## RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER FINANCIAL INFORMATION (UNAUDITED)

### BXP's Share of Same Property Net Operating Income—cash (excluding termination income)

(in thousands)

Please see the following pages for complete reconciliations of BXP's Share of Same Property NOI—cash (excluding termination income) for each quarterly period presented.

2022					2021				2020				
	31-Mar-22	31-Mar-21	Change (\$)	Change (%)	31-Mar-21	31-Mar-20	Change (\$)	Change (%)	31-Mar-20	31-Mar-19	Change (\$)	Change (%)	
Q1	\$ 411,890	\$ 392,876	19,014	4.8 %	\$ 388,703	\$ 404,317	(15,614)	(3.9)%	\$ 400,348	\$ 381,224	19,124	5.0 %	
	30-Jun-22	30-Jun-21	Change (\$)	Change (%)	30-Jun-21	30-Jun-20	Change (\$)	Change (%)	30-Jun-20	30-Jun-19	Change (\$)	Change (%)	
Q2	\$ 423,647	\$ 386,920	36,727	9.5 %	\$ 389,651	\$ 362,340	27,311	7.5 %	\$ 349,808	\$ 389,184	(39,376)	(10.1)%	
					30-Sep-21	30-Sep-20	Change (\$)	Change (%)	30-Sep-20	30-Sep-19	Change (\$)	Change (%)	
Q3					\$ 395,788	\$ 362,462	33,326	9.2 %	\$ 343,757	\$ 392,673	(48,916)	(12.5)%	
					31-Dec-21	31-Dec-20	Change (\$)	Change (%)	31-Dec-20	31-Dec-19	Change (\$)	Change (%)	
Q4					\$ 404,391	\$ 366,852	37,539	10.2 %	\$ 355,284	\$ 382,801	(27,517)	(7.2)%	
Average Quarterly Change (%)				7.2 %					5.8 %				(6.2)%

2019				2018				2017					
	31-Mar-19	31-Mar-18	Change (\$)	Change (%)	31-Mar-18	31-Mar-17	Change (\$)	Change (%)	31-Mar-17	31-Mar-16	Change (\$)	Change (%)	
Q1	\$ 368,940	\$ 337,759	31,181	9.2 %	\$ 335,553	\$ 338,860	(3,307)	(1.0)%	\$ 328,368	\$ 321,831	6,537	2.0 %	
	30-Jun-19	30-Jun-18	Change (\$)	Change (%)	30-Jun-18	30-Jun-17	Change (\$)	Change (%)	30-Jun-17	30-Jun-16	Change (\$)	Change (%)	
Q2	\$ 377,245	\$ 346,028	31,217	9.0 %	\$ 344,912	\$ 356,617	(11,705)	(3.3)%	\$ 344,583	\$ 335,171	9,412	2.8 %	
	30-Sep-19	30-Sep-18	Change (\$)	Change (%)	30-Sep-18	30-Sep-17	Change (\$)	Change (%)	30-Sep-17	30-Sep-16	Change (\$)	Change (%)	
Q3	\$ 372,475	\$ 354,093	18,382	5.2 %	\$ 355,058	\$ 346,325	8,733	2.5 %	\$ 346,146	\$ 336,885	9,261	2.7 %	
	31-Dec-19	31-Dec-18	Change (\$)	Change (%)	31-Dec-18	31-Dec-17	Change (\$)	Change (%)	31-Dec-17	31-Dec-16	Change (\$)	Change (%)	
Q4	\$ 373,088	\$ 373,613	(525)	(0.1)%	\$ 371,103	\$ 343,949	27,154	7.9 %	\$ 342,461	\$ 343,103	(642)	(0.2)%	
Average Quarterly Change (%)				5.8 %					1.5 %				1.8 %

## RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER FINANCIAL INFORMATION (UNAUDITED)

### BXP's Share of Same Property Net Operating Income—cash (excluding termination income) (continued)

(in thousands)

2016				
	31-Mar-16	31-Mar-15	Change (\$)	Change (%)
Q1	\$ 322,168	\$ 301,136	21,032	7.0 %
	30-Jun-16	30-Jun-15	Change (\$)	Change (%)
Q2	\$ 334,902	\$ 319,807	15,095	4.7 %
	30-Sep-16	30-Sep-15	Change (\$)	Change (%)
Q3	\$ 322,185	\$ 318,833	3,352	1.1 %
	31-Dec-16	31-Dec-15	Change (\$)	Change (%)
Q4	\$ 326,978	\$ 315,166	11,812	3.7 %
Average Quarterly Change (%)				4.1 %
Average Quarterly Change (%) for the period Q1 2016 through Q2 2022				2.5 %



## RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER FINANCIAL INFORMATION (UNAUDITED)

	For the three months ended		For the three months ended	
	30-Jun-22	30-Jun-21	31-Mar-22	31-Mar-21
Net income (loss) attributable to Boston Properties, Inc. common shareholders	\$ 222,989	\$ 111,703	\$ 143,047	\$ 91,624
Preferred stock redemption charge	—	—	—	6,412
Preferred dividends	—	—	—	2,560
Net income (loss) attributable to Boston Properties, Inc.	222,989	111,703	143,047	100,596
Net income attributable to noncontrolling interests:				
Noncontrolling interest - common units of the Operating Partnership	25,708	12,383	16,361	11,084
Noncontrolling interest in property partnerships	18,546	17,164	17,549	16,467
Net income	267,243	141,250	176,957	128,147
Add:				
Interest expense	104,142	106,319	101,228	107,902
Losses from interest rate contracts	—	—	—	898
Depreciation and amortization expense	183,146	183,838	177,624	176,565
Transaction costs	496	751	—	331
Payroll and related costs from management services contracts	3,239	2,655	4,065	3,505
General and administrative expense	34,665	38,405	43,194	44,959
Subtract:				
Other income - assignment fee	(6,624)	—	—	—
Interest and other income (loss)	(1,195)	(1,452)	(1,228)	(1,168)
(Gains) losses from investments in securities	4,716	(2,275)	2,262	(1,659)
(Gains) losses on sales of real estate	(96,247)	(7,756)	(22,701)	—
(Income) loss from unconsolidated joint ventures	54	1,373	(2,189)	(5,225)
Direct reimbursements of payroll and related costs from management services contracts	(3,239)	(2,655)	(4,065)	(3,505)
Development and management services revenue	(6,354)	(7,284)	(5,831)	(6,803)
Net Operating Income ("NOI")	484,042	453,169	469,316	443,947
Subtract:				
Straight-line rent	(21,601)	(31,267)	(22,186)	(7,730)
Fair value lease revenue	(1,919)	(731)	(1,655)	(653)
Termination income	(1,922)	(5,355)	(2,078)	(4,269)
Add:				
Straight-line ground rent expense adjustment <sup>1</sup>	631	567	576	765
Lease transaction costs that qualify as rent inducements	4,452	826	(4,583)	1,859
<b>NOI - cash</b>	<b>463,683</b>	<b>417,209</b>	<b>439,390</b>	<b>433,919</b>
Subtract:				
NOI - cash from non Same Properties (excluding termination income)	(12,800)	(7,134)	(5,827)	(23,829)
<b>Same Property NOI - cash (excluding termination income)</b>	<b>450,883</b>	<b>410,075</b>	<b>433,563</b>	<b>410,090</b>
Subtract:				
Partners' share of NOI - cash from consolidated JVs (excluding termination income)	(46,996)	(43,833)	(43,366)	(49,973)
Add:				
Partners' share of NOI - cash from non Same Properties from consolidated JVs (excluding termination income)	—	—	1,161	8,517
BXP's share of NOI - cash from unconsolidated JVs (excluding termination income)	26,426	21,477	22,759	25,363
Subtract:				
BXP's share of NOI - cash from non Same Properties from unconsolidated JVs (excluding termination income)	(6,666)	(799)	(2,227)	(1,121)
<b>BXP's Share of Same Property NOI - cash (excluding termination income)</b>	<b>\$ 423,647</b>	<b>\$ 386,920</b>	<b>\$ 411,890</b>	<b>\$ 392,876</b>

# RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER FINANCIAL INFORMATION (UNAUDITED)

	For the three months ended		For the three months ended		For the three months ended		For the three months ended	
	31-Dec-21	31-Dec-20	30-Sep-21	30-Sep-20	30-Jun-21	30-Jun-20	31-Mar-21	31-Mar-20
Net income (loss) attributable to Boston Properties, Inc. common shareholders	\$ 184,537	\$ 7,310	\$ 108,297	\$ 89,854	\$ 111,703	\$ 266,525	\$ 91,624	\$ 497,496
Preferred stock redemption charge	—	—	—	—	—	—	6,412	—
Preferred dividends	—	2,625	—	2,625	—	2,625	2,560	2,625
Net income (loss) attributable to Boston Properties, Inc.	184,537	9,935	108,297	92,479	111,703	269,150	100,596	500,121
Net income attributable to noncontrolling interests:								
Noncontrolling interest - common units of the Operating Partnership	20,544	990	11,982	10,020	12,383	30,197	11,084	57,539
Noncontrolling interest in property partnerships	18,204	13,980	18,971	15,561	17,164	(767)	16,467	19,486
Net income	223,285	24,905	139,250	118,060	141,250	298,580	128,147	577,146
Add:								
(Gains) losses from early extinguishments of debt	44,284	—	—	—	—	—	898	—
Interest expense	103,331	111,991	105,794	110,993	106,319	107,142	107,902	101,591
Depreciation and amortization expense	177,521	168,013	179,412	166,456	183,838	178,188	176,565	171,094
Transaction costs	2,066	277	1,888	307	751	332	331	615
Payroll and related costs from management services contracts	3,321	3,009	3,006	2,896	2,655	2,484	3,505	3,237
General and administrative expense	33,649	31,053	34,560	27,862	38,405	37,743	44,959	36,454
Subtract:								
(Gains) losses from investments in securities	(1,882)	(4,296)	190	(1,858)	(2,275)	(4,068)	(1,659)	5,445
Interest and other income (loss)	(1,564)	(1,676)	(1,520)	45	(1,452)	(1,789)	(1,168)	(3,017)
(Gains) losses on sales of real estate	(115,556)	(5,259)	(348)	209	(7,756)	(203,767)	—	(410,165)
(Income) loss from unconsolidated joint ventures	825	79,700	5,597	6,873	1,373	(1,832)	(5,225)	369
Direct reimbursements of payroll and related costs from management services contracts	(3,321)	(3,009)	(3,006)	(2,896)	(2,655)	(2,484)	(3,505)	(3,237)
Development and management services revenue	(7,516)	(6,356)	(6,094)	(7,281)	(7,284)	(8,125)	(6,803)	(7,879)
Net Operating Income ("NOI")	458,443	398,352	458,729	421,666	453,169	402,404	443,947	471,653
Subtract:								
Straight-line rent	(30,619)	(13,187)	(36,675)	(46,713)	(31,267)	(17,024)	(7,730)	(31,430)
Fair value lease revenue	(1,412)	(614)	(1,408)	662	(731)	(2,159)	(653)	(2,991)
Termination income	16	(551)	(1,874)	(3,406)	(5,355)	(3,309)	(4,269)	(2,399)
Add:								
Straight-line ground rent expense adjustment <sup>1</sup>	680	799	748	799	567	799	765	811
Lease transaction costs that qualify as rent inducements	3,731	1,333	4,090	3,966	826	1,616	1,859	2,399
<b>NOI - cash</b>	<b>430,839</b>	<b>386,132</b>	<b>423,610</b>	<b>376,974</b>	<b>417,209</b>	<b>382,327</b>	<b>433,919</b>	<b>438,043</b>
Subtract:								
NOI - cash from non Same Properties (excluding termination income)	(5,098)	(4,749)	(3,732)	(1,542)	(5,444)	(9,324)	(24,220)	(12,995)
<b>Same Property NOI - cash (excluding termination income)</b>	<b>425,741</b>	<b>381,383</b>	<b>419,878</b>	<b>375,432</b>	<b>411,765</b>	<b>373,003</b>	<b>409,699</b>	<b>425,048</b>
Subtract:								
Partners' share of NOI - cash from consolidated JVs (excluding termination income)	(45,401)	(34,966)	(45,150)	(35,318)	(43,833)	(33,522)	(49,973)	(42,050)
Add:								
Partners' share of NOI - cash from non Same Properties from consolidated JVs (excluding termination income)	1,163	(111)	1,075	(64)	1,023	(166)	8,517	205
BXP's share of NOI - cash from unconsolidated JVs (excluding termination income)	30,412	21,175	21,619	22,288	21,477	22,949	25,363	25,020
Subtract:								
BXP's share of NOI - cash from non Same Properties from unconsolidated JVs (excluding termination income)	(7,524)	(629)	(1,634)	124	(781)	76	(4,903)	(3,906)
<b>BXP's Share of Same Property NOI - cash (excluding termination income)</b>	<b>\$ 404,391</b>	<b>\$ 366,852</b>	<b>\$ 395,788</b>	<b>\$ 362,462</b>	<b>\$ 389,651</b>	<b>\$ 362,340</b>	<b>\$ 388,703</b>	<b>\$ 404,317</b>

# RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER FINANCIAL INFORMATION (UNAUDITED)

	For the three months ended		For the three months ended		For the three months ended		For the three months ended	
	31-Dec-20	31-Dec-19	30-Sep-20	30-Sep-19	30-Jun-20	30-Jun-19	31-Mar-20	31-Mar-19
Net income (loss) attributable to Boston Properties, Inc. common shareholders	\$ 7,310	\$ 140,824	\$ 89,854	\$ 107,771	\$ 266,525	\$ 164,318	\$ 497,496	\$ 98,105
Preferred dividends	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625
Net income (loss) attributable to Boston Properties, Inc.	9,935	143,449	92,479	110,396	269,150	166,943	500,121	100,730
Net income attributable to noncontrolling interests:								
Noncontrolling interest - common units of the Operating Partnership	990	16,222	10,020	12,504	30,197	19,036	57,539	11,599
Noncontrolling interest - redeemable preferred units of the Operating Partnership	—	—	—	—	—	—	—	—
Noncontrolling interest in property partnerships	13,980	16,338	15,561	18,470	(767)	17,482	19,486	18,830
Net income	24,905	176,009	118,060	141,370	298,580	203,461	577,146	131,159
Add:								
(Gains) losses from early extinguishments of debt	—	1,530	—	28,010	—	—	—	—
Interest expense	111,991	102,880	110,993	106,471	107,142	102,357	101,591	101,009
Depreciation and amortization expense	168,013	169,897	166,456	165,862	178,188	177,411	171,094	164,594
Impairment loss	—	—	—	—	—	—	—	24,038
Transaction costs	277	569	307	538	332	417	615	460
Payroll and related costs from management services contracts	3,009	2,159	2,896	2,429	2,484	2,403	3,237	3,395
General and administrative expense	31,053	32,797	27,862	31,147	37,743	35,071	36,454	41,762
Subtract:								
(Gains) losses from investments in securities	(4,296)	(2,177)	(1,858)	(106)	(4,068)	(1,165)	5,445	(2,969)
Interest and other income	(1,676)	(4,393)	45	(7,178)	(1,789)	(3,615)	(3,017)	(3,753)
(Gains) losses on sales of real estate	(5,259)	57	209	15	(203,767)	(1,686)	(410,165)	905
(Income) loss from unconsolidated joint ventures	79,700	936	6,873	649	(1,832)	(47,964)	369	(213)
Direct reimbursements of payroll and related costs from management services contracts	(3,009)	(2,159)	(2,896)	(2,429)	(2,484)	(2,403)	(3,237)	(3,395)
Development and management services revenue	(6,356)	(10,473)	(7,281)	(10,303)	(8,125)	(9,986)	(7,879)	(9,277)
Net Operating Income ("NOI")	398,352	467,632	421,666	456,475	402,404	454,301	471,653	447,715
Subtract:								
Straight-line rent	(13,187)	(40,460)	(46,713)	(20,123) <sup>2</sup>	(17,024)	(17,017)	(31,430)	(22,483)
Fair value lease revenue	(614)	(2,965)	662	(4,961)	(2,159)	(6,012)	(2,991)	(6,248)
Termination income	(551)	(1,397)	(3,406)	(1,960)	(3,309)	(4,910)	(2,399)	(6,936)
Add:								
Straight-line ground rent expense adjustment <sup>1</sup>	799	843	799	843	799	843	811	855
Lease transaction costs that qualify as rent inducements	1,333	2,170	3,966	2,140	1,616	1,438	2,399	879
<b>NOI - cash</b>	<b>386,132</b>	<b>425,823</b>	<b>376,974</b>	<b>432,414</b>	<b>382,327</b>	<b>428,643</b>	<b>438,043</b>	<b>413,782</b>
Subtract:								
NOI - cash from non Same Properties (excluding termination income)	(12,702)	(21,688)	(15,709)	(16,576)	(17,130)	(16,519)	(15,415)	(10,130)
<b>Same Property NOI - cash (excluding termination income)</b>	<b>373,430</b>	<b>404,135</b>	<b>361,265</b>	<b>415,838</b>	<b>365,197</b>	<b>412,124</b>	<b>422,628</b>	<b>403,652</b>
Subtract:								
Partners' share of NOI - cash from consolidated JVs (excluding termination income)	(34,966)	(41,197)	(35,318)	(42,930) <sup>2</sup>	(33,522)	(41,862)	(42,050)	(42,802)
Add:								
Partners' share of NOI - cash from non Same Properties from consolidated JVs (excluding termination income)	(111)	273	(64)	263	(166)	334	205	641
BXP's share of NOI - cash from unconsolidated JVs (excluding termination income)	21,175	24,590	22,288	20,012	22,949	20,357	25,020	21,500
Subtract:								
BXP's share of NOI - cash from non Same Properties from unconsolidated JVs (excluding termination income)	(4,244)	(5,000)	(4,414)	(510)	(4,650)	(1,769)	(5,455)	(1,767)
<b>BXP's Share of Same Property NOI - cash (excluding termination income)</b>	<b>\$ 355,284</b>	<b>\$ 382,801</b>	<b>\$ 343,757</b>	<b>\$ 392,673</b> <sup>2</sup>	<b>\$ 349,808</b>	<b>\$ 389,184</b>	<b>\$ 400,348</b>	<b>\$ 381,224</b>

# RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER FINANCIAL INFORMATION (UNAUDITED)

	For the three months ended		For the three months ended		For the three months ended		For the three months ended	
	31-Dec-19	31-Dec-18	30-Sep-19	30-Sep-18	30-Jun-19	30-Jun-18	31-Mar-19	31-Mar-18
Net income (loss) attributable to Boston Properties, Inc. common shareholders	\$ 140,824	\$ 148,529	\$ 107,771	\$ 119,118	\$ 164,318	\$ 128,681	\$ 98,105	\$ 176,021
Preferred dividends	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625
Net income (loss) attributable to Boston Properties, Inc.	143,449	151,154	110,396	121,743	166,943	131,306	100,730	178,646
Net income attributable to noncontrolling interests:								
Noncontrolling interest - common units of the Operating Partnership	16,222	17,662	12,504	13,852	19,036	14,859	11,599	20,432
Noncontrolling interest in property partnerships	16,338	16,425	18,470	14,850	17,482	14,400	18,830	17,234
Net income	176,009	185,241	141,370	150,445	203,461	160,565	131,159	216,312
Add:								
(Gains) losses from early extinguishments of debt	1,530	16,490	28,010	—	—	—	—	—
Interest expense	102,880	100,378	106,471	95,366	102,357	92,204	101,009	90,220
Depreciation and amortization expense	169,897	165,439	165,862	157,996	177,411	156,417	164,594	165,797
Impairment loss	—	11,812	—	—	—	—	24,038	—
Transaction costs	569	195	538	914	417	474	460	21
Payroll and related costs from management services contracts	2,159	2,219	2,429	2,516	2,403	1,970	3,395	2,885
General and administrative expense	32,797	27,683	31,147	29,677	35,071	28,468	41,762	35,894
Subtract:								
(Gains) losses from investments in securities	(2,177)	3,319	(106)	(1,075)	(1,165)	(505)	(2,969)	126
Interest and other income	(4,393)	(3,774)	(7,178)	(2,822)	(3,615)	(2,579)	(3,753)	(1,648)
(Gains) losses on sales of real estate	57	(59,804)	15	(7,863)	(1,686)	(18,292)	905	(96,397)
(Income) loss from unconsolidated joint ventures	936	(5,305)	649	4,314	(47,964)	(769)	(213)	(461)
Direct reimbursements of payroll and related costs from management services contracts	(2,159)	(2,219)	(2,429)	(2,516)	(2,403)	(1,970)	(3,395)	(2,885)
Development and management services revenue	(10,473)	(12,195)	(10,303)	(15,254)	(9,986)	(9,305)	(9,277)	(8,405)
Net Operating Income ("NOI")	467,632	429,479	456,475	411,698	454,301	406,678	447,715	401,459
Subtract:								
Straight-line rent	(40,460)	(1,830)	(20,123) <sup>2</sup>	848	(17,017)	(19,972)	(22,483)	(27,101)
Fair value lease revenue	(2,965)	(6,076)	(4,961)	(6,053)	(6,012)	(6,092)	(6,248)	(5,590)
Termination income	(1,397)	(4,775)	(1,960)	(1,350)	(4,910)	(718)	(6,936)	(1,362)
Add:								
Straight-line ground rent expense adjustment <sup>1</sup>	843	887	843	887	843	887	855	898
Lease transaction costs that qualify as rent inducements	2,170	3,989	2,140	3,866	1,438	521	879	316
<b>NOI - cash</b>	<b>425,823</b>	<b>421,674</b>	<b>432,414</b>	<b>409,896</b>	<b>428,643</b>	<b>381,304</b>	<b>413,782</b>	<b>368,620</b>
Subtract:								
NOI - cash from non Same Properties (excluding termination income)	(31,389)	(24,316)	(31,571)	(26,007)	(22,843)	(8,703)	(18,783)	(6,026)
<b>Same Property NOI - cash (excluding termination income)</b>	<b>394,434</b>	<b>397,358</b>	<b>400,843</b>	<b>383,889</b>	<b>405,800</b>	<b>372,601</b>	<b>394,999</b>	<b>362,594</b>
Subtract:								
Partners' share of NOI - cash from consolidated JVs (excluding termination income)	(41,197)	(43,416)	(42,930) <sup>2</sup>	(43,922)	(41,862)	(38,408)	(42,802)	(38,108)
Add:								
Partners' share of NOI - cash from non Same Properties from consolidated JVs (excluding termination income)	273	854	263	834	334	153	641	109
BXP's share of NOI - cash from unconsolidated JVs (excluding termination income)	24,590	20,458	20,012	18,697	20,357	13,516	21,500	14,071
Subtract:								
BXP's share of NOI - cash from non Same Properties from unconsolidated JVs (excluding termination income)	(5,012)	(1,641)	(5,713)	(5,405)	(7,384)	(1,834)	(5,398)	(907)
<b>BXP's Share of Same Property NOI - cash (excluding termination income)</b>	<b>\$ 373,088</b>	<b>\$ 373,613</b>	<b>\$ 372,475</b> <sup>2</sup>	<b>\$ 354,093</b>	<b>\$ 377,245</b>	<b>\$ 346,028</b>	<b>\$ 368,940</b>	<b>\$ 337,759</b>



## RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER FINANCIAL INFORMATION (UNAUDITED)

	For the three months ended		For the three months ended		For the three months ended		For the three months ended	
	31-Dec-18	31-Dec-17	30-Sep-18	30-Sep-17	30-Jun-18	30-Jun-17	31-Mar-18	31-Mar-17
Net income (loss) attributable to Boston Properties, Inc. common shareholders	\$ 148,529	\$ 103,829	\$ 119,118	\$ 117,337	\$ 128,681	\$ 133,709	\$ 176,021	\$ 97,083
Preferred dividends	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625
Net income (loss) attributable to Boston Properties, Inc.	151,154	106,454	121,743	119,962	131,306	136,334	178,646	99,708
Net income attributable to noncontrolling interests:								
Noncontrolling interest - common units of the Operating Partnership	17,662	11,884	13,852	13,402	14,859	15,473	20,432	11,432
Noncontrolling interest in property partnerships	16,425	13,865	14,850	14,340	14,400	15,203	17,234	4,424
Net income	185,241	132,203	150,445	147,704	160,565	167,010	216,312	115,564
Add:								
(Gains) losses from early extinguishments of debt	16,490	13,858	—	—	—	(14,354)	—	—
Interest expense	100,378	91,772	95,366	92,032	92,204	95,143	90,220	95,534
Depreciation and amortization expense	165,439	154,259	157,996	152,164	156,417	151,919	165,797	159,205
Impairment loss	11,812	—	—	—	—	—	—	—
Transaction costs	195	96	914	239	474	299	21	34
Payroll and related costs from management services contracts	2,219	—	2,516	—	1,970	—	2,885	—
General and administrative expense	27,683	29,396	29,677	25,792	28,468	27,141	35,894	31,386
Subtract:								
(Gains) losses from investments in securities	3,319	(962)	(1,075)	(944)	(505)	(730)	126	(1,042)
Interest and other income	(3,774)	(2,336)	(2,822)	(1,329)	(2,579)	(1,504)	(1,648)	(614)
Gains on sales of real estate	(59,804)	(872)	(7,863)	(2,891)	(18,292)	(3,767)	(96,397)	(133)
(Income) loss from unconsolidated joint ventures	(5,305)	(4,197)	4,313	(843)	(769)	(3,108)	(461)	(3,084)
Direct reimbursements of payroll and related costs from management services contracts	(2,219)	—	(2,516)	—	(1,970)	—	(2,885)	—
Development and management services revenue	(12,195)	(9,957)	(15,253)	(10,811)	(9,305)	(7,365)	(8,405)	(6,472)
Net Operating Income ("NOI")	429,479	403,260	411,698	401,113	406,678	410,684	401,459	390,378
Subtract:								
Straight-line rent	(1,830)	(22,323)	848	(16,105)	(19,972)	(3,060)	(27,101)	(12,023)
Fair value lease revenue	(6,076)	(5,655)	(6,053)	(5,781)	(6,092)	(5,464)	(5,590)	(5,390)
Termination income	(4,775)	(756)	(1,350)	(4,783)	(718)	(13,601)	(1,362)	(3,918)
Add:								
Straight-line ground rent expense adjustment <sup>1</sup>	887	929	887	929	887	929	898	941
Lease transaction costs that qualify as rent inducements	3,989	225	3,866	(102)	521	115	316	682
<b>NOI - cash</b>	<b>421,674</b>	<b>375,680</b>	<b>409,896</b>	<b>375,271</b>	<b>381,304</b>	<b>389,603</b>	<b>368,620</b>	<b>370,670</b>
Subtract:								
NOI - cash from non Same Properties (excluding termination income)	(23,135)	(6,629)	(26,602)	(2,135)	(10,207)	105	(6,915)	(1,922)
<b>Same Property NOI - cash (excluding termination income)</b>	<b>398,539</b>	<b>369,051</b>	<b>383,294</b>	<b>373,136</b>	<b>371,097</b>	<b>389,708</b>	<b>361,705</b>	<b>368,748</b>
Subtract:								
Partners' share of NOI - cash from consolidated JVs (excluding termination income)	(43,416)	(38,390)	(43,922)	(38,758)	(39,865)	(45,314)	(39,770)	(41,051)
Add:								
Partners' share of NOI - cash from non Same Properties from consolidated JVs (excluding termination income and after priority allocation and income allocation to private REIT shareholders)	854	(6)	834	(596)	189	(882)	313	(279)
BXP's share of NOI - cash from unconsolidated JVs (excluding termination income)	20,458	13,346	18,697	12,543	13,516	13,105	14,071	11,442
Subtract:								
BXP's share of NOI - cash from non Same Properties from unconsolidated JVs (excluding termination income)	(5,332)	(52)	(3,845)	—	(25)	—	(766)	—
<b>BXP's Share of Same Property NOI - cash (excluding termination income)</b>	<b>\$ 371,103</b>	<b>\$ 343,949</b>	<b>\$ 355,058</b>	<b>\$ 346,325</b>	<b>\$ 344,912</b>	<b>\$ 356,617</b>	<b>\$ 335,553</b>	<b>\$ 338,860</b>

# RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER FINANCIAL INFORMATION (UNAUDITED)

	For the three months ended		For the three months ended		For the three months ended		For the three months ended	
	31-Dec-17	31-Dec-16	30-Sep-17	30-Sep-16	30-Jun-17	30-Jun-16	31-Mar-17	31-Mar-16
Net income (loss) attributable to Boston Properties, Inc. common shareholders	\$ 103,829	\$ 147,214	\$ 117,337	\$ 76,753	\$ 133,709	\$ 96,597	\$ 97,083	\$ 181,747
Preferred dividends	2,625	2,704	2,625	2,589	2,625	2,589	2,625	2,618
Net income (loss) attributable to Boston Properties, Inc.	106,454	149,918	119,962	79,342	136,334	99,186	99,708	184,365
Net income attributable to noncontrolling interests:								
Noncontrolling interest - common units of the Operating Partnership	11,884	17,097	13,402	9,387	15,473	11,357	11,432	21,393
Noncontrolling interest in property partnerships	13,865	(2,121)	14,340	(17,225)	15,203	6,814	4,424	10,464
Net income	132,203	164,894	147,704	71,504	167,010	117,357	115,564	216,222
Add:								
(Gains) losses from early extinguishments of debt	13,858	—	—	371	(14,354)	—	—	—
Losses from interest rate contracts	—	—	—	140	—	—	—	—
Interest expense	91,772	97,896	92,032	104,641	95,143	105,003	95,534	105,309
Depreciation and amortization expense	154,259	178,032	152,164	203,748	151,919	153,175	159,205	159,448
Impairment loss	—	—	—	1,783	—	—	—	—
Transaction costs	96	1,200	239	249	299	913	34	25
General and administrative expense	29,396	25,293	25,792	25,165	27,141	25,418	31,386	29,353
Subtract:								
(Gains) losses from investments in securities	(962)	(560)	(944)	(976)	(730)	(478)	(1,042)	(259)
Interest and other income	(2,336)	(573)	(1,329)	(3,628)	(1,504)	(1,524)	(614)	(1,505)
Gains on sales of real estate	(872)	—	(2,891)	(12,983)	(3,767)	—	(133)	(67,623)
Gains on sale of investment in unconsolidated joint venture	—	(59,370)	—	—	—	—	—	—
(Income) loss from unconsolidated joint ventures	(4,197)	(2,585)	(843)	(1,464)	(3,108)	(2,234)	(3,084)	(1,791)
Development and management services revenue	(9,957)	(9,698)	(10,811)	(6,364)	(7,365)	(5,533)	(6,472)	(6,689)
Net Operating Income ("NOI")	403,260	394,529	401,113	382,186	410,684	392,097	390,378	432,490
Subtract:								
Straight-line rent	(22,323)	(14,711)	(16,105)	(11,107)	(3,060)	6,503	(12,023)	(14,424)
Fair value lease revenue	(5,655)	(6,840)	(5,781)	(6,547)	(5,464)	(8,808)	(5,390)	(8,186)
Termination income	(756)	(504)	(4,783)	170	(13,601)	(7,654)	(3,918)	(51,306)
Add:								
Straight-line ground rent expense adjustment <sup>1</sup>	929	971	929	971	929	971	941	982
Lease transaction costs that qualify as rent inducements	225	487	(102)	861	115	2,200	682	5,305
<b>NOI - cash (excluding termination income)</b>	<b>375,680</b>	<b>373,932</b>	<b>375,271</b>	<b>366,534</b>	<b>389,603</b>	<b>385,309</b>	<b>370,670</b>	<b>364,861</b>
Subtract:								
NOI - cash from non Same Properties (excluding termination income)	(6,884)	(23)	(467)	532	(6,818)	(19,492)	(8,187)	(10,625)
<b>Same Property NOI - cash (excluding termination income)</b>	<b>368,796</b>	<b>373,909</b>	<b>374,804</b>	<b>367,066</b>	<b>382,785</b>	<b>365,817</b>	<b>362,483</b>	<b>354,236</b>
Subtract:								
Partners' share of NOI - cash from consolidated JVs (excluding termination income)	(40,084)	(40,655)	(40,283)	(39,901)	(45,314)	(40,415)	(41,051)	(41,703)
Add:								
Partners' share of NOI - cash from non Same Properties from consolidated JVs (excluding termination income and after priority allocation and income allocation to private REIT shareholders)	192	(600)	(589)	(231)	(882)	1,577	(279)	1,571
BXP's share of NOI - cash from unconsolidated JVs (excluding termination income)	13,557	10,602	12,708	10,647	13,182	8,881	11,537	9,109
Subtract:								
BXP's share of NOI - cash from non Same Properties from unconsolidated JVs (excluding termination income)	—	(153)	(494)	(696)	(5,188)	(689)	(4,322)	(1,382)
<b>BXP's Share of Same Property NOI - cash (excluding termination income)</b>	<b>\$ 342,461</b>	<b>\$ 343,103</b>	<b>\$ 346,146</b>	<b>\$ 336,885</b>	<b>\$ 344,583</b>	<b>\$ 335,171</b>	<b>\$ 328,368</b>	<b>\$ 321,831</b>

## RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER FINANCIAL INFORMATION (UNAUDITED)

	For the three months ended		For the three months ended		For the three months ended		For the three months ended	
	31-Dec-16	31-Dec-15	30-Sep-16	30-Sep-15	30-Jun-16	30-Jun-15	31-Mar-16	31-Mar-15
Net income (loss) attributable to Boston Properties, Inc. common shareholders	\$ 147,214	\$ 137,851	\$ 76,753	\$ 184,082	\$ 96,597	\$ 79,460	\$ 181,747	\$ 171,182
Preferred dividends	2,704	2,646	2,589	2,647	2,589	2,618	2,618	2,589
Net income (loss) attributable to Boston Properties, Inc.	149,918	140,497	79,342	186,729	99,186	82,078	184,365	173,771
Net income attributable to noncontrolling interests:								
Noncontrolling interest - common units of the Operating Partnership	17,097	16,098	9,387	21,302	11,357	9,394	21,393	20,188
Noncontrolling interest - redeemable preferred units of the Operating Partnership	—	—	—	—	—	3	—	3
Noncontrolling interest in property partnerships	(2,121)	10,143	(17,225)	115,240	6,814	9,264	10,464	15,208
Net income	164,894	166,738	71,504	323,271	117,357	100,739	216,222	209,170
Add:								
(Gains) losses from early extinguishments of debt	—	22,040	371	—	—	—	—	—
Losses from interest rate contracts	—	—	140	—	—	—	—	—
Interest expense	97,896	106,178	104,641	108,727	105,003	108,534	105,309	108,757
Depreciation and amortization expense	178,032	164,460	203,748	153,015	153,175	167,844	159,448	154,223
Impairment loss	—	—	1,783	—	—	—	—	—
Transaction costs	1,200	470	249	254	913	208	25	327
General and administrative expense	25,293	24,300	25,165	20,944	25,418	22,284	29,353	28,791
Subtract:								
(Gains) losses from investments in securities	(560)	(493)	(976)	1,515	(478)	24	(259)	(393)
Interest and other income	(573)	(440)	(3,628)	(3,637)	(1,524)	(1,293)	(1,505)	(1,407)
Gains on sales of real estate	—	(81,332)	(12,983)	(199,479)	—	—	(67,623)	(95,084)
Gains on sale of investment in unconsolidated joint venture	(59,370)	—	—	—	—	—	—	—
(Income) loss from unconsolidated joint ventures	(2,585)	(2,211)	(1,464)	(2,647)	(2,234)	(3,078)	(1,791)	(14,834)
Development and management services revenue	(9,698)	(6,452)	(6,364)	(5,912)	(5,533)	(4,862)	(6,689)	(5,328)
Net Operating Income ("NOI")	394,529	393,258	382,186	396,051	392,097	390,400	432,490	384,222
Subtract:								
Straight-line rent	(14,711)	(19,623)	(11,107)	(15,992)	6,503	(18,454)	(14,424)	(25,928)
Fair value lease revenue	(6,840)	(7,450)	(6,547)	(8,838)	(8,808)	(9,648)	(8,186)	(9,962)
Termination income	(504)	(7,701)	170	(9,589)	(7,654)	(6,680)	(51,306)	(14,924)
Add:								
Straight-line ground rent expense adjustment <sup>1</sup>	998	(3,983)	1,031	891	935	1,106	987	1,196
Lease transaction costs that qualify as rent inducements	487	1,939	861	1,911	2,200	4,285	5,305	4,532
<b>NOI - cash (excluding termination income)</b>	<b>373,959</b>	<b>356,440</b>	<b>366,594</b>	<b>364,434</b>	<b>385,273</b>	<b>361,009</b>	<b>364,866</b>	<b>339,136</b>
Subtract:								
NOI - cash from non Same Properties (excluding termination income)	(12,840)	(9,765)	(12,000)	(13,240)	(18,515)	(8,935)	(9,792)	(9,615)
<b>Same Property NOI - cash (excluding termination income)</b>	<b>361,119</b>	<b>346,675</b>	<b>354,594</b>	<b>351,194</b>	<b>366,758</b>	<b>352,074</b>	<b>355,074</b>	<b>329,521</b>
Subtract:								
Partners' share of NOI - cash from consolidated JVs (excluding termination income)	(40,655)	(41,303)	(39,901)	(47,897)	(40,415)	(48,282)	(41,703)	(48,403)
Add:								
Partners' share of NOI - cash from non Same Properties from consolidated JVs (excluding termination income and after priority allocation and income allocation to private REIT shareholders)	(601)	1,684	(231)	5,290	—	4,808	—	5,084
BXP's share of NOI - cash from unconsolidated JVs (excluding termination income)	10,602	9,396	10,647	11,145	8,881	11,207	9,109	14,934
Subtract:								
BXP's share of NOI - cash from non Same Properties from unconsolidated JVs (excluding termination income)	(3,487)	(1,286)	(2,924)	(899)	(322)	—	(312)	—
<b>BXP's Share of Same Property NOI - cash (excluding termination income)</b>	<b>\$ 326,978</b>	<b>\$ 315,166</b>	<b>\$ 322,185</b>	<b>\$ 318,833</b>	<b>\$ 334,902</b>	<b>\$ 319,807</b>	<b>\$ 322,168</b>	<b>\$ 301,136</b>

## RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER FINANCIAL INFORMATION (UNAUDITED)

<sup>1</sup>In light of the front-ended, uneven rental payments required by the Company's 99-year ground and air rights lease for the 100 Clarendon Street garage and Back Bay Transit Station in Boston, MA, and to make period-to-period comparisons more meaningful to investors, the adjustment does not include the straight-line impact of approximately \$115 and \$(103) for the three months ended June 30, 2022 and 2021, respectively; \$168 and \$167 for the three months ended March 31, 2022 and 2021, respectively; \$52 and \$144 for the three months ended December 31, 2021 and 2020, respectively; \$40 and \$98 for the three months ended September 30, 2021 and 2020, respectively; \$(103) and \$152 for the three months ended June 30, 2021 and 2020, respectively; \$167 and \$165 for the three months ended March 31, 2021 and 2020, respectively; \$144 and \$173 for the three months ended December 31, 2020 and 2019, respectively; \$98 and \$176 for the three months ended September 30, 2020 and 2019, respectively; \$152 and \$176 for the three months ended June 30, 2020 and 2019, respectively; \$165 and \$120 for the three months ended March 31, 2020 and 2019, respectively; \$173 and \$168 for the three months ended December 31, 2019 and 2018, respectively; \$176 and \$175 for the three months ended September 30, 2019 and 2018, respectively; \$176 and \$116 for the three months ended June 30, 2019 and 2018, respectively; \$120 and \$(46) for the three months ended March 31, 2019 and 2018, respectively; \$168 and \$(31) for the three months ended December 31, 2018 and 2017, respectively; \$175 and \$(375) for the three months ended September 30, 2018 and 2017, respectively; \$116 and \$(531) for the three months ended June 30, 2018 and 2017, respectively; \$(46) and \$(302) for the three months ended March 31, 2018 and 2017, respectively; \$(31) and \$27 for the three months ended December 31, 2017 and 2016, respectively; \$(375) and \$60 for the three months ended September 30, 2017 and 2016, respectively; \$(531) and \$(36) for the three months ended June 30, 2017 and 2016, respectively and \$(302) and \$5 for the three months ended March 31, 2017 and 2016, respectively. As of June 30, 2022, the Company had remaining lease payment obligations aggregating approximately \$25.3 million, all of which it expects to incur by the end of 2024 with no payments thereafter. Under GAAP, the Company recognizes expense of \$(87) per quarter on a straight-line basis over the term of the lease. However, unlike more traditional ground and air rights leases, the timing and amounts of the rental payments by the Company correlate to the uneven timing and funding by the Company of capital expenditures related to improvements at the Back Bay Transit Station. As a result, the amounts excluded from the adjustment each quarter through 2024 may vary significantly.

<sup>2</sup>For the three months ended September 30, 2019, excludes the straight-line impact of approximately \$(36.9) million for Straight-line rent, \$(14.7) million for Partners' share of NOI - cash from consolidated JV (excluding termination income) and \$(22.2) million for BXP's Share of Same Property NOI - cash (excluding termination income) in connection with the deferred revenue received from a client. The client paid for improvements to a long-lived asset of the Company resulting in deferred revenue for the period until the asset was substantially complete, which occurred in the third quarter 2019.



## RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER FINANCIAL INFORMATION (UNAUDITED)

### BXP's Share of Same Property Net Operating Income (excluding termination income)

(in thousands)

Please see the following pages for complete reconciliations of BXP's Share of Same Property NOI (excluding termination income) for each quarterly period presented.

2022					2021				2020				
	31-Mar-22	31-Mar-21	Change (\$)	Change (%)	31-Mar-21	31-Mar-20	Change (\$)	Change (%)	31-Mar-20	31-Mar-19	Change (\$)	Change (%)	
Q1	\$ 435,158	\$ 412,525	22,633	5.5 %	\$ 409,090	\$ 433,275	(24,185)	(5.6)%	\$ 427,633	\$ 407,884	19,749	4.8 %	
	30-Jun-22	30-Jun-21	Change (\$)	Change (%)	30-Jun-21	30-Jun-20	Change (\$)	Change (%)	30-Jun-20	30-Jun-19	Change (\$)	Change (%)	
Q2	\$ 443,205	\$ 417,792	25,413	6.1 %	\$ 419,835	\$ 385,681	34,154	8.9 %	\$ 368,834	\$ 413,409	(44,575)	(10.8)%	
					30-Sep-21	30-Sep-20	Change (\$)	Change (%)	30-Sep-20	30-Sep-19	Change (\$)	Change (%)	
Q3					\$ 427,796	\$ 398,288	29,508	7.4 %	\$ 377,504	\$ 414,534	(37,030)	(8.9)%	
					31-Dec-21	31-Dec-20	Change (\$)	Change (%)	31-Dec-20	31-Dec-19	Change (\$)	Change (%)	
Q4					\$ 429,112	\$ 363,910	65,202	17.9 %	\$ 357,713	\$ 421,454	(63,741)	(15.1)%	
Average Quarterly Change (%)				5.8 %					7.2 %				(7.5)%

2019					2018				2017				
	31-Mar-19	31-Mar-18	Change (\$)	Change (%)	31-Mar-18	31-Mar-17	Change (\$)	Change (%)	31-Mar-17	31-Mar-16	Change (\$)	Change (%)	
Q1	\$ 393,921	\$ 365,764	28,157	7.7 %	\$ 362,182	\$ 356,180	6,002	1.7 %	\$ 340,684	\$ 333,767	6,917	2.1 %	
	30-Jun-19	30-Jun-18	Change (\$)	Change (%)	30-Jun-18	30-Jun-17	Change (\$)	Change (%)	30-Jun-17	30-Jun-16	Change (\$)	Change (%)	
Q2	\$ 398,559	\$ 370,327	28,232	7.6 %	\$ 368,105	\$ 368,200	(95)	— %	\$ 352,027	\$ 338,691	13,336	3.9 %	
	30-Sep-19	30-Sep-18	Change (\$)	Change (%)	30-Sep-18	30-Sep-17	Change (\$)	Change (%)	30-Sep-17	30-Sep-16	Change (\$)	Change (%)	
Q3	\$ 396,066	\$ 369,714	26,352	7.1 %	\$ 369,884	\$ 364,785	5,099	1.4 %	\$ 365,472	\$ 353,409	12,063	3.4 %	
	31-Dec-19	31-Dec-18	Change (\$)	Change (%)	31-Dec-18	31-Dec-17	Change (\$)	Change (%)	31-Dec-17	31-Dec-16	Change (\$)	Change (%)	
Q4	\$ 406,528	\$ 386,398	20,130	5.2 %	\$ 382,058	\$ 369,641	12,417	3.4 %	\$ 368,581	\$ 363,852	4,729	1.3 %	
Average Quarterly Change (%)				6.9 %					1.6 %				2.7 %

## RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER FINANCIAL INFORMATION (UNAUDITED)

### BXP's Share of Same Property Net Operating Income (excluding termination income) (continued)

(in thousands)

2016				
	31-Mar-16	31-Mar-15	Change (\$)	Change (%)
Q1	\$ 333,429	\$ 324,364	9,065	2.8 %
	30-Jun-16	30-Jun-15	Change (\$)	Change (%)
Q2	\$ 338,151	\$ 335,941	2,210	0.7 %
	30-Sep-16	30-Sep-15	Change (\$)	Change (%)
Q3	\$ 334,458	\$ 333,334	1,124	0.3 %
	31-Dec-16	31-Dec-15	Change (\$)	Change (%)
Q4	\$ 342,124	\$ 333,943	8,181	2.4 %
Average Quarterly Change (%)				1.6 %
Average Quarterly Change (%) for the period Q1 2016 through Q2 2022				2.4 %

## RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER FINANCIAL INFORMATION (UNAUDITED)

	For the three months ended		For the three months ended	
	30-Jun-22	30-Jun-21	31-Mar-22	31-Mar-21
Net income (loss) attributable to Boston Properties, Inc. common shareholders	\$ 222,989	\$ 111,703	\$ 143,047	\$ 91,624
Preferred stock redemption charge	—	—	—	6,412
Preferred dividends	—	—	—	2,560
Net income (loss) attributable to Boston Properties, Inc.	222,989	111,703	143,047	100,596
Net income attributable to noncontrolling interests:				
Noncontrolling interest in discontinued operations - common units of the Operating Partnership	—	—	—	—
Noncontrolling interest - common units of the Operating Partnership	25,708	12,383	16,361	11,084
Noncontrolling interest - redeemable preferred units of the Operating Partnership	—	—	—	—
Noncontrolling interest in property partnerships	18,546	17,164	17,549	16,467
Net income	267,243	141,250	176,957	128,147
Add:				
Interest expense	104,142	106,319	101,228	107,902
Losses from interest rate contracts	—	—	—	898
Depreciation and amortization expense	183,146	183,838	177,624	176,565
Impairment loss	—	—	—	—
Transaction costs	496	751	—	331
Payroll and related costs from management services contracts	3,239	2,655	4,065	3,505
General and administrative expense	34,665	38,405	43,194	44,959
Subtract:				
Other income - assignment fee	(6,624)	—	—	—
Interest and other income (loss)	(1,195)	(1,452)	(1,228)	(1,168)
(Gains) losses from investments in securities	4,716	(2,275)	2,262	(1,659)
(Gains) losses on sales of real estate	(96,247)	(7,756)	(22,701)	—
(Income) loss from unconsolidated joint ventures	54	1,373	(2,189)	(5,225)
Direct reimbursements of payroll and related costs from management services contracts	(3,239)	(2,655)	(4,065)	(3,505)
Development and management services revenue	(6,354)	(7,284)	(5,831)	(6,803)
Net Operating Income ("NOI")	484,042	453,169	469,316	443,947
Add:				
BXP's share of NOI from unconsolidated joint ventures	35,710	25,417	37,321	24,795
Subtract:				
Partners' share of NOI from consolidated joint ventures (after income allocation to private REIT shareholders)	(47,862)	(46,287)	(47,055)	(44,376)
BXP's Share of NOI	471,890	432,299	459,582	424,366
Subtract:				
Termination income	(1,922)	(5,355)	(2,078)	(4,269)
BXP's share of termination income from unconsolidated joint ventures	1	(709)	(606)	—
Add:				
Partners' share of termination income (loss) from consolidated joint ventures	641	(3)	221	(6)
BXP's Share of NOI (excluding termination income)	<u>\$ 470,610</u>	<u>\$ 426,232</u>	<u>\$ 457,119</u>	<u>\$ 420,091</u>
Net Operating Income (NOI)	\$ 484,042	\$ 453,169	\$ 469,316	\$ 443,947
Subtract:				
Termination income	(1,922)	(5,355)	(2,078)	(4,269)
NOI from non Same Properties (excluding termination income)	(17,390)	(7,539)	(13,396)	(7,273)
Same Property NOI (excluding termination income)	464,730	440,275	453,842	432,405
Subtract:				
Partners' share of NOI from consolidated joint ventures (excluding termination income and after income allocation to private REIT shareholders)	(47,221)	(46,290)	(46,834)	(44,382)
Add:				
Partners' share of NOI from non Same Properties from consolidated joint ventures (excluding termination income and after income allocation to private REIT shareholders)	—	—	1,590	880
BXP's share of NOI from unconsolidated joint ventures (excluding termination income)	35,711	24,708	36,715	24,795
Subtract:				
BXP's share of NOI from non Same Properties from unconsolidated joint ventures (excluding termination income)	(10,015)	(901)	(10,155)	(1,173)
BXP's Share of Same Property NOI (excluding termination income)	<u>\$ 443,205</u>	<u>\$ 417,792</u>	<u>\$ 435,158</u>	<u>\$ 412,525</u>

# RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER FINANCIAL INFORMATION (UNAUDITED)

	For the three months ended		For the three months ended		For the three months ended		For the three months ended	
	31-Dec-21	31-Dec-20	30-Sep-21	30-Sep-20	30-Jun-21	30-Jun-20	31-Mar-21	31-Mar-20
Net income (loss) attributable to Boston Properties, Inc. common shareholders	\$ 184,537	\$ 7,310	\$ 108,297	\$ 89,854	\$ 111,703	\$ 266,525	\$ 91,624	\$ 497,496
Preferred stock redemption charge	—	—	—	—	—	—	6,412	—
Preferred dividends	—	2,625	—	2,625	—	2,625	2,560	2,625
Net income (loss) attributable to Boston Properties, Inc.	184,537	9,935	108,297	92,479	111,703	269,150	100,596	500,121
Net income attributable to noncontrolling interests:								
Noncontrolling interest - common units of the Operating Partnership	20,544	990	11,982	10,020	12,383	30,197	11,084	57,539
Noncontrolling interest - redeemable preferred units of the Operating Partnership	—	—	—	—	—	—	—	—
Noncontrolling interest in property partnerships	18,204	13,980	18,971	15,561	17,164	(767)	16,467	19,486
Net income	223,285	24,905	139,250	118,060	141,250	298,580	128,147	577,146
Add:								
(Gains) losses from early extinguishments of debt	44,284	—	—	—	—	—	898	—
Interest expense	103,331	111,991	105,794	110,993	106,319	107,142	107,902	101,591
Depreciation and amortization expense	177,521	168,013	179,412	166,456	183,838	178,188	176,565	171,094
Impairment loss	—	—	—	—	—	—	—	—
Transaction costs	2,066	277	1,888	307	751	332	331	615
Payroll and related costs from management services contracts	3,321	3,009	3,006	2,896	2,655	2,484	3,505	3,237
General and administrative expense	33,649	31,053	34,560	27,862	38,405	37,743	44,959	36,454
Subtract:								
(Gains) losses from investments in securities	(1,882)	(4,296)	190	(1,858)	(2,275)	(4,068)	(1,659)	5,445
Interest and other income (loss)	(1,564)	(1,676)	(1,520)	45	(1,452)	(1,789)	(1,168)	(3,017)
(Gains) losses on sales of real estate	(115,556)	(5,259)	(348)	209	(7,756)	(203,767)	—	(410,165)
(Income) loss from unconsolidated joint ventures	825	79,700	5,597	6,873	1,373	(1,832)	(5,225)	369
Direct reimbursements of payroll and related costs from management services contracts	(3,321)	(3,009)	(3,006)	(2,896)	(2,655)	(2,484)	(3,505)	(3,237)
Development and management services revenue	(7,516)	(6,356)	(6,094)	(7,281)	(7,284)	(8,125)	(6,803)	(7,879)
Net Operating Income ("NOI")	458,443	398,352	458,729	421,666	453,169	402,404	443,947	471,653
Add:								
BXP's share of NOI from unconsolidated joint ventures	33,278	13,336	24,266	24,938	25,417	27,911	24,795	28,758
Subtract:								
Partners' share of NOI from consolidated joint ventures (after income allocation to private REIT shareholders)	(47,841)	(40,639)	(47,800)	(42,160)	(46,287)	(32,427)	(44,376)	(47,661)
BXP's Share of NOI	443,880	371,049	435,195	404,444	432,299	397,888	424,366	452,750
Less:								
Termination income	16	(551)	(1,874)	(3,406)	(5,355)	(3,309)	(4,269)	(2,399)
BXP's share of termination income from unconsolidated joint ventures	(88)	(771)	17	—	(709)	—	—	—
Add:								
Partners' share of termination income from consolidated joint ventures	(4)	95	10	556	(3)	321	(6)	238
BXP's Share of NOI (excluding termination income)	443,804	369,822	433,348	401,594	426,232	394,900	420,091	450,589
Net Operating Income (NOI)	458,443	398,352	458,729	421,666	453,169	402,404	443,947	471,653
Subtract:								
Termination income	16	(551)	(1,874)	(3,406)	(5,355)	(3,309)	(4,269)	(2,399)
NOI from non Same Properties (excluding termination income)	(8,587)	(5,187)	(5,227)	(1,842)	(7,268)	(6,624)	(8,307)	(12,955)
Same Property NOI (excluding termination income)	449,872	392,614	451,628	416,418	440,546	392,471	431,371	456,299
Subtract:								
Partners' share of NOI from consolidated joint ventures (excluding termination income and after income allocation to private REIT shareholders)	(47,845)	(40,544)	(47,790)	(41,604)	(46,290)	(32,106)	(44,382)	(47,423)
Add:								
Partners' share of NOI from non Same Properties from consolidated joint ventures (excluding termination income and after income allocation to private REIT shareholders)	1,591	(76)	1,502	(70)	1,463	(1,150)	880	136
BXP's share of NOI from unconsolidated joint ventures (excluding termination income)	33,190	12,565	24,283	24,938	24,708	27,911	24,795	28,758
Subtract:								
BXP's share of NOI from non Same Properties from unconsolidated joint ventures (excluding termination income)	(7,696)	(649)	(1,827)	(1,394)	(592)	(1,445)	(3,574)	(4,495)
BXP's Share of Same Property NOI (excluding termination income)	\$ 429,112	\$ 363,910	\$ 427,796	\$ 398,288	\$ 419,835	\$ 385,681	\$ 409,090	\$ 433,275



# RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER FINANCIAL INFORMATION (UNAUDITED)

	For the three months ended		For the three months ended		For the three months ended		For the three months ended	
	31-Dec-20	31-Dec-19	30-Sep-20	30-Sep-19	30-Jun-20	30-Jun-19	31-Mar-20	31-Mar-19
Net income (loss) attributable to Boston Properties, Inc. common shareholders	\$ 7,310	\$ 140,824	\$ 89,854	\$ 107,771	\$ 266,525	\$ 164,318	\$ 497,496	\$ 98,105
Preferred dividends	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625
Net income (loss) attributable to Boston Properties, Inc.	9,935	143,449	92,479	110,396	269,150	166,943	500,121	100,730
Net income attributable to noncontrolling interests:								
Noncontrolling interest in discontinued operations - common units of the Operating Partnership	—	—	—	—	—	—	—	—
Noncontrolling interest - common units of the Operating Partnership	990	16,222	10,020	12,504	30,197	19,036	57,539	11,599
Noncontrolling interest - redeemable preferred units of the Operating Partnership	—	—	—	—	—	—	—	—
Noncontrolling interest in property partnerships	13,980	16,338	15,561	18,470	(767)	17,482	19,486	18,830
Net income	24,905	176,009	118,060	141,370	298,580	203,461	577,146	131,159
Add:								
(Gains) losses from early extinguishments of debt	—	1,530	—	28,010	—	—	—	—
Interest expense	111,991	102,880	110,993	106,471	107,142	102,357	101,591	101,009
Depreciation and amortization expense	168,013	169,897	166,456	165,862	178,188	177,411	171,094	164,594
Impairment loss	—	—	—	—	—	—	—	24,038
Transaction costs	277	569	307	538	332	417	615	460
Payroll and related costs from management services contracts	3,009	2,159	2,896	2,429	2,484	2,403	3,237	3,395
General and administrative expense	31,053	32,797	27,862	31,147	37,743	35,071	36,454	41,762
Subtract:								
(Gains) losses from investments in securities	(4,296)	(2,177)	(1,858)	(106)	(4,068)	(1,165)	5,445	(2,969)
Interest and other income (loss)	(1,676)	(4,393)	45	(7,178)	(1,789)	(3,615)	(3,017)	(3,753)
(Gains) losses on sales of real estate	(5,259)	57	209	15	(203,767)	(1,686)	(410,165)	905
(Income) loss from unconsolidated joint ventures	79,700	936	6,873	649	(1,832)	(47,964)	369	(213)
Direct reimbursements of payroll and related costs from management services contracts	(3,009)	(2,159)	(2,896)	(2,429)	(2,484)	(2,403)	(3,237)	(3,395)
Development and management services revenue	(6,356)	(10,473)	(7,281)	(10,303)	(8,125)	(9,986)	(7,879)	(9,277)
Net Operating Income ("NOI")	398,352	467,632	421,666	456,475	402,404	454,301	471,653	447,715
Add:								
BXP's share of NOI from unconsolidated joint ventures	13,336	24,587	24,938	23,065	27,911	24,715	28,758	25,349
Subtract:								
Partners' share of NOI from consolidated joint ventures (after income allocation to private REIT shareholders)	(40,639)	(45,093)	(42,160)	(46,249)	(32,427)	(45,562)	(47,661)	(47,085)
BXP's Share of NOI	371,049	447,126	404,444	433,291	397,888	433,454	452,750	425,979
Less:								
Termination income	(551)	(1,397)	(3,406)	(1,960)	(3,309)	(4,910)	(2,399)	(6,936)
BXP's share of termination income from unconsolidated joint ventures	(771)	—	—	—	—	(50)	—	(36)
Add:								
Partners' share of termination income from consolidated joint ventures	95	—	556	—	321	(9)	238	118
BXP's Share of NOI (excluding termination income)	369,822	445,729	401,594	431,331	394,900	428,485	450,589	419,125
Net Operating Income (NOI)	398,352	467,632	421,666	456,475	402,404	454,301	471,653	447,715
Subtract:								
Termination income	(551)	(1,397)	(3,406)	(1,960)	(3,309)	(4,910)	(2,399)	(6,936)
NOI from non Same Properties (excluding termination income)	(14,225)	(22,349)	(17,288)	(16,155)	(18,240)	(13,604)	(16,878)	(10,046)
Same Property NOI (excluding termination income)	383,576	443,886	400,972	438,360	380,855	435,787	452,376	430,733
Subtract:								
Partners' share of NOI from consolidated joint ventures (excluding termination income and after income allocation to private REIT shareholders)	(40,544)	(45,093)	(41,604)	(46,249)	(32,106)	(45,571)	(47,423)	(46,967)
Add:								
Partners' share of NOI from non Same Properties from consolidated joint ventures (excluding termination income and after income allocation to private REIT shareholders)	(76)	206	(70)	191	(1,150)	263	136	580
BXP's share of NOI from unconsolidated joint ventures (excluding termination income)	12,565	24,587	24,938	23,065	27,911	24,665	28,758	25,313
Subtract:								
BXP's share of NOI from non Same Properties from unconsolidated joint ventures (excluding termination income)	2,192	(2,132)	(6,732)	(833)	(6,676)	(1,735)	(6,214)	(1,775)
BXP's Share of Same Property NOI (excluding termination income)	\$ 357,713	\$ 421,454	\$ 377,504	\$ 414,534	\$ 368,834	\$ 413,409	\$ 427,633	\$ 407,884

# RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER FINANCIAL INFORMATION (UNAUDITED)

	For the three months ended		For the three months ended		For the three months ended		For the three months ended	
	31-Dec-19	31-Dec-18	30-Sep-19	30-Sep-18	30-Jun-19	30-Jun-18	31-Mar-19	31-Mar-18
Net income (loss) attributable to Boston Properties, Inc. common shareholders	\$ 140,824	\$ 148,529	\$ 107,771	\$ 119,118	\$ 164,318	\$ 128,681	\$ 98,105	\$ 176,021
Preferred dividends	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625
Net income (loss) attributable to Boston Properties, Inc.	143,449	151,154	110,396	121,743	166,943	131,306	100,730	178,646
Net income attributable to noncontrolling interests:								
Noncontrolling interest in discontinued operations - common units of the Operating Partnership	—	—	—	—	—	—	—	—
Noncontrolling interest - common units of the Operating Partnership	16,222	17,662	12,504	13,852	19,036	14,859	11,599	20,432
Noncontrolling interest - redeemable preferred units of the Operating Partnership	—	—	—	—	—	—	—	—
Noncontrolling interest in property partnerships	16,338	16,425	18,470	14,850	17,482	14,400	18,830	17,234
Net income	176,009	185,241	141,370	150,445	203,461	160,565	131,159	216,312
Add:								
(Gains) losses from early extinguishments of debt	1,530	16,490	28,010	—	—	—	—	—
Interest expense	102,880	100,378	106,471	95,366	102,357	92,204	101,009	90,220
Depreciation and amortization expense	169,897	165,439	165,862	157,996	177,411	156,417	164,594	165,797
Impairment loss	—	11,812	—	—	—	—	24,038	—
Transaction costs	569	195	538	914	417	474	460	21
Payroll and related costs from management services contracts	2,159	2,219	2,429	2,516	2,403	1,970	3,395	2,885
General and administrative expense	32,797	27,683	31,147	29,677	35,071	28,468	41,762	35,894
Subtract:								
(Gains) losses from investments in securities	(2,177)	3,319	(106)	(1,075)	(1,165)	(505)	(2,969)	126
Interest and other income (loss)	(4,393)	(3,774)	(7,178)	(2,822)	(3,615)	(2,579)	(3,753)	(1,648)
(Gains) losses on sales of real estate	57	(59,804)	15	(7,863)	(1,686)	(18,292)	905	(96,397)
(Income) loss from unconsolidated joint ventures	936	(5,305)	649	4,314	(47,964)	(769)	(213)	(461)
Direct reimbursements of payroll and related costs from management services contracts	(2,159)	(2,219)	(2,429)	(2,516)	(2,403)	(1,970)	(3,395)	(2,885)
Development and management services revenue	(10,473)	(12,195)	(10,303)	(15,254)	(9,986)	(9,305)	(9,277)	(8,405)
Net Operating Income ("NOI")	467,632	429,479	456,475	411,698	454,301	406,678	447,715	401,459
Add:								
BXP's share of NOI from unconsolidated joint ventures	24,587	24,814	23,065	22,511	24,715	16,227	25,349	16,060
Subtract:								
Partners' share of NOI from consolidated joint ventures (after income allocation to private REIT shareholders)	(45,093)	(45,369)	(46,249)	(43,068)	(45,562)	(43,049)	(47,085)	(45,909)
BXP's Share of NOI	447,126	408,924	433,291	391,141	433,454	379,856	425,979	371,610
Subtract:								
Termination income	(1,397)	(4,775)	(1,960)	(1,350)	(4,910)	(718)	(6,936)	(1,362)
BXP's share of termination income from unconsolidated joint ventures	—	(27)	—	—	(50)	3	(36)	—
Add:								
Partners' share of termination income from consolidated joint ventures	—	115	—	—	(9)	—	118	2
BXP's Share of NOI (excluding termination income)	445,729	404,237	431,331	389,791	428,485	379,141	419,125	370,250
Net Operating Income (NOI)	467,632	429,479	456,475	411,698	454,301	406,678	447,715	401,459
Subtract:								
Termination income	(1,397)	(4,775)	(1,960)	(1,350)	(4,910)	(718)	(6,936)	(1,362)
NOI from non Same Properties (excluding termination income)	(37,263)	(16,513)	(28,416)	(13,316)	(21,716)	(7,039)	(18,828)	(4,335)
Same Property NOI (excluding termination income)	428,972	408,191	426,099	397,032	427,675	398,921	421,951	395,762
Subtract:								
Partners' share of NOI from consolidated joint ventures (excluding termination income and after income allocation to private REIT shareholders)	(45,093)	(45,254)	(46,249)	(43,068)	(45,571)	(43,049)	(46,967)	(45,907)
Add:								
Partners' share of NOI from non Same Properties from consolidated joint ventures (excluding termination income and after income allocation to private REIT shareholders)	206	449	191	208	263	84	580	36
BXP's share of NOI from unconsolidated joint ventures (excluding termination income)	24,587	24,787	23,065	22,511	24,665	16,230	25,313	16,060
Subtract:								
BXP's share of NOI from non Same Properties from unconsolidated joint ventures (excluding termination income)	(2,144)	(1,775)	(7,040)	(6,969)	(8,473)	(1,859)	(6,956)	(187)
BXP's Share of Same Property NOI (excluding termination income)	\$ 406,528	\$ 386,398	\$ 396,066	\$ 369,714	\$ 398,559	\$ 370,327	\$ 393,921	\$ 365,764

# RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER FINANCIAL INFORMATION (UNAUDITED)

	For the three months ended		For the three months ended		For the three months ended		For the three months ended	
	31-Dec-18	31-Dec-17	30-Sep-18	30-Sep-17	30-Jun-18	30-Jun-17	31-Mar-18	31-Mar-17
Net income (loss) attributable to Boston Properties, Inc. common shareholders	\$ 148,529	\$ 103,829	\$ 119,118	\$ 117,337	\$ 128,681	\$ 133,709	\$ 176,021	\$ 97,083
Preferred dividends	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625
Net income (loss) attributable to Boston Properties, Inc.	151,154	106,454	121,743	119,962	131,306	136,334	178,646	99,708
Net income attributable to noncontrolling interests:								
Noncontrolling interest in discontinued operations - common units of the Operating Partnership	—	—	—	—	—	—	—	—
Noncontrolling interest - common units of the Operating Partnership	17,662	11,884	13,852	13,402	14,859	15,473	20,432	11,432
Noncontrolling interest - redeemable preferred units of the Operating Partnership	—	—	—	—	—	—	—	—
Noncontrolling interest in property partnerships	16,425	13,865	14,850	14,340	14,400	15,203	17,234	4,424
Net income	185,241	132,203	150,445	147,704	160,565	167,010	216,312	115,564
Add:								
(Gains) losses from early extinguishments of debt	16,490	13,858	—	—	—	(14,354)	—	—
Interest expense	100,378	91,772	95,366	92,032	92,204	95,143	90,220	95,534
Depreciation and amortization expense	165,439	154,259	157,996	152,164	156,417	151,919	165,797	159,205
Impairment loss	11,812	—	—	—	—	—	—	—
Transaction costs	195	96	914	239	474	299	21	34
Payroll and related costs from management services contracts	2,219	—	2,516	—	1,970	—	2,885	—
General and administrative expense	27,683	29,396	29,677	25,792	28,468	27,141	35,894	31,386
Subtract:								
(Gains) losses from investments in securities	3,319	(962)	(1,075)	(944)	(505)	(730)	126	(1,042)
Interest and other income (loss)	(3,774)	(2,336)	(2,822)	(1,329)	(2,579)	(1,504)	(1,648)	(614)
(Gains) losses on sales of real estate	(59,804)	(872)	(7,863)	(2,891)	(18,292)	(3,767)	(96,397)	(133)
(Income) loss from unconsolidated joint ventures	(5,305)	(4,197)	4,313	(843)	(769)	(3,108)	(461)	(3,084)
Direct reimbursements of payroll and related costs from management services contracts	(2,219)	—	(2,516)	—	(1,970)	—	(2,885)	—
Development and management services revenue	(12,195)	(9,957)	(15,253)	(10,811)	(9,305)	(7,365)	(8,405)	(6,472)
Net Operating Income ("NOI")	429,479	403,260	411,698	401,113	406,678	410,684	401,459	390,378
Add:								
BXP's share of NOI from unconsolidated joint ventures	24,814	16,248	22,511	15,469	16,227	16,213	16,060	15,681
Subtract:								
Partners' share of NOI from consolidated joint ventures (after income allocation to private REIT shareholders)	(45,369)	(43,449)	(43,068)	(43,663)	(44,507)	(46,074)	(47,571)	(44,526)
BXP's Share of NOI	408,924	376,059	391,141	372,919	378,398	380,823	369,948	361,533
Subtract:								
Termination income	(4,775)	(756)	(1,350)	(4,783)	(718)	(13,601)	(1,362)	(3,918)
BXP's share of termination income from unconsolidated joint ventures	(270)	(66)	—	(28)	3	(404)	—	(316)
Add:								
Partners' share of termination income from consolidated joint ventures	115	6	—	1,233	—	2,506	2	1,310
BXP's Share of NOI (excluding termination income)	403,994	375,243	389,791	369,341	377,683	369,324	368,588	358,609
Net Operating Income (NOI)	429,479	403,260	411,698	401,113	406,678	410,684	401,459	390,378
Subtract:								
Termination income	(4,775)	(756)	(1,350)	(4,783)	(718)	(13,601)	(1,362)	(3,918)
NOI from non Same Properties (excluding termination income)	(15,525)	(5,395)	(14,822)	(3,957)	(9,412)	(238)	(6,605)	(2,211)
Same Property NOI (excluding termination income)	409,179	397,109	395,526	392,373	396,548	396,845	393,492	384,249
Less:								
Partners' share of NOI from consolidated joint ventures (excluding termination income and after income allocation to private REIT shareholders)	(45,254)	(43,443)	(43,068)	(42,430)	(44,507)	(43,568)	(47,569)	(43,216)
Add:								
Partners' share of NOI from non Same Properties from consolidated joint ventures (excluding termination income and after income allocation to private REIT shareholders)	449	(150)	208	(599)	121	(886)	240	(218)
BXP's share of NOI from unconsolidated joint ventures (excluding termination income)	24,787	16,182	22,511	15,441	16,230	15,809	16,060	15,365
Subtract:								
BXP's share of NOI from non Same Properties from unconsolidated joint ventures (excluding termination income)	(7,103)	(57)	(5,293)	—	(287)	—	(41)	—
BXP's Share of Same Property NOI (excluding termination income)	\$ 382,058	\$ 369,641	\$ 369,884	\$ 364,785	\$ 368,105	\$ 368,200	\$ 362,182	\$ 356,180

# RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER FINANCIAL INFORMATION (UNAUDITED)

	For the three months ended		For the three months ended		For the three months ended		For the three months ended	
	31-Dec-17	31-Dec-16	30-Sep-17	30-Sep-16	30-Jun-17	30-Jun-16	31-Mar-17	31-Mar-16
Net income (loss) attributable to Boston Properties, Inc. common shareholders	\$ 103,829	\$ 147,214	\$ 117,337	\$ 76,753	\$ 133,709	\$ 96,597	\$ 97,083	\$ 181,747
Preferred dividends	2,625	2,704	2,625	2,589	2,625	2,589	2,625	2,618
Net income (loss) attributable to Boston Properties, Inc.	106,454	149,918	119,962	79,342	136,334	99,186	99,708	184,365
Net income attributable to noncontrolling interests:								
Noncontrolling interest in discontinued operations - common units of the Operating Partnership	—	—	—	—	—	—	—	—
Noncontrolling interest - common units of the Operating Partnership	11,884	17,097	13,402	9,387	15,473	11,357	11,432	21,393
Noncontrolling interest - redeemable preferred units of the Operating Partnership	—	—	—	—	—	—	—	—
Noncontrolling interest in property partnerships	13,865	(2,121)	14,340	(17,225)	15,203	6,814	4,424	10,464
Net income	132,203	164,894	147,704	71,504	167,010	117,357	115,564	216,222
Add:								
(Gains) losses from early extinguishments of debt	13,858	—	—	371	(14,354)	—	—	—
Losses from interest rate contracts	—	—	—	140	—	—	—	—
Interest expense	91,772	97,896	92,032	104,641	95,143	105,003	95,534	105,309
Depreciation and amortization expense	154,259	178,032	152,164	203,748	151,919	153,175	159,205	159,448
Impairment loss	—	—	—	1,783	—	—	—	—
Transaction costs	96	1,200	239	249	299	913	34	25
General and administrative expense	29,396	25,293	25,792	25,165	27,141	25,418	31,386	29,353
Subtract:								
(Gains) losses from investments in securities	(962)	(560)	(944)	(976)	(730)	(478)	(1,042)	(259)
Interest and other income (loss)	(2,336)	(573)	(1,329)	(3,628)	(1,504)	(1,524)	(614)	(1,505)
(Gains) losses on sales of real estate	(872)	—	(2,891)	(12,983)	(3,767)	—	(133)	(67,623)
Gains on sale of investment in unconsolidated joint venture	—	(59,370)	—	—	—	—	—	—
(Income) loss from unconsolidated joint ventures	(4,197)	(2,585)	(843)	(1,464)	(3,108)	(2,234)	(3,084)	(1,791)
Development and management services revenue	(9,957)	(9,698)	(10,811)	(6,364)	(7,365)	(5,533)	(6,472)	(6,689)
Net Operating Income ("NOI")	403,260	394,529	401,113	382,186	410,684	392,097	390,378	432,490
Add:								
BXP's share of NOI from unconsolidated joint ventures	16,459	14,762	15,634	14,436	16,290	10,672	15,777	10,161
Subtract:								
shareholders)	(45,143)	(43,983)	(45,188)	(42,271)	(46,074)	(44,208)	(44,526)	(48,044)
BXP's Share of NOI	374,576	365,308	371,559	354,351	380,900	358,561	361,629	394,607
Subtract:								
Termination income	(756)	(504)	(4,783)	170	(13,601)	(7,654)	(3,918)	(51,306)
BXP's share of termination income from unconsolidated joint ventures	(66)	(13)	(28)	(8)	(404)	(4)	(316)	9
Add:								
Partners' share of termination income from consolidated joint ventures	6	31	1,233	(421)	2,506	44	1,310	1,852
BXP's Share of NOI (excluding termination income)	373,760	364,822	367,981	354,092	369,401	350,947	358,705	345,162
Net Operating Income (NOI)	403,260	394,529	401,113	382,186	410,684	392,097	390,378	432,490
Subtract:								
Termination income	(756)	(504)	(4,783)	170	(13,601)	(7,654)	(3,918)	(51,306)
NOI from non Same Properties (excluding termination income)	(5,227)	(135)	(1,423)	1,079	(9,282)	(12,292)	(10,750)	(11,683)
Same Property NOI (excluding termination income)	397,277	393,890	394,907	383,435	387,801	372,151	375,710	369,501
Less:								
Partners' share of NOI from consolidated joint ventures (excluding termination income and after income allocation to private REIT shareholders)	(45,137)	(43,952)	(43,955)	(42,692)	(43,568)	(44,164)	(43,216)	(46,192)
Add:								
Partners' share of NOI from non Same Properties from consolidated joint ventures (excluding termination income and after income allocation to private REIT shareholders)	48	(562)	(592)	(459)	(886)	1,367	(218)	1,568
BXP's share of NOI from unconsolidated joint ventures (excluding termination income)	16,393	14,749	15,606	14,428	15,886	10,668	15,461	10,170
Subtract:								
BXP's share of NOI from non Same Properties from unconsolidated joint ventures (excluding termination income)	—	(273)	(494)	(1,303)	(7,206)	(1,331)	(7,053)	(1,280)
BXP's Share of Same Property NOI (excluding termination income)	\$ 368,581	\$ 363,852	\$ 365,472	\$ 353,409	\$ 352,027	\$ 338,691	\$ 340,684	\$ 333,767



# RECONCILIATIONS OF NON-GAAP FINANCIAL MEASURES AND OTHER FINANCIAL INFORMATION (UNAUDITED)

	For the three months ended		For the three months ended		For the three months ended		For the three months ended	
	31-Dec-16	31-Dec-15	30-Sep-16	30-Sep-15	30-Jun-16	30-Jun-15	31-Mar-16	31-Mar-15
Net income (loss) attributable to Boston Properties, Inc. common shareholders	\$ 147,214	\$ 137,851	\$ 76,753	\$ 184,082	\$ 96,597	\$ 79,460	\$ 181,747	\$ 171,182
Preferred dividends	2,704	2,646	2,589	2,647	2,589	2,618	2,618	2,589
Net income (loss) attributable to Boston Properties, Inc.	149,918	140,497	79,342	186,729	99,186	82,078	184,365	173,771
Net income attributable to noncontrolling interests:								
Noncontrolling interest in discontinued operations - common units of the Operating Partnership	—	—	—	—	—	—	—	—
Noncontrolling interest - common units of the Operating Partnership	17,097	16,098	9,387	21,302	11,357	9,394	21,393	20,188
Noncontrolling interest - redeemable preferred units of the Operating Partnership	—	—	—	—	—	3	—	3
Noncontrolling interest in property partnerships	(2,121)	10,143	(17,225)	115,240	6,814	9,264	10,464	15,208
Net income	164,894	166,738	71,504	323,271	117,357	100,739	216,222	209,170
Add:								
(Gains) losses from early extinguishments of debt	—	22,040	371	—	—	—	—	—
Losses from interest rate contracts	—	—	140	—	—	—	—	—
Interest expense	97,896	106,178	104,641	108,727	105,003	108,534	105,309	108,757
Depreciation and amortization expense	178,032	164,460	203,748	153,015	153,175	167,844	159,448	154,223
Impairment loss	—	—	1,783	—	—	—	—	—
Transaction costs	1,200	470	249	254	913	208	25	327
General and administrative expense	25,293	24,300	25,165	20,944	25,418	22,284	29,353	28,791
Subtract:								
(Gains) losses from investments in securities	(560)	(493)	(976)	1,515	(478)	24	(259)	(393)
Interest and other income (loss)	(573)	(440)	(3,628)	(3,637)	(1,524)	(1,293)	(1,505)	(1,407)
(Gains) losses on sales of real estate	—	(81,332)	(12,983)	(199,479)	—	—	(67,623)	(95,084)
Gains on sale of investment in unconsolidated joint venture	(59,370)	—	—	—	—	—	—	—
(Income) loss from unconsolidated joint ventures	(2,585)	(2,211)	(1,464)	(2,647)	(2,234)	(3,078)	(1,791)	(14,834)
Development and management services revenue	(9,698)	(6,452)	(6,364)	(5,912)	(5,533)	(4,862)	(6,689)	(5,328)
Net Operating Income ("NOI")	394,529	393,258	382,186	396,051	392,097	390,400	432,490	384,222
Add:								
BXP's share of NOI from unconsolidated joint ventures	14,762	10,521	14,436	10,827	10,672	11,374	10,161	14,586
Subtract:								
Partners' share of NOI from consolidated joint ventures (after income allocation to private REIT shareholders)	(43,983)	(48,485)	(42,271)	(55,450)	(44,208)	(55,975)	(48,043)	(55,692)
BXP's Share of NOI	365,308	355,294	354,351	351,428	358,561	345,799	394,608	343,116
Subtract:								
Termination income	(504)	(7,701)	170	(9,589)	(7,654)	(6,680)	(51,306)	(14,924)
BXP's share of termination income from unconsolidated joint ventures	(13)	(17)	(8)	—	(4)	(180)	9	—
Add:								
Partners' share of termination income from consolidated joint ventures	31	2,113	(421)	1,829	44	1,441	1,852	838
BXP's Share of NOI (excluding termination income)	364,822	349,689	354,092	343,668	350,947	340,380	345,163	329,030
Net Operating Income (NOI)	394,529	393,258	382,186	396,051	392,097	390,400	432,490	384,222
Subtract:								
Termination income	(504)	(7,701)	170	(9,589)	(7,654)	(6,680)	(51,306)	(14,924)
NOI from non Same Properties (excluding termination income)	(15,681)	(16,081)	(14,312)	(15,562)	(12,452)	(9,408)	(11,399)	(9,924)
Same Property NOI (excluding termination income)	378,344	369,476	368,044	370,900	371,991	374,312	369,785	359,374
Subtract:								
Partners' share of NOI from consolidated joint ventures (excluding termination income and after income allocation to private REIT shareholders)	(43,952)	(46,372)	(42,692)	(53,621)	(44,164)	(54,534)	(46,191)	(54,854)
Add:								
Partners' share of NOI from non Same Properties from consolidated joint ventures (excluding termination income and after income allocation to private REIT shareholders)	(562)	1,631	(460)	5,323	—	4,969	—	5,258
BXP's share of NOI from unconsolidated joint ventures (excluding termination income)	14,749	10,504	14,428	10,827	10,668	11,194	10,170	14,586
Subtract:								
BXP's share of NOI from non Same Properties from unconsolidated joint ventures (excluding termination income)	(6,455)	(1,296)	(4,862)	(95)	(344)	—	(335)	—
BXP's Share of Same Property NOI (excluding termination income)	\$ 342,124	\$ 333,943	\$ 334,458	\$ 333,334	\$ 338,151	\$ 335,941	\$ 333,429	\$ 324,364