SEC For	m 4 FORM	4	UNITE) STA	TES S	ECURITIE	S AN	DE	ХСНА	NG	E CC	оммі	SSION					
		-	Washing									OMB	APPRO	VAL				
Check this box if no longer subject to Section 16. Form 4 or Form 5 obligations may continue. See Instruction 1(b).				Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934 or Section 30(h) of the Investment Company Act of 1940									Est		OMB Number: 3235-0287 Estimated average burden hours per response: 0.5			
1. Name and Address of Reporting Person* <u>RITCHEY RAYMOND A</u>					2. Issue BOS	2. Issuer Name and Ticker or Trading Symbol BOSTON PROPERTIES LTD							5. Relationship of Reporting Person(s) to Issuer (Check all applicable) Director 10% Owner					
(Last) (First) (Middle) C/O BOSTON PROPERTIES, INC.					PARTNERSHIP [N/A] 3. Date of Earliest Transaction (Month/Day/Year) 06/02/2021							_ 2	X Officer (give title Other (specify below) Senior EVP of GP					
2200 PENNSYLVANIA AVE, NW					4. If Amendment, Date of Original Filed (Month/Day/Year)								6. Individual or Joint/Group Filing (Check Applicable					
(Street) WASHINGTON DC 20037															led by One Reporting Person led by More than One Reporting			
(City)	(S	tate)	(Zip)		×								Person					
		Tal	ble I - Noi	n-Deriv	ative S	ecurities Acq	uired,	Dis	posed c	of, or	Bene	ficiall	y Owned					
1. Title of Security (Instr. 3)				2. Transa Date (Month/D		2A. Deemed Execution Date, if any (Month/Day/Year)	3. Transaction Code (Instr. 8)				(A) or 3, 4 and	4 and Securities Beneficially Owned Follo		Form:	Direct I Indirect I str. 4)	7. Nature of Indirect Beneficial Ownership		
							Code	v	Amount		(A) or (D)	Price	Reported Transacti (Instr. 3 a	ion(s)			(Instr. 4)	
Common OP Units ⁽¹⁾			06/02/2021			C ⁽²⁾		40,00	0	Α	(1)(2)	128	,805		D			
Common OP Units ⁽¹⁾			06/02/2021			C ⁽²⁾		40,00	0	D	(1)(2)	88,	88,805		D			
Common	OP Units ⁽¹⁾)											31,	265		I	By the Raymond A. Ritchey 2008 Family Trust	
Common OP Units ⁽¹⁾													10,	10,500		I	By The Raymond A. Ritchey 2020 Grantor Retained Annuity Trust, dated June 11, 2020	
						curities Acqu IIs, warrants,							Owned					
1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	Transaction 3A. Deemed Execution Date		4. Transactio Code (Instr 8)	5. Number	•	xercis n Date	able and	7. Title and Amoun of Securities Underlying Derivative Security (Instr. 3 and 4)			8. Price of Derivative Security (Instr. 5)	ative derivative rity Securities		10. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	11. Natur of Indired Beneficia Ownersh (Instr. 4)	

Explanation of Responses:

(3)

06/02/2021

1. Represents common units of limited partnership interest ("Common OP Units") in the Issuer. Each Common OP Unit may be presented for redemption, at the election of the holder, for cash equal to the then fair market value of a share of common stock of Boston Properties, Inc. ("BXP"), the Issuer's sole general partner, except that BXP may at its election, acquire each Common OP Unit so presented for redemption for one share of common stock of BXP.

Date

Code V

C⁽²⁾

(A) (D)

40,000

Exercisable

(3)

Expiration

(3)

Title

Common

OP Units

Date

2. 40,000 of the Reporting Person's units of limited partnership interest ("LTIP Units") in the Issuer were converted into Common OP Units in the Issuer by the Reporting Person and the Common OP Units were redeemed for an equal number of shares of common stock of BXP, in accordance with the terms of the Issuer's Partnership Agreement.

3. Represents LTIP Units in the Issuer issued as long term incentive compensation pursuant to BXP's equity based incentive programs. Conditioned upon minimum allocations to the capital accounts of the LTIP Unit for derivative accounts of the Issuer is real mersing. Agreement of the derivative compensation of the Issuer is real mersing. Agreement is a common OP Unit. Each Common OP Unit acquired upon conversion of an LTIP Unit may be presented for redemption, at the election of the holder, for cash equal to the then fair market value of a share of common stock of BXP, except that BXP may, at its election, acquire each Common OP Unit so presented for one share of BXP's common stock. LTIP Unit have no expiration date.

Remarks:

LTIP

Units⁽³⁾

/s/ Kelli A. DiLuglio, as Attorney-in-Fact

Amount or Number

Shares

40,000

\$0.25

of

06/03/2021

164,926

D

** Signature of Reporting Person Date

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

* If the form is filed by more than one reporting person, see Instruction 4 (b)(v).

** Intentional misstatements or omissions of facts constitute Federal Criminal Violations See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, see Instruction 6 for procedure.

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB Number.