

BXP Investor Update

9/13/2024

BOS



LA



NY



SF



SEA



DC



bxp

Forward-Looking Statements

This presentation contains forward-looking statements within the meaning of the federal securities laws. Please refer to the [Appendix](#) 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

This presentation contains non-GAAP financial measures within the meaning of Regulation G and other terms that have particular definitions when we use them. Our definitions of these terms may differ from those used by other companies and, therefore, may not be comparable. The definitions and, if applicable, the reasons for their use and reconciliations to the most directly comparable GAAP measures are included in the [Appendix](#).

Projections

This presentation includes projections for the third quarter 2024 and full year 2024 for 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 30, 2024 as further updated in BXP's press release issued on August 15, 2024. BXP has not updated or reaffirmed any of these projections since that date and is not doing so now by including them in this presentation.

Except as otherwise expressly indicated, all data is as of June 30, 2024.

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BXP Today

BXP Quick Facts

The largest publicly traded developer, owner and manager of premier workplaces in the U.S.

186

Properties¹

89.1%

Leased (In-Service Properties)^{1,2}

7.5 Years

Weighted-Average Lease Term^{1,3,4}

53.5M

SF Owned¹

\$3.3B

BXP's Share of Annualized Revenue⁵

S&P 500

Company

5.2M

Square Foot Life Sciences Portfolio^{1,6}

\$1.9B

BXP's Share of Annualized EBITDA⁵

6.4%

Dividend Yield⁷

3.1M

Square Feet of Development/Redevelopment¹

\$899.8M

Funds Available for Distribution⁵ for Trailing Four Quarters

706%

Total Return Since 1997 IPO
0.8x S&P 500 | 1.0x REIT Index⁸

1. Includes 100% of consolidated and unconsolidated properties.
2. Represents signed leases for which revenue recognition has commenced in accordance with GAAP and signed leases for vacant space with future commencement dates. Excludes hotel and residential properties.
3. Excludes hotel and residential properties.
4. Calculation is based on BXP's Share of Annualized Rental Obligations. See Appendix.
5. See Appendix.
6. Includes 3.6M SF of in-service properties across 55+ buildings plus 1.6M SF of current life sciences development/redevelopments.
7. Annualized dividend yield equals Q2 2024 dividend per share of \$0.98, multiplied by four (4), divided by BXP's stock price as of the close of business on June 28, 2024.
8. FTSE Nareit All REITs Index.



Positioned for Growth

Leasing Momentum:

Signed 1.3M¹ SF of leases in Q2 2024

- Weighted-average lease term of 9.0 years for leases signed in Q2 2024^{1,2}

4.8M¹ SF of total signed leases in past four quarters, an increase of 13% over prior trailing twelve months

Executed Leases for In-Service Portfolio by Quarter (Sq. Ft.)^{1,3}



Opportunistic capital allocation:

- \$3.1B liquidity⁴
- History of selling mature assets and redeploying capital into new growth opportunities

Strong fundamentals: a portfolio of high-quality assets

FFO Growth

- Projected 3.2% compounded average annual growth (CAGR) in diluted FFO/share 2015-2024^{5,6}

Occupancy in CBD Is Strong

CBD Portfolio Represents ~88% of Annualized Rental Obligations^{1,5}

- CBD assets are 90.6%⁷ occupied and 92.3% leased⁸

Growth from development:

\$2.3B^{9,10} of Active Development Pipeline, 53% pre-leased¹¹

- \$1.2B⁹ of active life sciences development/redevelopments, 65% pre-leased¹¹
- \$479M⁹ of active premier workplace development, 20% pre-leased¹¹
- \$672M⁹ of active residential and retail development

Properties Under Development/Redevelopment projected to add ~\$167M to BXP's Share of NOI-Cash upon stabilization

1. Includes 100% of consolidated and unconsolidated properties.

2. Excludes hotel and residential properties. Calculation is based on lease term and square footage. See Appendix.

3. Executed in-service leasing excludes development portfolio leasing.

4. Represents cash, cash equivalents, cash held in escrow and availability under our revolving line of credit facility ("Line of Credit"). Line of Credit availability equals \$2.0B total maximum borrowing capacity under the facility following Boston Properties Limited Partnership's (BPLP) exercise of the accordion on April 29, 2024. The Commercial Paper Program was established on April 17, 2024. Includes proceeds from the \$850 million offering of unsecured senior notes on August 15, 2024.

5. See Appendix.

6. CAGR is calculated by dividing the midpoint of BXP's guidance for 2024 diluted FFO/Share of \$7.10 (provided on August 15, 2024) by diluted FFO per share for 2015 (\$5.36) then raising the result to the exponent of 1 divided by the number of nine years then subtract 1 from the subsequent results, representing the compounded average annual growth over that period.

7. Represents BXP's Share and signed leases for which revenue recognition has commenced in accordance with GAAP.

8. Represents BXP's Share and signed leases for which revenue recognition has commenced in accordance with GAAP and signed leases for vacant space with future commencement dates.

9. Represents BXP's Share of Estimated Total Investment, including income (loss) and interest carry during development.

10. On March 21, 2024, BXP entered into a Joint Venture with Norges Bank Investment Management ("NBIM") relating to the development and ownership of 290 Binney Street in Cambridge, MA. The project budget reflects BXP's 55% share of joint venture costs. BXP has the sole obligation to construct an underground electrical vault for an estimated gross cost of \$183.9 million. BXP has entered into a contract to sell the electrical vault upon completion to a third party for a fixed price of \$84.1 million. The net investment of \$99.8 million will be included in BXP's outside basis in 290 Binney Street. BXP has invested \$47.1 million for the vault as of June 30, 2024.

11. Includes leases with future commencement dates. Excludes residential; data as of July 31, 2024.

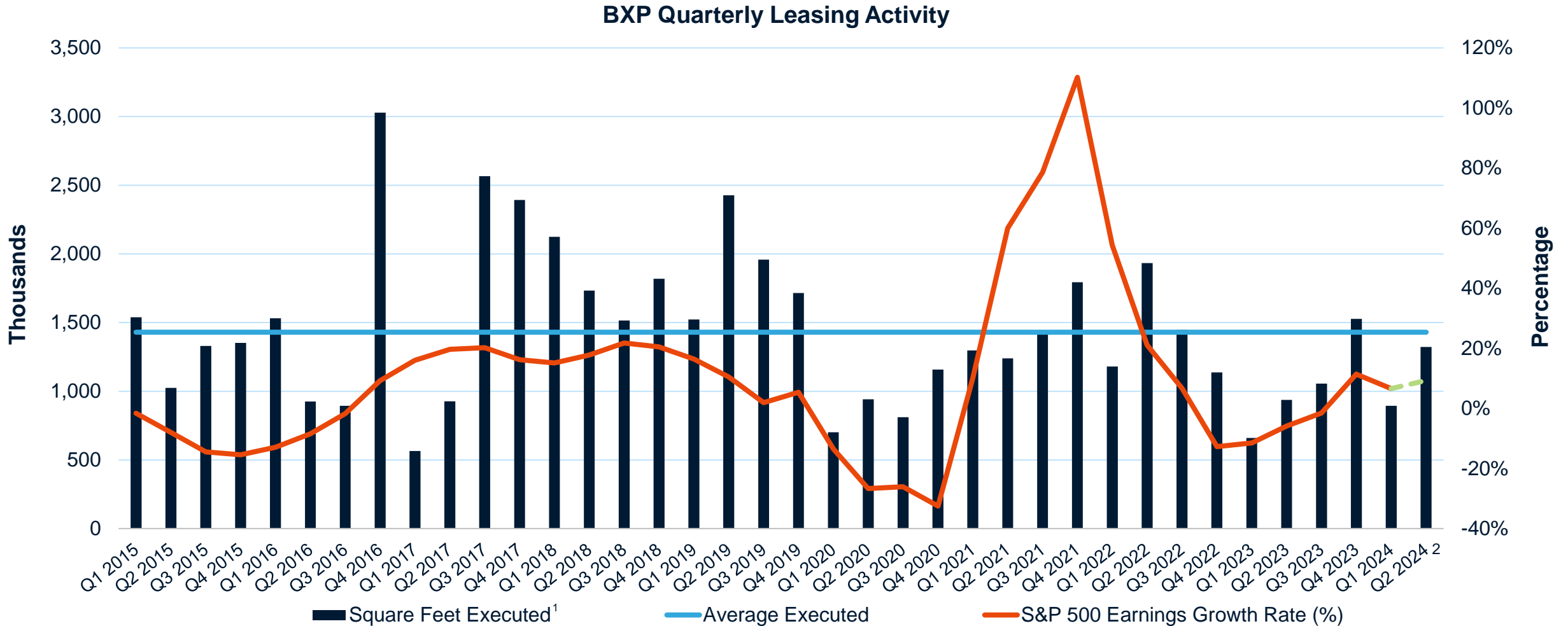
BXP Leasing Pipeline¹ Steadily Increasing



1. Includes 100% of consolidated and unconsolidated properties.
 2. There can be no assurances that the leases under negotiation will be executed on the terms currently contemplated, or at all.
 3. Represents the year-over-year increase of executed square feet of leases.

Perception is Not Reality

Leasing Activity Driven by Corporate Earnings Growth, not Remote Work

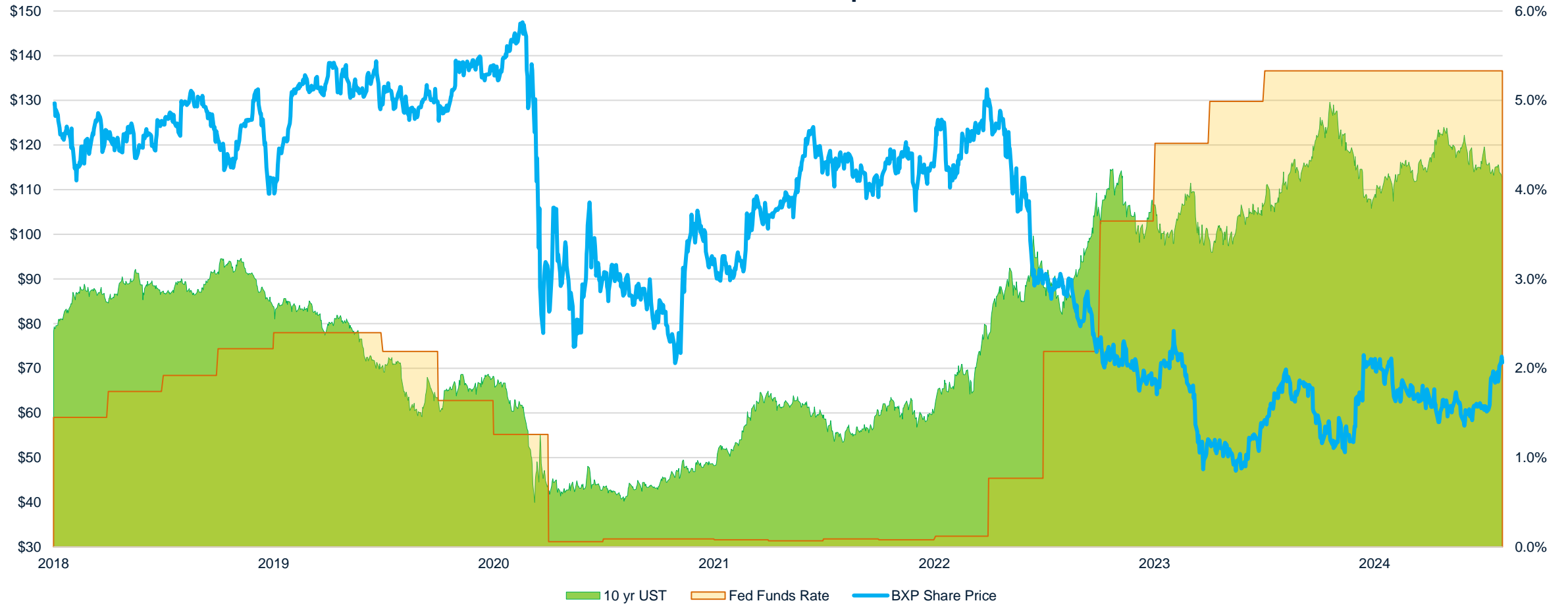


1. Includes 100% of consolidated and unconsolidated properties.
 2. Projected earnings growth for Q2 2024.
 Source: S&P 500 Global

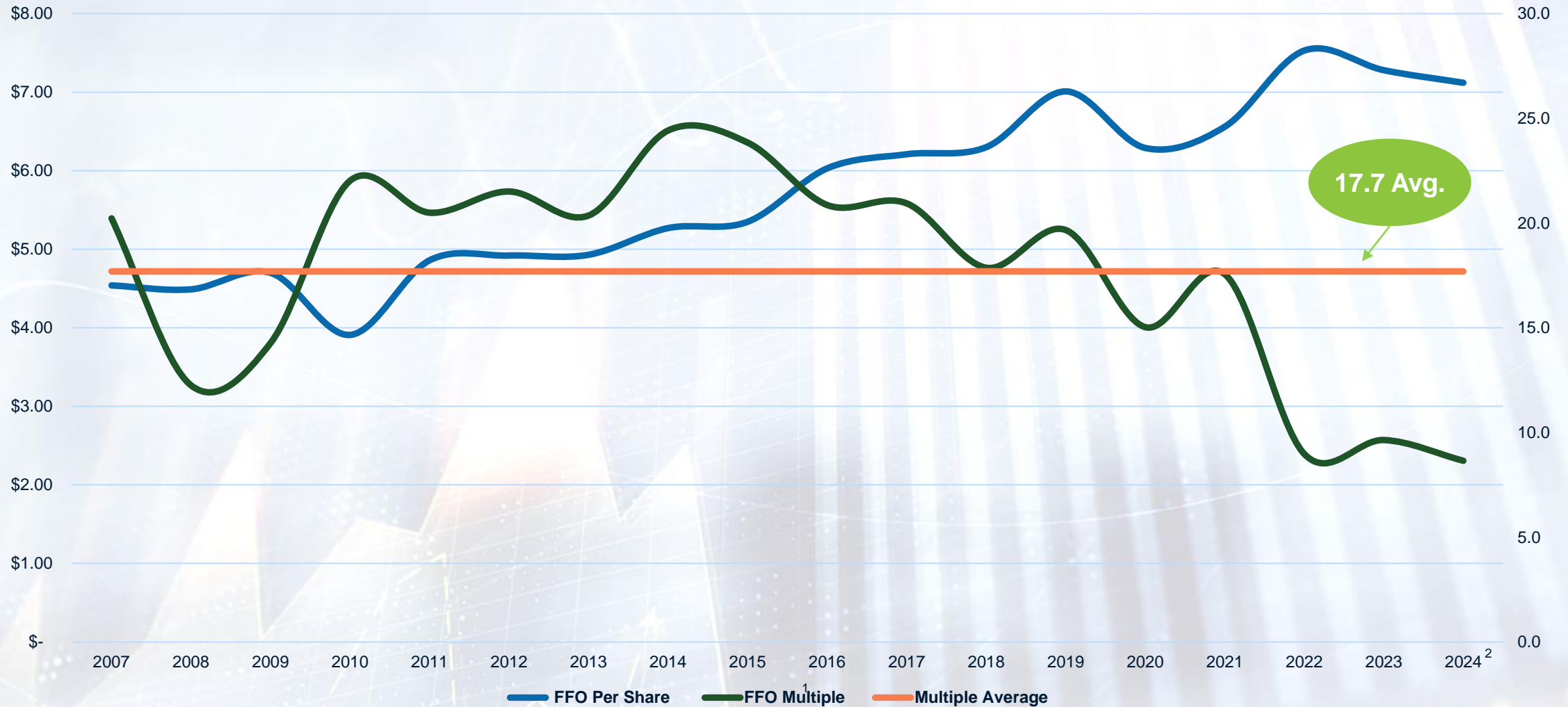
Interest Rates and BXP Stock Performance

BXP Positioned to Benefit from Future Fed Rate Cuts

Interest Rates Impact

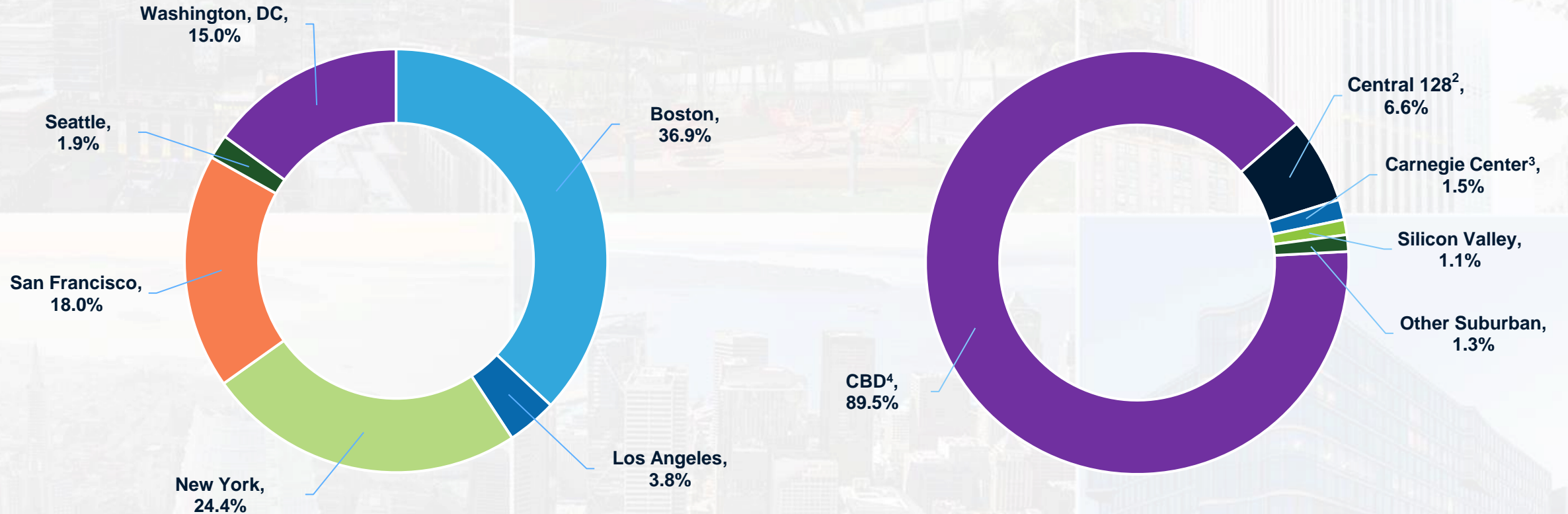


Depressed Multiple Despite Increased FFO



BXP Is Diversified Across U.S. Markets

BXP's Share of Net Operating Income (NOI)¹



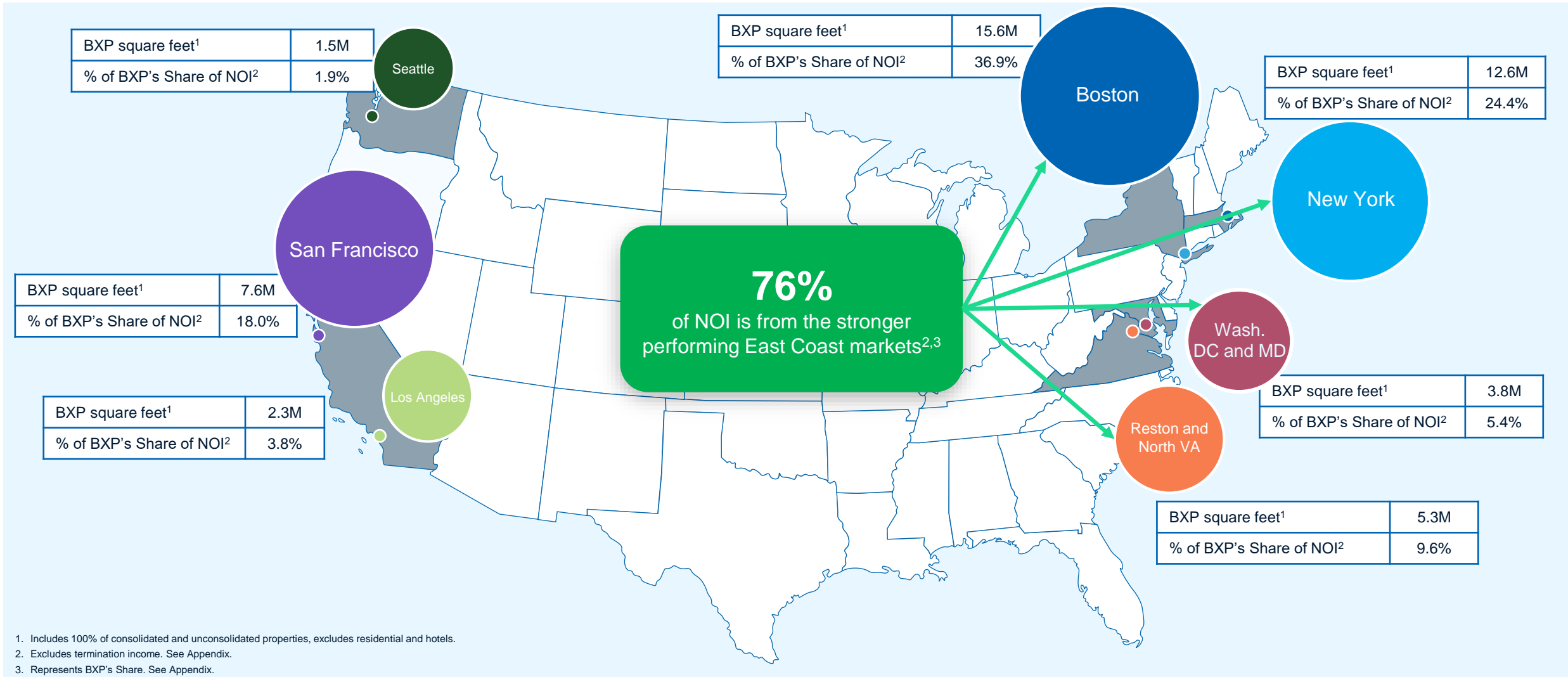
1. Excluding termination income. See Appendix.

2. Includes properties in Waltham, Lexington and Needham, MA.

3. Carnegie Center is located in Princeton, NJ.

4. Includes Reston, VA.

Focus on Gateway Markets with Favorable Supply/Demand and Long-Term Rent Growth

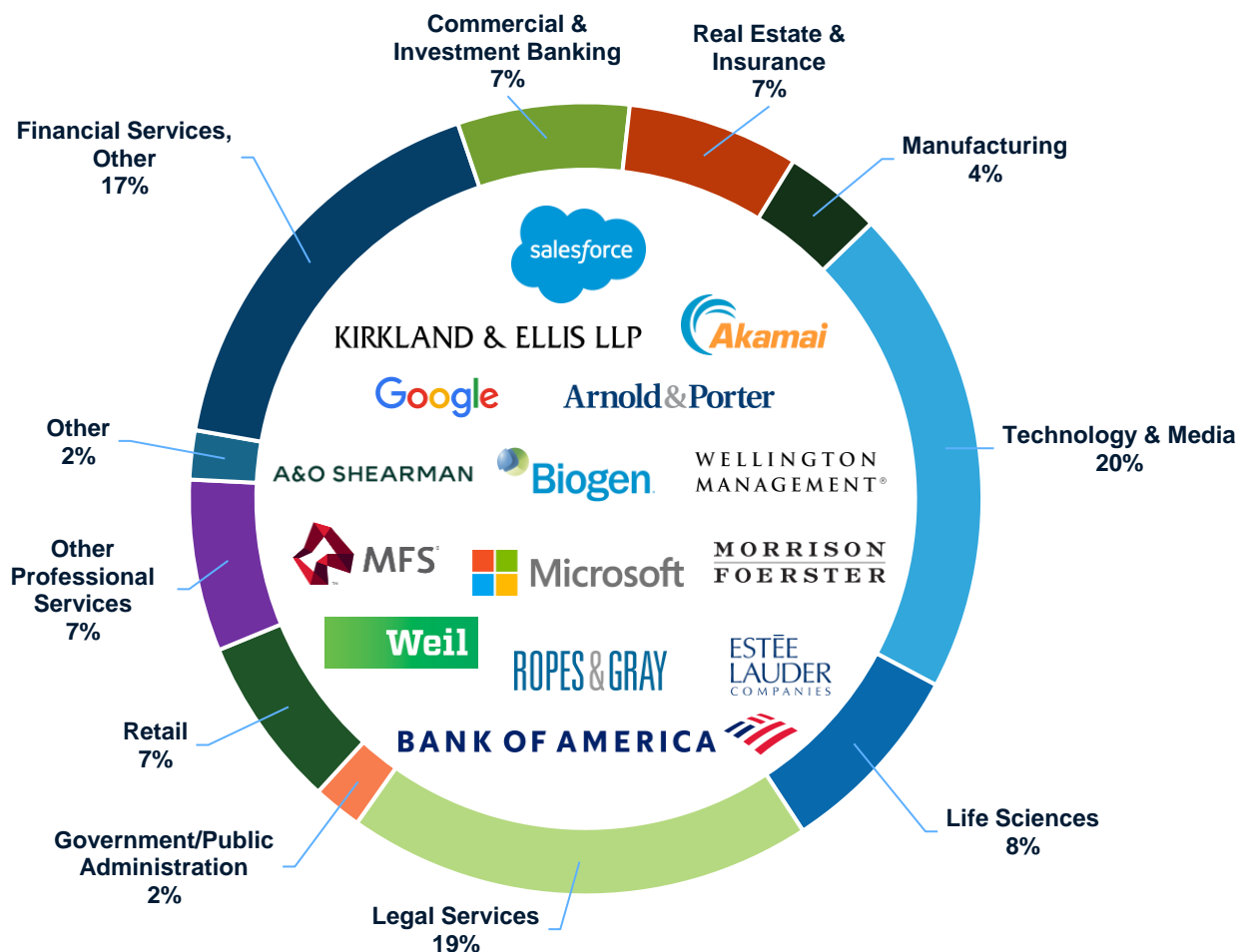


1. Includes 100% of consolidated and unconsolidated properties, excludes residential and hotels.
 2. Excludes termination income. See Appendix.
 3. Represents BXP's Share. See Appendix.

BXP Clients are High Quality and Financially Strong

Broad Portfolio Balanced Across Established and Growth Sectors

Industry Diversification¹



Top 20 Clients	% of BXP's Share of Annualized Rental Obligations ²	Years of Remaining Lease Term By Annualized Rental Obligations ²
Salesforce	3.33%	7.7
Google	2.87%	12.8
Biogen	2.48%	3.3
Akamai Technologies	2.14%	10.3
Kirkland & Ellis	1.71%	13.3
Snap	1.57%	9.1
Fannie Mae	1.50%	13.2
Ropes & Gray	1.39%	5.8
Millennium Management	1.22%	6.5
Wellington Management	1.19%	11.7
Microsoft	1.11%	9.2
Weil Gotshal & Manges	1.08%	9.9
Allen Overy Shearman Sterling	1.04%	17.1
Arnold & Porter Kaye Scholer	1.01%	8.0
Bank of America	0.88%	11.2
Morrison & Foerster	0.85%	6.2
Leidos	0.83%	8.9
Wilmer Cutler Pickering Hale	0.83%	14.4
Aramis (Estee Lauder)	0.82%	15.8
Mass Financial Services	0.79%	13.7
Total Top 20	28.65%	9.9³

Premier Workplace Defined

The Largest Publicly Traded Developer, Owner and Manager of Premier Workplaces in the U.S.



13.1%
% of Total Premier Space in Total Market¹

13.0%
Direct Vacancy in Premier Buildings¹

18.5%
Direct Vacancy in Non-Premier Buildings¹

6.9 MSF
Net Absorption in Premier Buildings^{1,2}

(22.8) MSF
Net Absorption in Non-Premier Buildings^{1,2}

Modern Design & Systems

Location

Transportation

Amenities

Attract Top-Tier Clients & Talent

Efficient Floor Plates

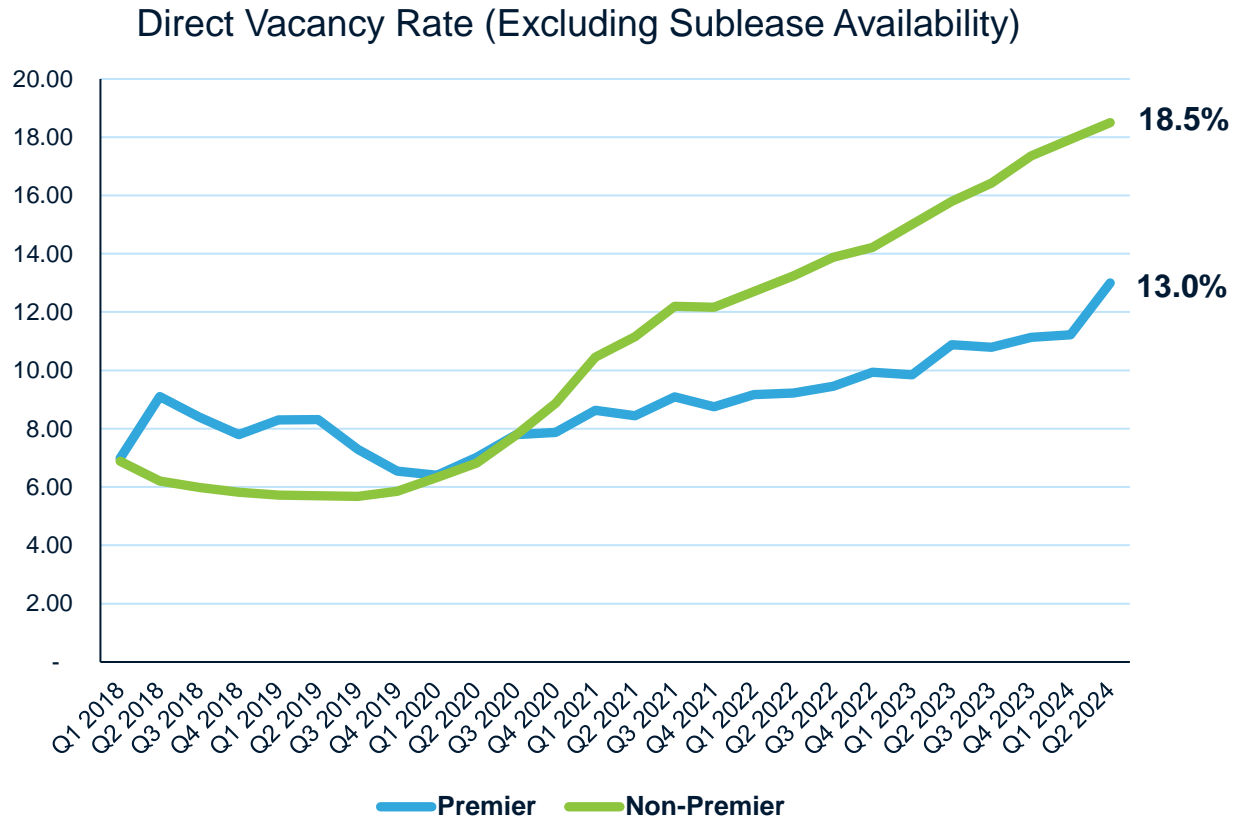


1. Five selected CBD markets include: Manhattan, Washington, D.C., San Francisco, Boston and Seattle.
 2. Represents Q2 2021 through Q2 2024
 Source: CBRE Econometrics Advisors (EA) Q2 2024

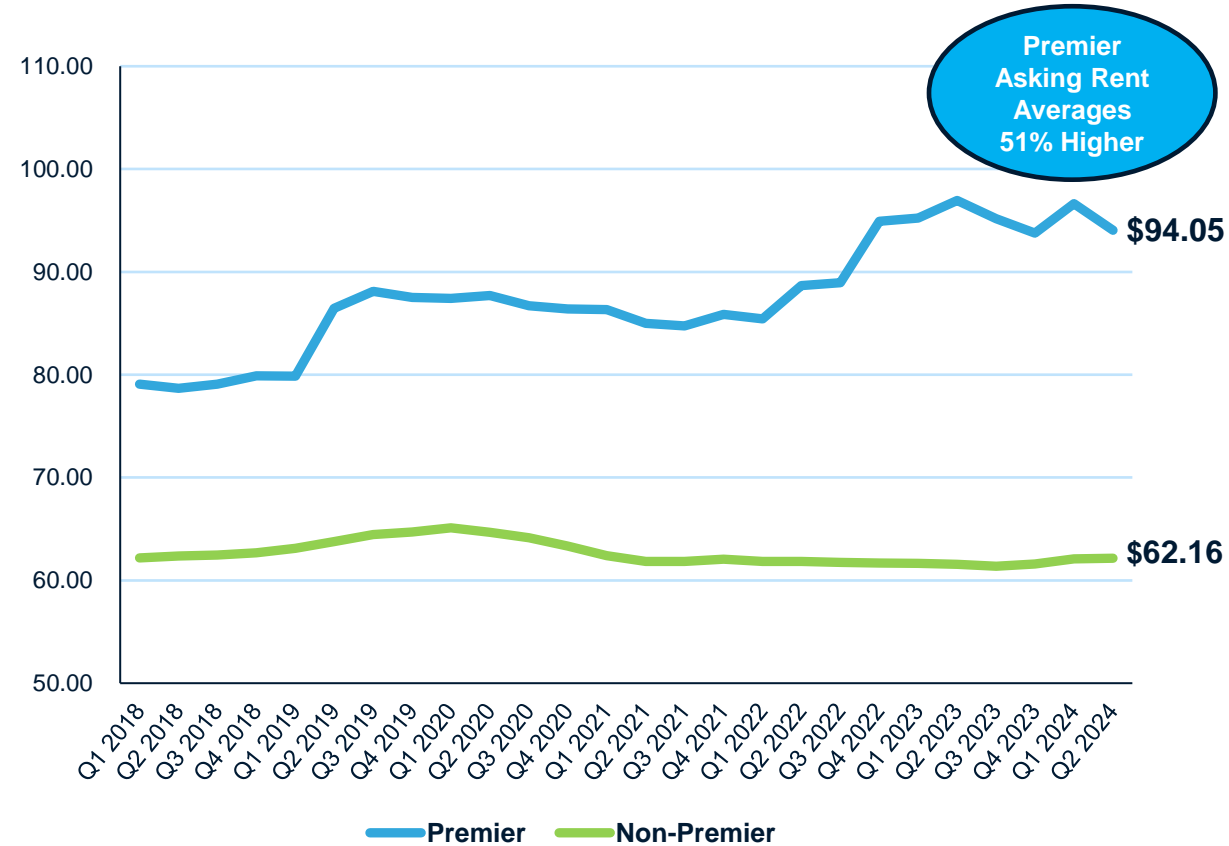
Premier Assets Outperform The Broader Market



Average Direct Vacancy Rate for Five Selected CBD Markets (%)¹



Average Asking Rent for Five Selected CBD Markets¹



Development

Consistent Portfolio Refreshment

Strategically capitalizing on growth regions and sectors

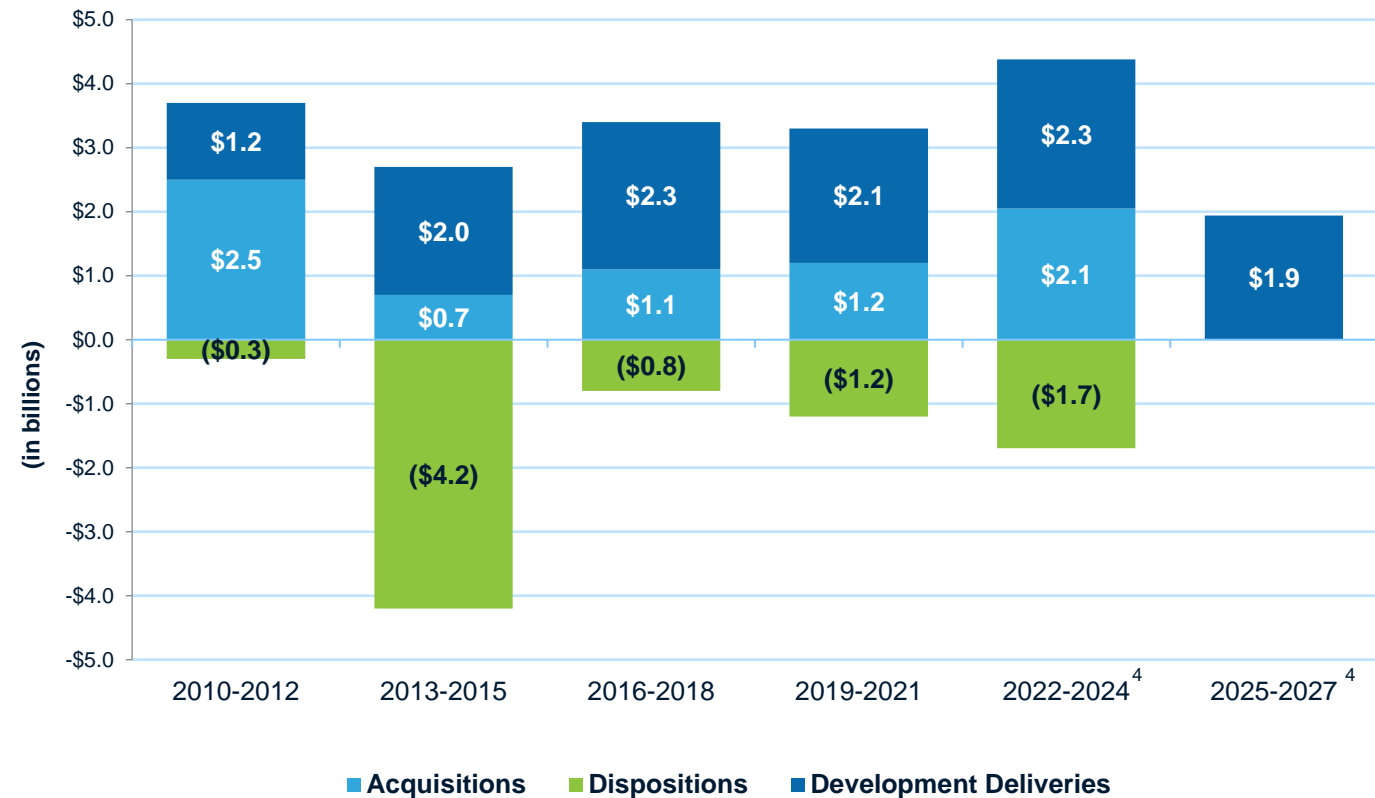
Dispositions: 14.2M SF¹, \$8.2B² (2010-Q2 2024)

Development Deliveries: 16.8M SF¹, \$9.5B³ (2010-Q2 2024)

Acquisitions: 15.9M SF¹, \$7.5B³ (2010-Q2 2024)

Consistently upgrading portfolio through development, acquisitions, and recycling capital through asset sales

Acquisitions, Developments & Dispositions



1. Includes 100% of consolidated and unconsolidated properties.
 2. Represents BXP's Share of gross sale proceeds.
 3. Represents BXP's Share of Estimated Total Investment.

4. For purposes of this graph, developments are considered delivered in the year in which the property was/is fully placed in-service. For projected deliveries, there can be no assurance that the Company will be successful in leasing the properties on the expected schedule or at the assumed rental rates. See Appendix for information on forward looking statements.

Opportunistic Acquisitions Post-GFC



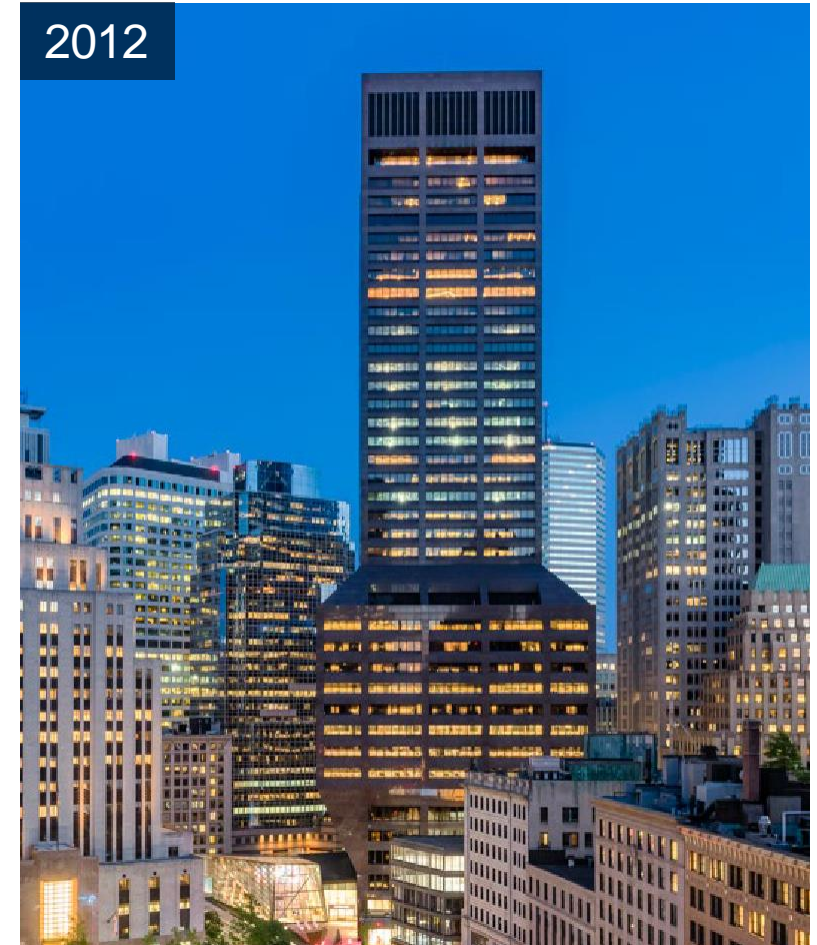
767 Fifth Avenue (GM Building)

- New York City, NY
- 2.0 Million SF



200 Clarendon Street

- Boston, MA
- 1.7 Million SF



100 Federal Street

- Boston, MA
- 1.2 Million SF

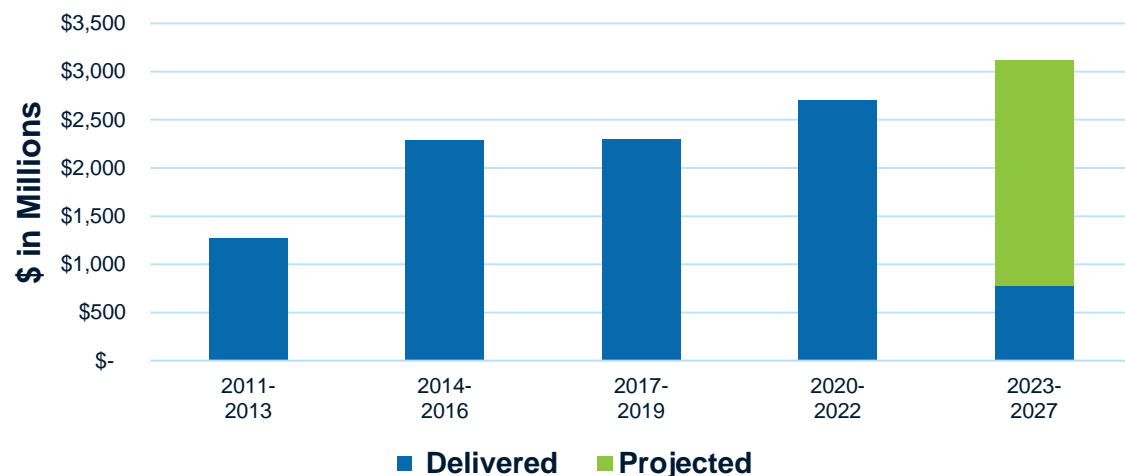
Preeminent Developer with Robust Pipeline

\$8.1B¹ of Recent Deliveries Generating Strong Returns

(2014-Q2 2024)

- 13.3M² square feet
- 7.1% BXP's Share of Annualized NOI—cash return³

Development Deliveries⁴



1. Represents BXP's Share of Estimated Total Investment.
2. Includes 100% of consolidated and unconsolidated properties.
3. See Appendix.
4. For purposes of this graph, developments are considered delivered in the year in which the property was/is fully placed in-service. For projected deliveries, there can be no assurance that the Company will lease the properties on the expected schedule or at the assumed rental rates. See Appendix for information on forward looking statements.
5. Represents BXP's Share of Estimated Total Investment, including income (loss) and interest carry on debt and equity investment during development.
6. On March 21, 2024, BXP entered into a Joint Venture with Norges Bank Investment Management ("NBIM") relating to the development and ownership of 290 Binney Street in Cambridge, MA. The project budget reflects BXP's 55% share of joint venture costs. BXP has the sole obligation to construct an underground electrical vault for an estimated gross cost of \$183.9 million. BXP has entered into a contract to sell the electrical vault upon completion to a third party for a fixed price of \$84.1 million. The net investment of \$99.8 million will be included in the BXP's outside basis in 290 Binney Street. BXP has invested \$47.1 million for the vault as of June 30, 2024.
7. Includes leases with future commencement dates; data as of July 31, 2024.

\$2.3B^{5,6} of Developments Driving Future Growth

- \$1.2B^{5,6} remaining share to be funded

3.1 Million² Square Feet Under Development

- 540,000 SF Premier Workplace developments, 20% pre-leased⁷
- 1.6M SF Lab/Life Sciences developments, 65% pre-leased⁷
- 909,000 SF Residential development, 10% pre-leased⁷
- 33,000 SF Retail redevelopment

Properties Under Development/Redevelopment projected to add ~\$167M to BXP's Share of NOI-Cash upon stabilization³



Skymark, Reston, VA



360 Park Avenue South, New York, NY

BXP Life Sciences: a Proven Platform to Drive Future Growth

5.2M¹ SF of in-service and lab/life sciences developments, additional 5.8M^{1,2} SF of future development potential

~3.6M¹ SF stabilized portfolio

- Across 55+ buildings, leased to 90+ clients

~1.6M¹ SF of lab developments and conversions

- Waltham, MA
- Cambridge, MA
- South San Francisco, CA
- Princeton, NJ

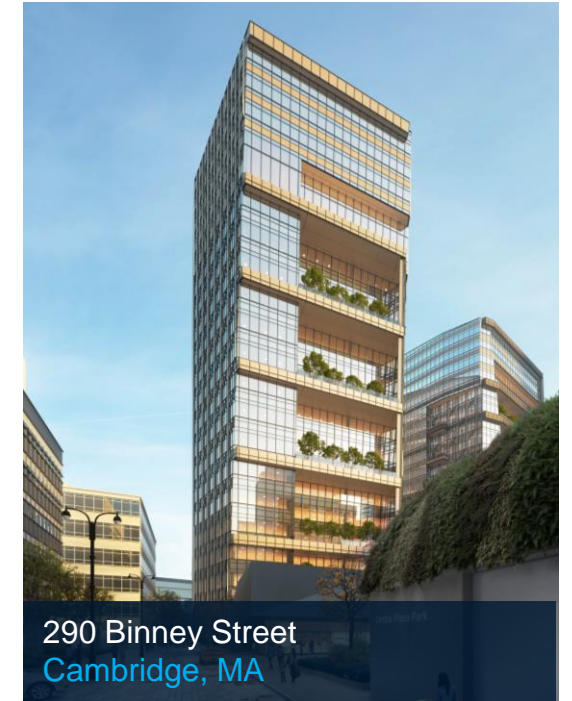
~5.8M^{1,2} SF of future potential life sciences developments

- Cambridge, MA
- Waltham, MA
- South San Francisco, CA
- Rockville, MD
- Princeton, NJ



300 Binney Street
Cambridge, MA

- 236,000 SF Redevelopment
- Ownership 55%
- Estimated total investment: \$112.9M³
- Estimated initial occupancy: Q1 2025
- 100% Pre-leased⁵



290 Binney Street
Cambridge, MA

- 573,000 SF Development
- Ownership 55%
- Estimated total investment: \$508M^{3,4}
- Estimated Initial occupancy: Q2 2026
- 100% Pre-leased⁵



1. Includes 100% of consolidated and unconsolidated properties.
 2. Actual square footage may differ materially depending on the outcome of the permitting and entitlement processes for each project.
 3. Represents BXP's Share of Estimated Total Investment, including income (loss) and interest carry during development. See Appendix.
 4. On March 21, 2024, BXP entered into a Joint Venture with Norges Bank Investment Management ("NBIM") relating to the development and ownership of 290 Binney Street in Cambridge, MA. The project budget reflects BXP's 55% share of joint venture costs. BXP has the sole obligation to construct an underground electrical vault for an estimated gross cost of \$183.9 million. BXP has entered into a contract to sell the electrical vault upon completion to a third party for a fixed price of \$84.1 million. The net investment of \$99.8 million will be included in the BXP's outside basis in 290 Binney Street. BXP has invested \$47.1 million for the vault as of June 30, 2024.
 5. Includes leases with future commencement dates; data as of July 31, 2024.

Residential

Attractive and actionable adjacency with a track record of success

Successful track record developing residential assets

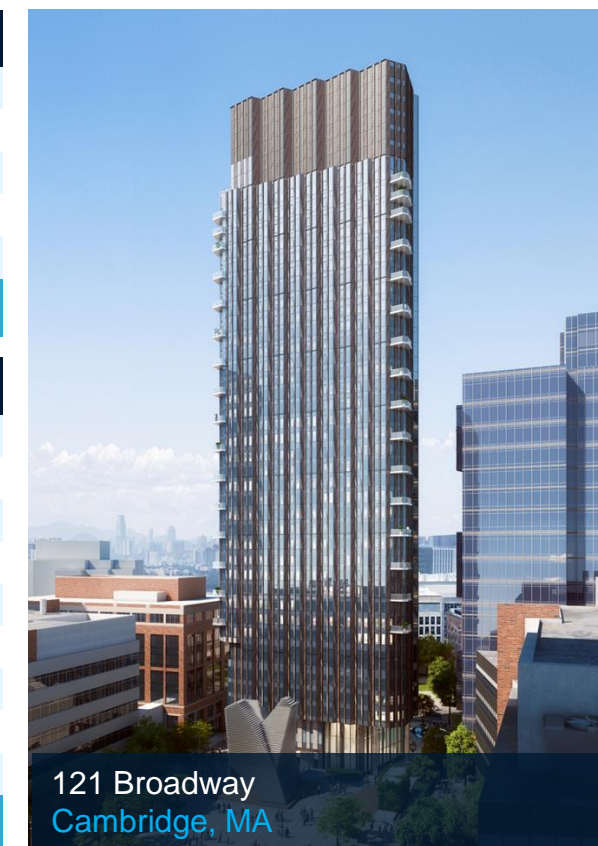
Strong pipeline of new development sites under control

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
	Hub50house (50% ownership)	Boston	2022	440
	Lofts @ Atlantic Wharf	Boston	2012	86
	Proto	Cambridge	2019	280
	Signature	Reston	2021	508
	The Skylyne at Temescal	Oakland	2023	402
			Total:	1,716

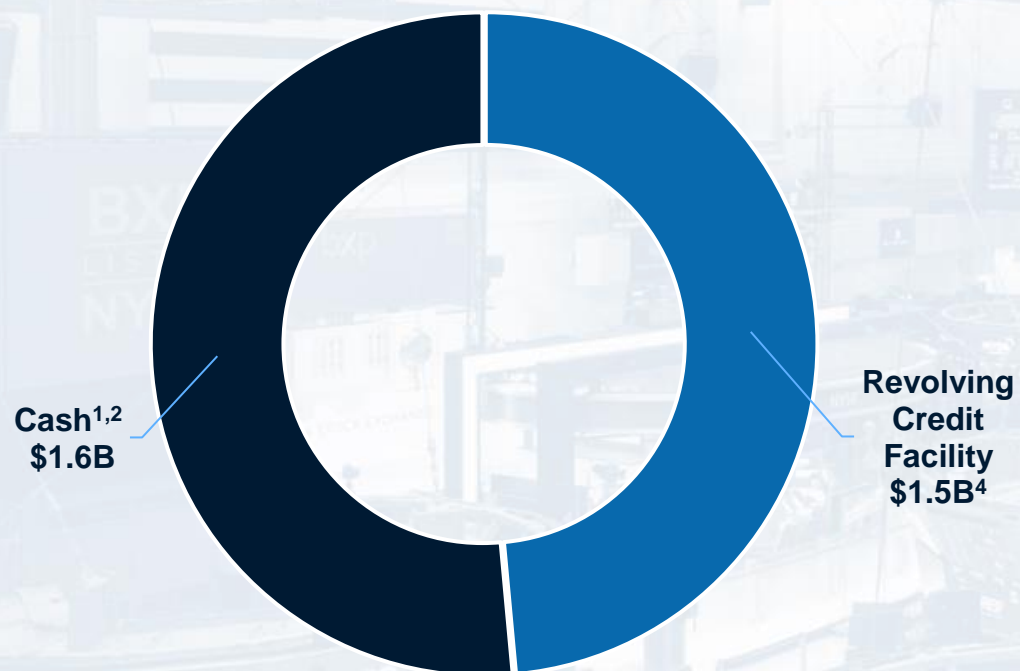
Sites Under Control	Property	Location	Status	Units ¹
	Skymark (20% ownership) ²	Reston	Under Construction	508
	121 Broadway	Cambridge	Under Construction	439
	1001 6th Street, NW (50% ownership)	DC	Entitled	540
	Back Bay Station Garage East	Boston	Entitled	240
	RTC Next Building I	Reston	Entitled	350
	RTC Next Remaining Blocks	Reston	Entitled	850
	Shady Grove	Reston	Future	317
	Worldgate (50% ownership)	Herndon	Future	349
	17 Hartwell	Lexington	Future	315
			Total:	3,908



The Balance Sheet

Investment Grade with Strong Liquidity and Access to Capital

Liquidity¹
\$3.1 Billion



BXP's Share of Debt^{1,3}
\$16.2 Billion



1. Includes proceeds from the \$850 million offering of unsecured senior notes on August 15, 2024.

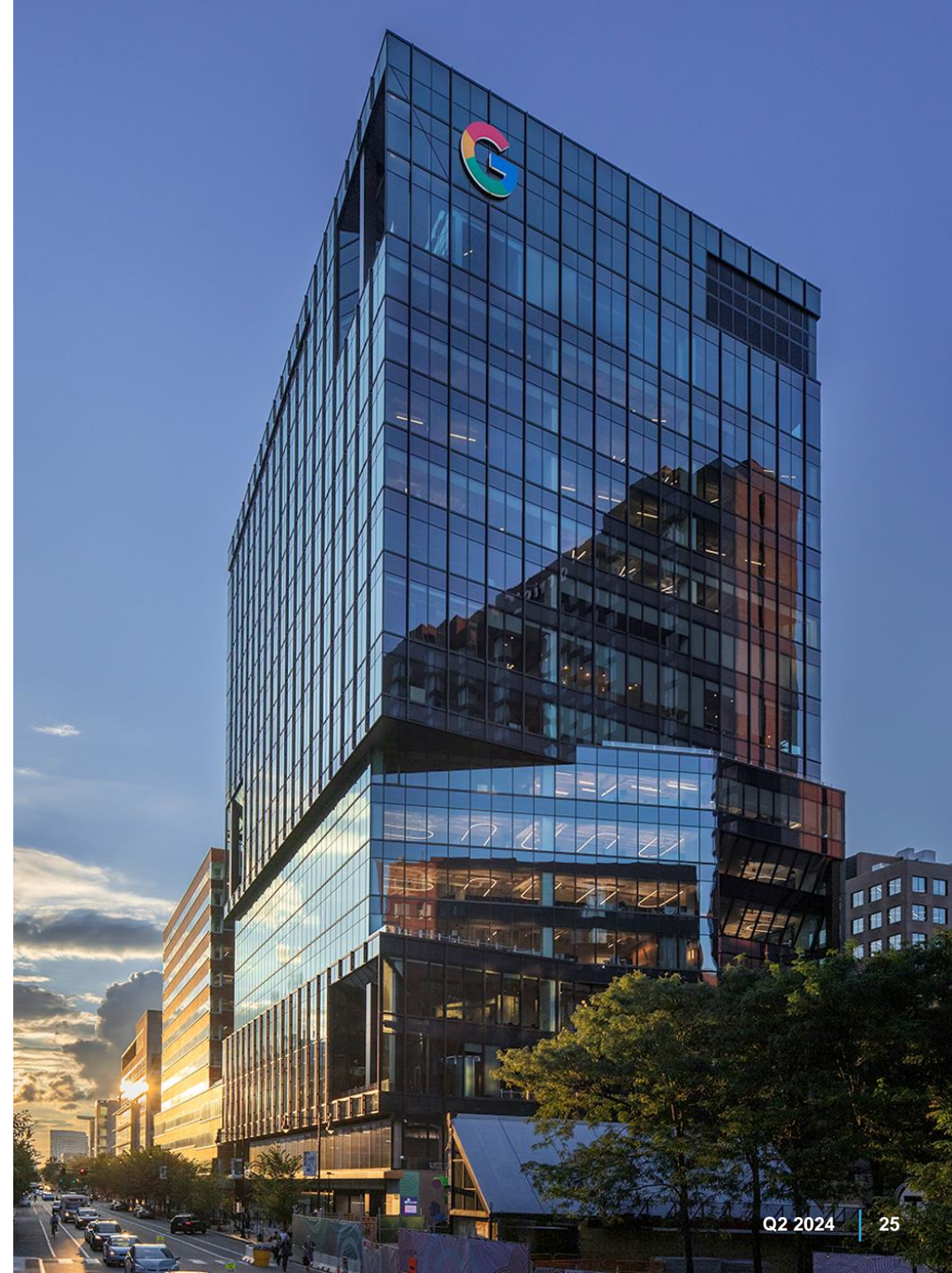
2. Represents cash, cash equivalents and cash held in escrow, if any.

3. See Appendix.

4. Line of credit availability equals \$2.0B total maximum borrowing capacity under the facility minus \$500M of availability maintained as a backstop for BPLP's Commercial Paper Program, which was established on April 17, 2024.

Consistent Access to Debt Capital

- Unsecured Debt Market
 - \$750M Green Bond issuance in May 2023
 - \$500M Commercial Paper Program established in April 2024
 - \$850M Bond Issuance in August 2024
- Healthy Relationships with Banks
 - Repaid \$500M outstanding on Term Loan in May 2024 and extended the remaining \$700M Term Loan to May 2025
 - Increased Revolving Line of Credit with three new banks to \$2B¹
- Secured Financing Market
 - Extended or refinanced six mortgages totaling \$1.4B, or \$701M at BXP's Share, in 2023 and through Q2 2024
 - \$600M new mortgage financing secured by three premier workplaces (in Cambridge, MA); closed in October 2023
 - 5-year term priced at SOFR + 2.25%
 - Purchased \$600M of 5-year interest rate swaps resulting in an implied all-in fixed rate of 6.04% effective December 15, 2023
 - Proceeds used with available cash to repay at maturity the \$700M senior unsecured notes due February 2024

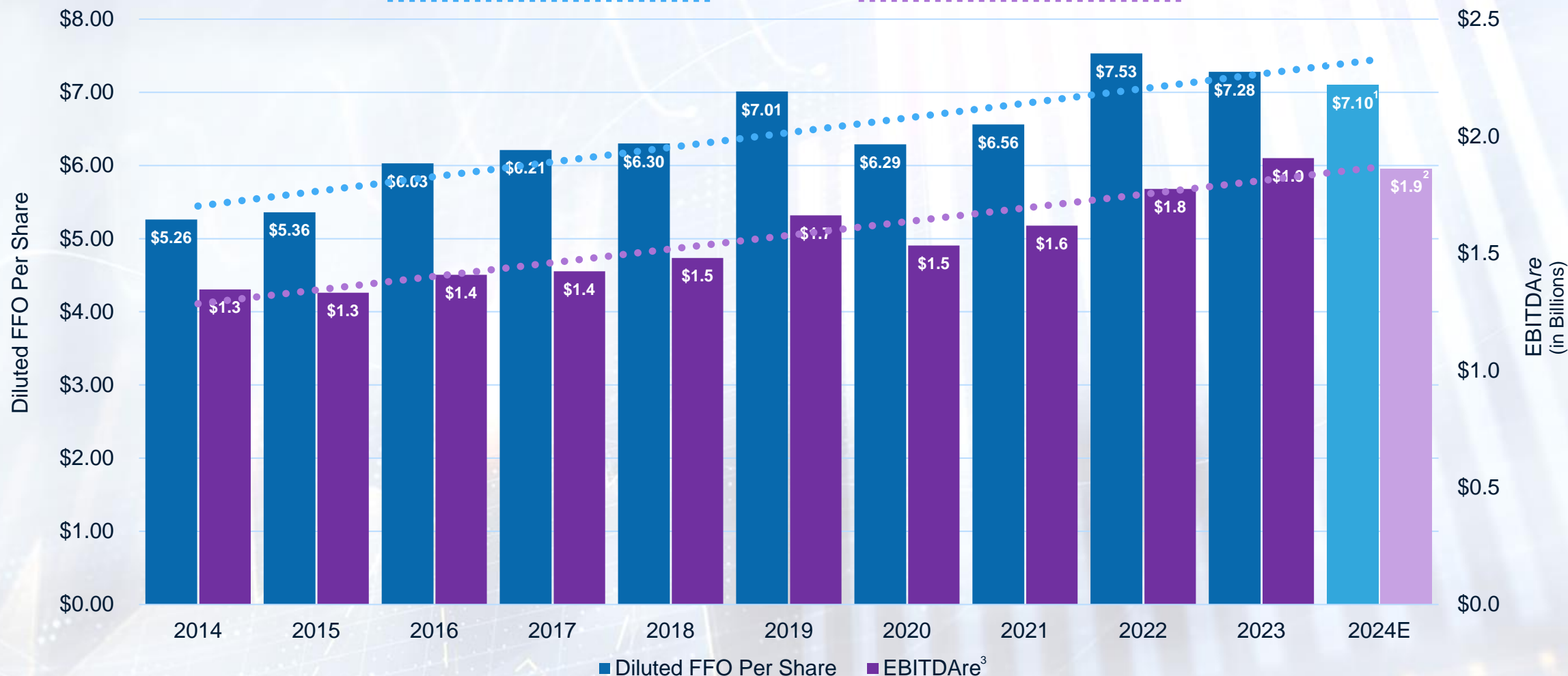


BXP Performance

Projected Growth in FFO Per Share and EBITDAre

3.0%¹
10-Year FFO Per Share CAGR

3.5%²
10-Year EBITDAre CAGR



1. Projected 2024 FFO per diluted share of \$7.10 is the midpoint of guidance provided on August 15, 2024. There can be no assurance that actual results will not differ materially from the amount projected, excluding the August unsecured issuance. See Appendix.
 2. Projected 2024 EBITDAre of \$1.9B is calculated based on BXP's Share of annualized EBITDAre for the quarter ended June 30, 2024. See Appendix.
 3. Represents BXP's Share.

Returns from a Consistent Dividend Yield

Trailing Four Quarter FAD Ratio of 77% Provides Strong Support for the Dividend



BXP Summary

Quality

- Premier workplace portfolio across six markets with strong employment growth over time
- Proven, trusted corporate leadership team and regional management
- Modern portfolio of new or recently refreshed assets; expanding life sciences and residential portfolios

Agility

- Diverse clients across sectors and geographies to minimize risk and capture growth
- Modest leverage with substantial liquidity
- A rich history of developing, acquiring and divesting of assets to maximize shareholder value in all economic cycles

Durability

- Strong historical FFO growth
- Pipeline of premier workplace and life sciences developments 53% pre-leased¹
- Durable cash flow stream with a weighted-average lease term of 7.5 years²

1. Includes leases with future commencement dates and retail. Excludes residential properties; data as of July 31, 2024.
2. Excludes hotel and residential properties. Calculation is based on BXP's Share of Annualized Rental Obligations. See Appendix.

Sustainability & Impact

Ratings & Rankings¹



GRESB GREEN STAR, 5-STAR RATING



SUSTAINALYTICS TOP 5% GLOBAL UNIVERSE



DJSI North America 94th Percentile REA Real Estate



MSCI "AA" RATING



33.4 MILLION SQUARE FEET LEED CERTIFIED



54 ENERGY STAR CERTIFIED PROPERTIES

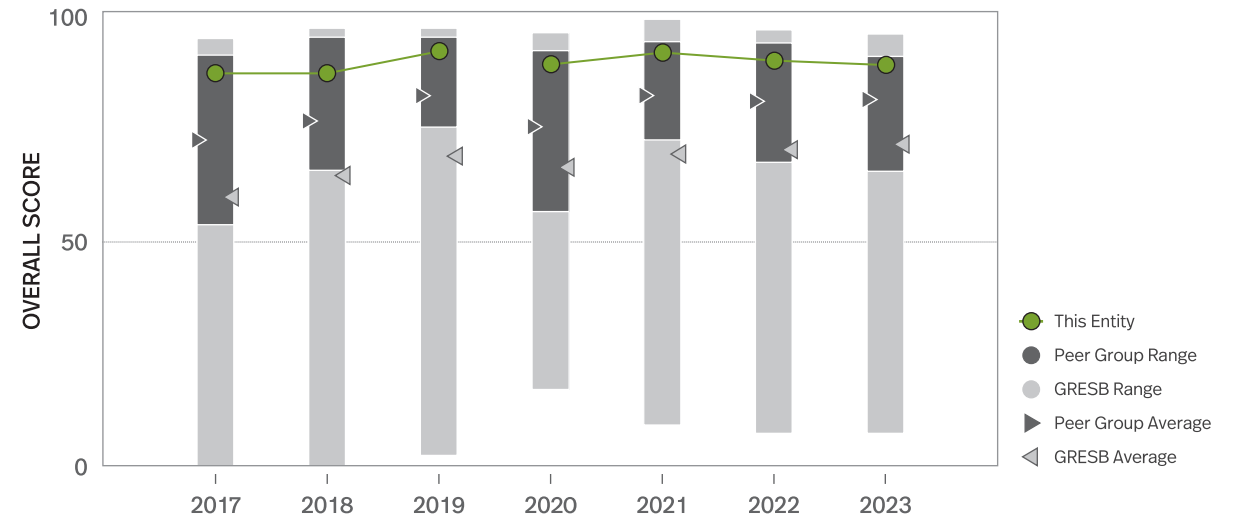


100% ENERGY STAR RATED OFFICE PORTFOLIO

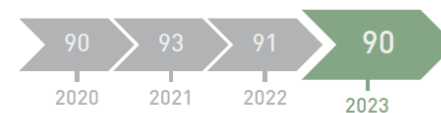


25.0 MILLION SQUARE FEET FITWEL CERTIFIED

2023 GRESB Results



Participation & Score



Peer Comparison



BXP Sustainability Leadership

Committed to Achieving Carbon-Neutral Operations by 2025

- Established an emissions reduction target ambition in line with a 1.5°C trajectory
 - The most ambitious designation available at the time of submission under the Science Based Targets initiative
 - BXP was the first North American office company with this distinction

Consistently Ranked as a Leader

- CDP Climate Change Score – B
- Commercial Property Executive – Best ESG Program
- DJSI North America Member
- ENERGY STAR Partner of the Year – Sustained Excellence
- Green Lease Leader – Platinum
- GRESB
 - Ranked among top real estate companies in GRESB assessment, earned the highest GRESB 5-star Rating, and an “A” level disclosure score
 - 12 years of GRESB “Green Star” designations
- MSCI - “AA Rating”
- Sustainalytics Top 5% Global Universe

Sustainability “From the Boardroom to Boiler Room”

- Dedicated Board committee focused on sustainability
- Sustainably focused across development, leasing, property management, operations, and capital market departments

Advancing Building Health & Wellness

- Certified 25 million square feet under the Fitwel Rating System as of December 31, 2023
- Seven-time Best in Building Health Awards Winner

Diversity, Equity, & Inclusion Focused

- Dedicated DEI Council with actionable goals and initiatives in recruitment and development, Company policies, and community outreach
- Each executive is evaluated on their diversity efforts - achievement of these goals is directly tied to annual compensation

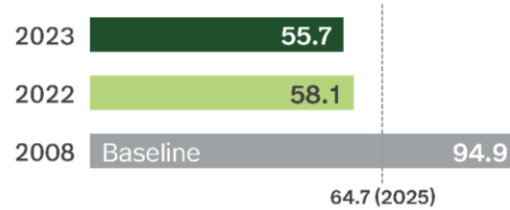
Public Sustainability Goals

Data as of December 31, 2023.



32x25 Energy Use Reduction Goal

Reduce energy use intensity, targets a 32% reduction by 2025. Units are kBtu/SF.

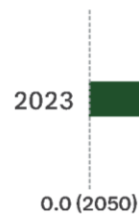


Target Achieved
41% energy use intensity reduction



Net-Zero Science-Based Target

Reduce Scope 1, Scope 2, and Scope 3 GHG emissions intensity, targets net-zero carbon emissions by 2050. Units are kgCO₂e/SF.^{2,3,4}

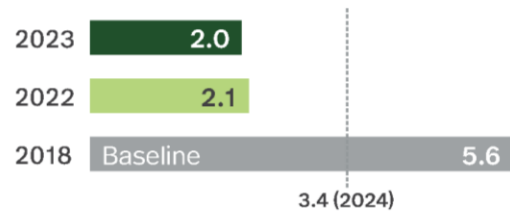


BXP intends to set a Net-Zero Science-based Target by committing to the Science-based Target initiative's (SBTi) Net-Zero Standard



39x24 Science-Based Scope 1+2 Emissions Target

Reduce Scope 1 and Scope 2 GHG emissions intensity 39% by 2024. Units are kgCO₂e/SF.^{2,5}

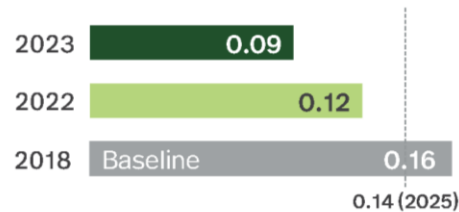


Target Achieved
64% Scope 1, 2, & 3 (Category 13) carbon emissions intensity reduction



14x25 Science-Based Scope 3 Emissions Target

Reduce Scope 3 – Capital Goods GHG emissions intensity 14% by 2025. Units are MtCO₂e/M².



Target Achieved
44% Scope 3 (Category 2) carbon emissions intensity reduction

¹The 2023 BXP Sustainability & Impact Report contains forward-looking statements. Refer to Page 68 of the Report.

²Market-based emissions intensity.

³Represents Scope 1 and Scope 2 emissions from BXP operations, plus all material Scope 3 emissions categories included in the 2023 BXP Sustainability & Impact Report.

⁴Square footages used in denominator reflects BXP's actively managed portfolio, inactive managed portfolio, and new construction portfolio in 2023.

⁵Represents Scope 1, Scope 2, and Scope 3: Category 13 emissions from whole-building energy consumption.

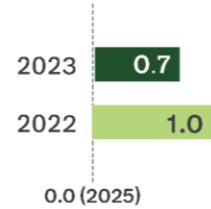
Public Sustainability Goals

Data as of December 31, 2023.



2025 Carbon-Neutral Operations Goal

Reduce Scope 1 and Scope 2 GHG emissions intensity, targets net-zero carbon emissions from operations by 2025. Units are kgCO₂e/SF.^{1,2}

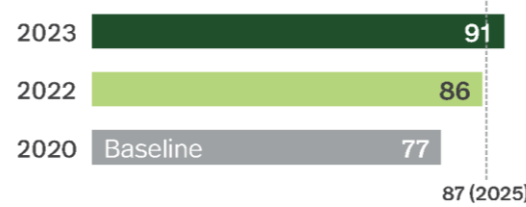


28% year-over-year reduction in Scope 1 & Scope 2 emissions from BXP operations



87x25 Building Certification Goal

Increase building certification coverage, including ENERGY STAR, LEED, and Fitwel to 87% by 2025. Units are % SF certified.

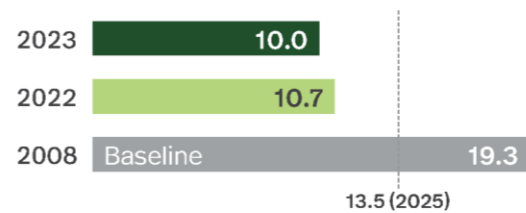


Target Achieved
91% actively managed portfolio certified under ENERGY STAR, LEED, or Fitwel



30x25 Water Use Reduction Goal

Commitment to reduce water use intensity, targets a 30% reduction by 2025. Units are gallons/SF.

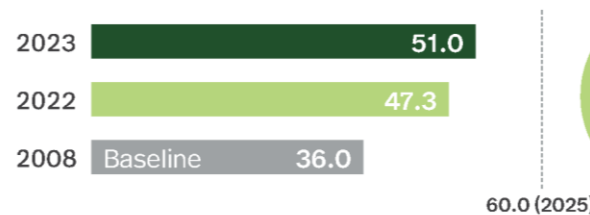


Target Achieved
48% water use intensity reduction



60x25 Waste Diversion Goal

Increase waste diverted from landfill, targets a 60% diversion rate by 2025. Units are % diverted.



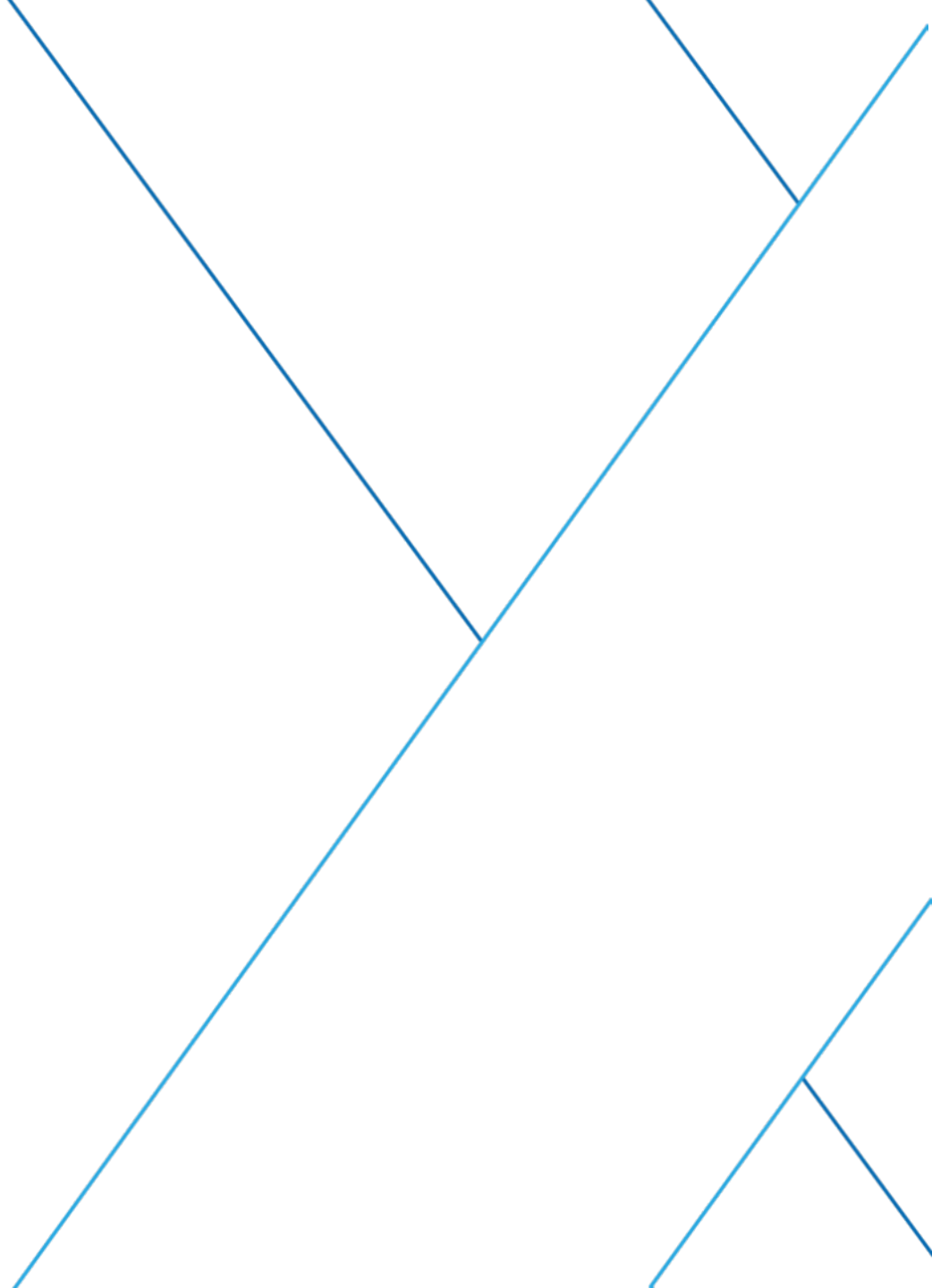
51% waste diversion rate (recycling, donations, and composting)

¹Market-based emissions intensity.

²Represents Scope 1 and Scope 2 emissions from BXP operations.

³There is no base year for the 2025 Carbon-Neutral Operations Goal, as this goal represents carbon-neutrality in a given year, therefore, the completion rate is based on the year-over-year reduction for this metric only.

Appendix



FORWARD-LOOKING STATEMENTS

This Presentation contains 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 we 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. If one or more of these known or unknown risks or uncertainties materialize, or if 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 risks and uncertainties related to the impact of changes in general economic and capital market conditions, including continued inflation, high interest rates, supply chain disruptions, labor market disruptions, dislocation and volatility in capital markets, and potential longer-term changes in consumer and client behavior resulting from the severity and duration of any downturn in the U.S. or global economy, sustained changes in client preferences and space utilization, as well as the other important factors below and the risks described in (i) the Company's Annual Report on Form 10-K for the fiscal year ended December 31, 2023 including those described under the caption “Risk Factors,” and (ii) 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:

- volatile or adverse global economic and geopolitical conditions, health crises and dislocations in the credit markets could adversely affect economic conditions and/or restrict our access to cost-effective capital, which could have a material adverse effect on our business opportunities, results of operations and financial condition;
- general risks affecting the real estate industry (including, without limitation, the inability to enter into or renew leases, changes in client preferences and 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;
- risks and uncertainties affecting property development and construction (including, without limitation, continued 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);

FORWARD-LOOKING STATEMENTS (continued)

- 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 derivatives 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 climate change and severe weather events, as well as the regulatory efforts intended to reduce the effects of climate change;
- risks associated with security breaches, incidents, and compromises 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 legal proceedings and other claims that could result in substantial monetary and other costs;
- 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 sections of this presentation may include additional factors that could adversely affect our business and financial performance. Moreover, we operate in a very competitive and rapidly changing environment. 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 report.

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 uses in this Presentation 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 report on Form 10-Q, as well as other documents the Company files or furnishes to the SEC from time to time.

The Company also 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)

Annualized Revenue

Annualized Revenue is defined as (1) revenue less termination income for the quarter ended June 30, 2024, multiplied by four (4), plus (2) termination income for the quarter ended June 30, 2024. The Company believes that termination income can distort the results for any given period because termination income 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 thus does not reflect the core ongoing operating performance of the Company's properties. As a result, the Company believes that by presenting Annualized Revenue without annualizing termination income, investors may more easily compare quarterly revenue to revenue for full fiscal years, which can provide useful trend data. Annualized Revenue should not be considered a substitute for revenue 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.

Annualized Rental Obligations

Annualized Rental Obligations is defined as monthly Rental Obligations, as of the last day of the reporting period, multiplied by twelve (12).

Debt to Market Capitalization Ratio

Consolidated Debt to Consolidated Market Capitalization Ratio is a measure of leverage commonly used by analysts in the REIT sector that equals the quotient of (A) the Company's Consolidated Debt divided by (B) the Company's Consolidated Market Capitalization, presented as a percentage. **Consolidated Market Capitalization** is the sum of (x) the Company's Consolidated Debt plus (y) the market value of the Company's outstanding equity securities calculated using the closing price per share of common stock of the Company, as reported by the New York Stock Exchange, multiplied by the sum of (1) outstanding shares of common stock of the Company, (2) outstanding common units of limited partnership interest in Boston Properties Limited Partnership (excluding common units held by the Company) and (3) common units issuable upon conversion of all outstanding LTIP Units for which all performance conditions have been satisfied for such conversion. We exclude from the calculation of Consolidated Market Capitalization other LTIP Units issued in the form of MYLTIP Awards in 2022 or later, which remain subject to performance conditions.

The Company also presents **BXP's Share of Market Capitalization**, which is calculated in a similar manner, except that BXP's Share of Debt is utilized instead of the Company's Consolidated Debt in both the numerator and the denominator. The Company presents these ratios because its degree of leverage could affect its ability to obtain additional financing for working capital, capital expenditures, acquisitions, development or other general corporate purposes and because different investors and lenders consider one or both of these ratios. Investors should understand that these ratios are, in part, a function of the market price of the common stock of the Company, and as such will fluctuate with changes in such price and do not necessarily reflect the Company's capacity to incur additional debt to finance its activities or its ability to manage its existing debt obligations. However, for a company like BXP, Inc., whose assets are primarily income-producing real estate, these ratios may provide investors with an alternate indication of leverage, so long as they are evaluated along with the ratio of indebtedness to other measures of asset value used by financial analysts and other financial ratios, as well as the various components of the Company's outstanding indebtedness.

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 BXP, Inc. common shareholders, the most directly comparable GAAP financial measure, plus preferred dividends, preferred stock redemption charge, net (income) loss attributable to noncontrolling interests, interest expense, losses (gains) from early extinguishments of debt, 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 sales-type leases 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 income (loss) attributable to BXP, 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, amortization and accretion of sales type lease receivable, 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 (loss) attributable to BXP, Inc. common shareholders as presented in the Company's consolidated financial statements. EBITDAre should not be considered a substitute to net income (loss) attributable to BXP, 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) (aka AFFO) and FAD Payout Ratio

In addition to Funds from Operations (FFO), which is defined on the following page, the Company presents (A) 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 and amortization, 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, fair value lease revenue, and amortization and accretion of sales type lease receivable, 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, and (B) Annualized FAD, which is FAD for the applicable fiscal quarter ended multiplied by four (4). 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 BXP, 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.

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 BXP, Inc. common shareholders (computed in accordance with GAAP) for gains (or losses) from sales of properties, or a change in control, 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 or a change in control 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 (loss) attributable to BXP, Inc. common shareholders as presented in the Company's consolidated financial statements. FFO should not be considered as a substitute for net income (loss) attributable to BXP, 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.

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

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. A property will no longer be considered “in-service” when the occupied percentage is below 50% and the Company is no longer actively leasing the property in anticipation of a future development/redevelopment.

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) (if any). 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 **BXP’s Share of Net Debt to BXP’s Share of EBITDAre**. BXP’s Share of Net Debt is calculated in a similar manner to Net Debt, except that (1) BXP’s Share of Debt is utilized instead of the Company’s consolidated debt after eliminating BXP’s Share of the related party note receivable and (2) BXP’s Share of cash is utilized instead of consolidated cash. The Company believes BXP’s Share of Net Debt to BXP’s Share of EBITDAre 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 (loss) attributable to BXP, Inc. common shareholders, the most directly comparable GAAP financial measure, plus (1) preferred stock redemption charge, preferred dividends, net (income) loss 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, losses from interest rate contracts, gains (losses) from early extinguishments of debt, unrealized gain (loss) on non-real estate investment 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) from investments in securities, interest and other income (loss), gain on sales-type lease 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, amortization and accretion related to sales type lease, 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, amortization and accretion related to sales type lease receivable 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 and amortization and accretion related to sale type lease receivable 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.

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

Projected EPS and FFO

BXP's guidance for the third quarter 2024 and full year 2024 for diluted earnings per common share attributable to BXP, Inc. (EPS) and diluted funds from operations (FFO) per common share attributable to BXP, 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, interest rates, the timing of the lease-up of available space, the timing of development cost outlays and development deliveries, and the earnings impact of the events referenced in the Company's earnings release issued on July 30, 2024 and further updated in BXP's press release issued on August 15, 2024 and those referenced during the related conference call on July 31, 2024. The estimates do not include (1) possible future gains or losses or the impact on operating results from other possible future property acquisitions or dispositions, (2) the impacts of any other capital markets activity, (3) future write-offs or reinstatements of accounts receivable and accrued rent balances, or (4) future impairment charges. EPS estimates may fluctuate 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 2024		Full Year 2024	
	Low	High	Low	High
Projected EPS (diluted)	\$ 0.54	\$ 0.56	\$ 2.06	\$ 2.12
Add:				
Projected Company's share of real estate depreciation and amortization	1.26	1.26	5.06	5.06
Projected Company's share of (gains) losses on sales of real estate	—	—	(0.05)	(0.05)
Projected FFO per share (diluted)	<u>\$ 1.80</u>	<u>\$ 1.82</u>	<u>\$ 7.07</u>	<u>\$ 7.13</u>
Projected Change in FFO Per Share (Diluted)				
	Actual 2023	Midpoint of Projected 2024	Percentage Increase/ (Decrease)	
Actual/Projected EPS (diluted)	\$ 1.21	\$ 2.09	72.7 %	
Add:				
Actual/Projected Company's share of real estate depreciation and amortization	4.89	5.06		
Actual/Projected Company share of (gains)/losses on sales of real estate, gain on investment from unconsolidated joint venture and impairments	1.18	(0.05)		
Actual/Projected FFO per share (diluted)	<u>\$ 7.28</u>	<u>\$ 7.10</u>	(2.5)%	

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

Revenue and Rental Revenue

(in thousands)

	Quarter ended June 30, 2024
Revenue	\$ 850,482
Add:	
BXP's share of revenue from unconsolidated Joint Ventures ("JVs") ¹	51,527
Less:	
Partners' share of revenue from consolidated JVs ²	81,219
Termination income	841
BXP's share of termination income from unconsolidated JVs ¹	—
Add:	
Partners' share of termination income from consolidated JVs ²	40
BXP's Share of Revenue (excluding termination income) (A)	<u>\$ 819,989</u>
BXP's Share of Annualized Revenue (excluding termination income) ³ (A x 4)	\$ 3,279,956
Add:	
Termination income	841
BXP's share of termination income from unconsolidated JVs ¹	—
Less:	
Partners' share of termination income from consolidated JVs ²	40
BXP's Share of Annualized Revenue	<u>\$ 3,280,757</u>

	Quarter ended June 30, 2024
Revenue	\$ 850,482
Less:	
Direct reimbursements of payroll and related costs from management services contracts	4,148
Development and management services	6,352
Rental Revenue	<u>839,982</u>
Add:	
BXP's share of Rental Revenue from unconsolidated JVs ¹	51,246
Less:	
Partners' share of Rental Revenue from consolidated JVs ²	81,125
BXP's Share of Rental Revenue	<u>\$ 810,103</u>
Less:	
Termination income	841
BXP's share of termination income from unconsolidated JVs ¹	—
Add:	
Partners' share of termination income from consolidated JVs ²	40
BXP's Share of Rental Revenue (excluding termination income) (B)	<u>\$ 809,302</u>
BXP's Share of Annualized Rental Revenue (excluding termination income) ³ (B x 4)	<u>\$ 3,237,208</u>

¹ See "Joint Ventures-Unconsolidated" in this Appendix.

² See "Joint Ventures-Consolidated" in this Appendix.

³ BXP's Share of Annualized Revenue (excluding termination income) equals BXP's Share of Revenue (excluding termination income), multiplied by four (4). Similarly, BXP's Share of Annualized Rental Revenue (excluding termination income) equals BXP's Share of Rental Revenue (excluding termination income), multiplied by four (4).

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

Debt to Market Capitalization Ratios

(dollars in thousands, except per share amounts)

	June 30, 2024	March 31, 2024	December 31,						
			2023	2022	2021	2020	2019	2018	2017
Common stock price at period end	\$ 61.56	\$ 65.31	\$ 70.17	\$ 67.58	\$ 115.18	\$ 94.53	\$ 137.86	\$ 112.55	\$ 130.03
Equity market capitalization at period end (A)	\$10,848,965	\$11,508,144	\$12,315,888	\$11,824,338	\$20,109,506	\$16,562,387	\$24,008,146	\$19,584,824	\$22,559,179
Consolidated debt (B)	\$15,367,474	\$15,362,324	\$15,856,297	\$14,240,336	\$12,896,609	\$13,047,758	\$11,811,806	\$11,007,757	\$10,271,611
Add:									
BXP's share of unconsolidated JV debt	1,379,131	1,373,986	1,421,655	1,600,367	1,383,887	1,153,628	980,110	890,574	604,845
Less:									
Partners' share of consolidated JV debt	1,361,372	1,360,873	1,360,375	1,358,395	1,356,579	1,194,619	1,199,854	1,204,774	1,209,280
BXP's Share of Debt (C)	<u>\$15,385,233</u>	<u>\$15,375,437</u>	<u>\$15,917,577</u>	<u>\$14,482,308</u>	<u>\$12,923,917</u>	<u>\$13,006,767</u>	<u>\$11,592,062</u>	<u>\$10,693,557</u>	<u>\$9,667,176</u>
Consolidated Market Capitalization (A + B)	<u>\$26,216,439</u>	<u>\$26,870,468</u>	<u>\$28,172,185</u>	<u>\$26,064,674</u>	<u>\$33,006,115</u>	<u>\$29,610,145</u>	<u>\$35,819,952</u>	<u>\$30,592,581</u>	<u>\$32,830,790</u>
Consolidated Debt/Consolidated Market Capitalization [B ÷ (A + B)]	<u>58.62 %</u>	<u>57.17%</u>	<u>56.28 %</u>	<u>54.63 %</u>	<u>39.07 %</u>	<u>44.07 %</u>	<u>32.98 %</u>	<u>35.98 %</u>	<u>31.29 %</u>
BXP's Share of Market Capitalization (A + C)	<u>\$26,234,198</u>	<u>\$26,883,581</u>	<u>\$28,233,465</u>	<u>\$26,306,646</u>	<u>\$33,033,423</u>	<u>\$29,569,154</u>	<u>\$35,600,208</u>	<u>\$30,278,381</u>	<u>\$32,226,355</u>
BXP's Share of Debt/BXP's Share of Market Capitalization [C ÷ (A + C)]	<u>58.65 %</u>	<u>57.19%</u>	<u>56.38 %</u>	<u>55.05 %</u>	<u>39.12 %</u>	<u>43.99 %</u>	<u>32.56 %</u>	<u>35.32 %</u>	<u>30.00 %</u>

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

EBITDAre

(dollars in thousands)

	Quarter Ended		Year Ended December 31,		
	June 30, 2024	March 31, 2024	2023	2022	2021
Net income attributable to BXP, Inc. common shareholders	\$ 79,615	\$ 79,883	\$ 190,215	\$ 848,947	\$ 496,223
Add:					
Preferred stock redemption charge	—	—	—	—	6,412
Preferred dividends	—	—	—	—	2,560
Net income attributable to noncontrolling interests	27,334	26,721	101,209	171,637	126,737
Losses (gains) from early extinguishments of debt	—	—	—	—	45,182
Interest expense	149,642	161,891	579,572	437,139	423,346
Depreciation and amortization expense	219,542	218,716	830,813	749,775	717,336
Impairment losses	—	13,615	—	—	—
Less:					
Gains on sales of real estate	—	—	517	437,019	123,660
Gains on sales-type leases	—	—	—	10,058	—
Income (loss) from unconsolidated JVs	(5,799)	19,186	(239,543)	(59,840)	(2,570)
Add:					
BXP's share of EBITDAre from unconsolidated JVs	32,679 ¹	36,472	164,790	147,169	106,957
EBITDAre	<u>514,611</u>	<u>518,112</u>	<u>2,105,625</u>	<u>1,967,430</u>	<u>1,803,663</u>
Less:					
Partners' share of EBITDAre from consolidated JVs	48,910 ²	47,799	199,352	192,584	185,979
BXP's Share of EBITDAre (A)	<u>\$ 465,701</u>	<u>\$ 470,313</u>	<u>\$1,906,273</u>	<u>\$1,774,846</u>	<u>\$1,617,684</u>
BXP's Share of Annualized EBITDAre (Ax4)	<u>\$ 1,862,804</u>	<u>\$ 1,881,252</u>			
BXP's Share of EBITDAre	\$ 465,701	\$ 470,313	\$1,906,273	\$1,774,846	\$1,617,684
Add:					
Lease transaction costs that qualify as rent inducements ³	3,471	5,312	4,121	15,748	10,506
BXP's share of lease transaction costs that qualify as rent inducements from unconsolidated JVs ³	— ¹	13	911	2,438	1,723
Straight-line ground rent expense adjustment	589	520	1,818	2,552	2,916
BXP's share of straight-line ground rent expense adjustment from unconsolidated JVs	139 ¹	139	564	576	821
Preferred stock redemption charge	—	—	—	—	6,412
Stock-based compensation expense	15,976	18,527	50,182	50,735	49,705
Less:					
Non-cash termination income adjustment (fair value lease amounts)	—	189	3,129	—	—
Partners' share of lease transaction costs that qualify as rent inducements from consolidated JVs ³	255 ²	—	931	(2,342)	2,548
Non-cash losses (gains) from early extinguishment of debt	—	—	—	898	2,331
Straight-line rent and fair value lease revenue	17,457	41,914	114,618	117,069	110,495
Amortization and accretion related to sales type lease	246	242	926	—	—
BXP's share of amortization and accretion related to sales type lease from unconsolidated JVs	28 ¹	27	18	—	—
BXP's share of straight-line rent and fair value lease revenue from unconsolidated JVs	4,225 ¹	4,876	17,674	33,879	10,649
Add:					
Partners' share of straight-line rent and fair value of lease revenue from consolidated JVs	2,538 ²	4,914	19,387	9,228	4,498
Partner's share of non-cash termination income adjustment (fair value lease amounts) from consolidated JVs	—	—	—	—	—
BXP's Share of EBITDAre—cash	<u>\$ 466,203</u>	<u>\$ 452,490</u>	<u>\$1,845,960</u>	<u>\$1,706,619</u>	<u>\$1,568,242</u>

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

EBITDAre (continued from previous page)

(dollars in thousands)

	Year Ended December 31,						
	2020	2019	2018	2017	2016	2015	2014
Net income attributable to BXP, Inc. common shareholders	\$ 862,227	\$ 511,034	\$ 572,347	\$ 451,939	\$ 502,285	\$ 572,606	\$ 433,111
Add:							
Preferred stock redemption charge	—	—	—	—	—	—	—
Preferred dividends	10,500	10,500	10,500	10,500	10,500	10,500	10,500
Net income attributable to noncontrolling interests	145,964	130,465	129,716	100,042	57,192	216,812	82,446
Losses from interest rate contracts	—	—	—	—	140	—	—
Losses (gains) from early extinguishments of debt	—	29,540	16,490	(496)	371	22,040	10,633
Interest expense	431,717	412,717	378,168	374,481	412,849	432,196	455,743
Depreciation and amortization expense	683,751	677,764	645,649	617,547	694,403	639,542	628,573
Impairment losses	—	24,038	11,812	—	1,783	—	—
Less:							
Gain on sale of investment in unconsolidated JV	—	—	—	—	59,370	—	—
Gains on sales of real estate	618,982	709	182,356	7,663	80,606	375,895	168,039
Gains on sales-type leases	—	—	—	—	—	—	—
Income (loss) from unconsolidated JVs	(85,110)	46,592	2,222	11,232	8,074	22,770	12,769
Add:							
BXP's share of EBITDAre from unconsolidated JVs	95,444	98,389	81,340	65,132	50,712	45,864	45,076
EBITDAre	<u>1,695,731</u>	<u>1,847,146</u>	<u>1,661,444</u>	<u>1,600,250</u>	<u>1,582,185</u>	<u>1,540,895</u>	<u>1,485,274</u>
Less:							
Partners' share of EBITDAre from consolidated JVs	163,085	185,405	181,110	177,539	174,370	209,088	139,875
BXP's Share of EBITDAre (A)	<u>\$1,532,646</u>	<u>\$1,661,741</u>	<u>\$1,480,334</u>	<u>\$1,422,711</u>	<u>\$1,407,815</u>	<u>\$1,331,807</u>	<u>\$1,345,399</u>
BXP's Share of EBITDAre	\$1,532,646	\$1,661,741	\$1,480,334	\$1,422,711	\$1,407,815	\$1,331,807	\$1,345,399
Add:							
Lease transaction costs that qualify as rent inducements ³	9,314	6,627	8,692	920	8,853	12,667	9,006
BXP's share of lease transaction costs that qualify as rent inducements from unconsolidated JVs ³	2,794	7,905	601	1,048	58	2,161	1,234
Straight-line ground rent expense adjustment	3,767	4,029	3,972	2,489	3,951	(790)	6,793
BXP's share of straight-line ground rent expense adjustment from unconsolidated JVs	398	40	—	—	—	—	—
Preferred stock redemption charge	—	—	—	—	—	—	—
Stock-based compensation expense	44,142	40,958	40,117	35,361	32,911	29,183	28,099
Less:							
Non-cash termination income adjustment (fair value lease amounts)	1,362	—	—	—	—	—	—
Partners' share of lease transaction costs that qualify as rent inducements from consolidated JVs ³	1,231	449	277	25	17	2,167	737
Non-cash losses (gains) from early extinguishment of debt	—	—	—	—	—	—	—
Straight-line rent and fair value lease revenue	113,456	120,269 ⁴	71,866	75,801	64,120	115,896	111,325
Amortization and accretion related to sales type lease	—	—	—	—	—	—	—
BXP's share of amortization and accretion related to sales type lease from unconsolidated JVs	—	—	—	—	—	—	—
BXP's share of straight-line rent and fair value lease revenue from unconsolidated JVs	5,932	19,116	13,447	13,410	10,835	2,588	1,881
Add:							
Partners' share of straight-line rent and fair value of lease revenue from consolidated JVs	17,052	15,538 ⁴	13,702	9,169	14,343	25,866	21,105
Partner's share of non-cash termination income adjustment (fair value lease amounts) from consolidated JVs	545	—	—	—	—	—	—
BXP's Share of EBITDAre—cash	<u>\$1,488,677</u>	<u>\$1,597,004</u>	<u>\$1,461,828</u>	<u>\$1,382,462</u>	<u>\$1,392,959</u>	<u>\$1,280,243</u>	<u>\$1,297,693</u>

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

EBITDAre (continued from previous page)

(dollars in thousands)

¹ See "Joint Ventures-Unconsolidated" in this Appendix.

² See "Joint Ventures-Consolidated" in this Appendix.

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

⁴ 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)

FFO, FAD (aka AFFO), and FAD Payout Ratios

(dollars and shares in thousands)

	Quarter Ended				Year Ended December 31,		
	June 30, 2024	March 31, 2024	December 31, 2023	September 30, 2023	2023	2022	2021
Net income attributable to BXP, Inc. common shareholders	\$ 79,615	\$ 79,883	\$ 119,925	\$ (111,826)	\$ 190,215	\$ 848,947	\$ 496,223
Add:							
Preferred stock redemption charge	—	—	—	—	—	—	6,412
Preferred dividends	—	—	—	—	—	—	2,560
Noncontrolling interest - common units of the Operating Partnership	9,509	9,500	13,906	(12,626)	22,548	96,780	55,931
Noncontrolling interest - redeemable preferred units of the Operating Partnership	—	—	—	—	—	—	—
Noncontrolling interests in property partnerships	17,825	17,221	19,324	20,909	78,661	74,857	70,806
Net income (loss)	106,949	106,604	153,155	(103,543)	291,424	1,020,584	631,932
Add:							
Depreciation and amortization expense	219,542	218,716	212,067	207,435	830,813	749,775	717,336
Noncontrolling interests in property partnerships' share of depreciation and amortization	(19,203) ¹	(18,695)	(19,284)	(18,174)	(73,027)	(70,208)	(67,825)
BXP's share of depreciation and amortization from unconsolidated joint ventures	19,827 ²	20,223	24,132	25,666	101,199	89,275	71,966
Corporate-related depreciation and amortization	(406)	(419)	(453)	(446)	(1,810)	(1,679)	(1,753)
Non real estate related amortization	2,130	2,130	(1,681)	—	(1,681)	—	—
Impairment losses	—	13,615	—	—	—	—	—
Impairment loss included within income (loss) unconsolidated joint venture	—	—	—	272,603	272,603	50,705	—
Less:							
Gain on sale of investment in unconsolidated joint venture	—	—	—	—	—	—	—
Gain (loss) on sale of real estate included within income (loss) from unconsolidated joint ventures	—	21,696	28,412	—	28,412	—	10,257
Gains on sales of real estate	—	—	—	517	517	437,019	123,660
Gain on investment included within income (loss) from unconsolidated joint ventures	—	—	—	35,756	35,756	—	—
Gain on sales-type lease included within income (loss) from unconsolidated joint ventures	—	—	1,368	—	1,368	—	—
Noncontrolling interests in property partnerships	17,825	17,221	19,324	20,909	78,661	74,857	70,806
Noncontrolling interest - redeemable preferred units of the Operating Partnership	—	—	—	—	—	—	—
Gain on sales-type lease	—	—	—	—	—	10,058	—
Unrealized gain (loss) on non-real estate investment	58	396	(93)	(51)	239	(150)	—
Preferred dividends	—	—	—	—	—	—	2,560
Preferred stock redemption charge	—	—	—	—	—	—	6,412
FFO attributable to the Operating Partnership common unitholders (including BXP, Inc.) ("Basic FFO")	310,956	302,861	318,925	326,410	1,274,568	1,316,668	1,137,961
Less:							
Noncontrolling interest - common units of the Operating Partnership's share of FFO	32,557	31,588	32,722	33,588	130,771	133,115	111,975
FFO attributable to BXP, Inc. common shareholders	\$ 278,399	\$ 271,273	\$ 286,203	\$ 292,822	\$ 1,143,797	\$ 1,183,553	\$ 1,025,986
Weighted average shares outstanding - diluted					157,201	157,137	156,376
FFO per share diluted					\$ 7.28	\$ 7.53	\$ 6.56

¹See "Joint Ventures-Consolidated" in this Appendix.

²See "Joint Ventures-Unconsolidated" in this Appendix.

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

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

(dollars and shares in thousands)

	Year Ended December 31,						
	2020	2019	2018	2017	2016	2015	2014
Net income attributable to BXP, Inc. common shareholders	\$ 862,227	\$ 511,034	\$ 572,347	\$ 451,939	\$ 502,285	\$ 572,606	\$ 433,111
Add:							
Preferred stock redemption charge	—	—	—	—	—	—	—
Preferred dividends	10,500	10,500	10,500	10,500	10,500	10,500	10,500
Noncontrolling interest - common units of the Operating Partnership	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	48,260	71,120	62,909	47,832	(2,068)	149,855	30,561
Net income	1,018,691	651,999	712,563	562,481	569,977	799,918	526,057
Add:							
Depreciation and amortization expense	683,751	677,764	645,649	617,547	694,403	639,542	628,573
Noncontrolling interests in property partnerships' share of depreciation and amortization	(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	80,925	58,451	54,352	34,262	26,934	6,556	19,251
Corporate-related depreciation and amortization	(1,840)	(1,695)	(1,634)	(1,986)	(1,568)	(1,503)	(1,361)
Impairment losses	—	24,038	11,812	—	—	—	—
Impairment loss included within income (loss) from 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	5,958	47,238	8,270	—	—	—	—
Gains on sales of real estate	618,982	709	182,356	7,663	80,606	375,895	168,039
Noncontrolling interests in property partnerships	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
Gain on sales-type lease	—	—	—	—	—	—	—
Unrealized loss on non-real estate investment	—	—	—	—	—	—	—
Preferred dividends	10,500	10,500	10,500	10,500	10,500	10,500	10,500
Preferred stock redemption charge	—	—	—	—	—	—	—
FFO attributable to the Operating Partnership common unitholders (including BXP, Inc.) ("Basic FFO")	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	108,310	123,757	110,338	108,707	106,504	94,828	91,588
FFO attributable to BXP, Inc. common shareholders	\$ 978,191	\$ 1,085,844	\$ 974,489	\$ 959,412	\$ 927,747	\$ 823,715	\$ 807,506
Weighted average shares outstanding - diluted	155,517	154,883	154,682	154,390	153,977	153,844	153,308
FFO per share diluted	\$ 6.29	\$ 7.01	\$ 6.30	\$ 6.21	\$ 6.03	\$ 5.36	\$ 5.27

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

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

(dollars and shares in thousands)

	Year Ended December 31,						
	2013	2012	2011	2010	2009	2008	2007
Net income attributable to BXP, 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	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 BXP, 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 BXP, 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 BXP, Inc. after supplemental adjustment to exclude losses from early extinguishments of debt associated with the sales of real estate	<u>\$ 751,464</u>	<u>\$ 741,419</u>	<u>\$ 710,991</u>	<u>\$ 547,356</u>	<u>\$ 618,006</u>	<u>\$ 544,989</u>	<u>\$ 547,933</u>
Weighted average shares outstanding - diluted	152,521	150,711	146,218	140,057	131,512	121,299	120,780
FFO per share diluted	<u>\$ 4.93</u>	<u>\$ 4.92</u>	<u>\$ 4.86</u>	<u>\$ 3.91</u>	<u>\$ 4.70</u>	<u>\$ 4.49</u>	<u>\$ 4.54</u>

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

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

(dollars and shares in thousands)

	Quarter Ended			
	June 30, 2024	March 31, 2024	December 31, 2023	September 30, 2023
FFO attributable to the Operating Partnership common unitholders (including BXP, Inc.) ("Basic FFO")	\$ 310,956	\$ 302,861	\$ 318,925	\$ 326,410
Straight-line rent	(16,094)	(40,520)	(29,235)	(19,139)
Partners' share of straight-line rent from consolidated JVs	2,549 ¹	4,925	4,555	5,994
BXP's share of straight-line rent from unconsolidated JVs	(3,238) ²	(3,889)	(4,085)	(3,502)
Lease transaction costs that qualify as rent inducements ³	3,471	5,312	1,276	(5,943)
Partners' share of lease transaction costs that qualify as rent inducements from consolidated JVs ³	(255) ¹	—	(164)	(303)
BXP's share of lease transaction costs that qualify as rent inducements from unconsolidated JVs ³	— ²	13	202	283
Fair value lease revenue ⁴	(1,363)	(1,394)	(2,518)	(2,981)
Partners' share of fair value lease revenue from consolidated JVs ⁴	(11) ¹	(11)	131	137
BXP's share of fair value lease revenue from unconsolidated JVs ⁴	(987) ²	(987)	(1,054)	(1,063)
Non-cash losses (gains) from early extinguishments of debt	—	—	—	—
Partners' share of non-cash losses (gains) from early extinguishments of debt from consolidated JVs	—	—	(3,129)	—
Non-cash termination income adjustment (fair value lease amounts)	—	(189)	—	—
Partner's share of non-cash termination income adjustment (fair value lease amounts) from consolidated JVs	—	—	—	—
BXP's share of non-cash termination income adjustment (fair value lease amounts) from unconsolidated JVs	—	—	—	—
Straight-line ground rent expense adjustment ⁵	589	520	35	713
BXP's share of straight-line ground rent expense adjustment from unconsolidated JVs	139 ¹	139	139	141
Stock-based compensation	15,976	18,527	4,469	4,843
Non-real estate depreciation	(1,724)	(1,711)	2,134	446
Preferred stock redemption charge	—	—	—	—
Fair value interest adjustment and hedge amortization	5,796	5,892	1,730	1,590
Partners' share of fair value interest adjustment and hedge amortization from consolidated JVs	(144) ¹	(144)	(144)	(144)
BXP's share of fair value interest adjustment and hedge amortization from unconsolidated JVs	1,083 ²	1,083	1,083	(1,420)
Second generation tenant improvements and leasing commissions	(38,126)	(97,364)	(65,117)	(104,872)
Partners' share of second generation tenant improvements and leasing commissions from consolidated JVs	5,712	13,926	12,582	25,715
BXP's share of second generation tenant improvements and leasing commissions from unconsolidated JVs	(2)	(1,093)	(1,174)	(775)
Unearned portion of capitalized fees from consolidated joint ventures	1,189 ¹	341	561	1,283
Maintenance capital expenditures ⁶	(16,218)	(13,102)	(18,302)	(19,599)
Partners' share of maintenance capital expenditures from consolidated JVs ⁶	1,821	2,072	2,918	2,695
BXP's share of maintenance capital expenditures from unconsolidated JVs ⁶	(94)	(14)	(781)	(91)
Amortization and accretion related to sales type lease	(246)	(242)	(238)	(233)
BXP's share off amortization and accretion related to sales type lease from unconsolidated JVs	(28) ²	(27)	(18)	—
Hotel improvements, equipment upgrades and replacements	(112)	(182)	(358)	(141)
Funds available for distribution to common shareholders and common unitholders (FAD) (A)	\$ 270,639	\$ 194,742	\$ 224,423	\$ 210,044
Annualized FAD⁷	\$ 1,082,556	\$ 778,968	\$ 897,692	\$ 840,176
Distributions to common shareholders and unitholders (excluding any special distributions) (B)	\$ 172,798	\$ 172,772	\$ 172,095	\$ 172,101
FAD Payout Ratio (B ÷ A)	63.85%	88.72%	76.68%	81.94%

¹ See "Joint Ventures-Consolidated" in this Appendix.

² See "Joint Ventures-Unconsolidated" in this Appendix.

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

⁴ 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.

⁵ For the quarters ended June 30, 2024, March 31, 2024, December 31, 2023 and September 30, 2023, amount 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 \$39.0 million, which it expects to incur by the end of 2026 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.

⁶ Maintenance capital expenditures do not include planned capital expenditures related to acquisitions and repositioning capital expenditures.

⁷ Annualized FAD is calculated as the the quarterly amount multiplied by four.

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

Joint Ventures (“JVs”) - Consolidated

Results of Operations for the three months ended June 30, 2024

(in thousands)

	767 Fifth Avenue (The GM Building)	Norges Joint Ventures ¹	Total Consolidated Joint Ventures
Revenue			
Lease ²	\$ 76,401	\$ 104,616	\$ 181,017
Straight-line rent	5,601	686	6,287
Fair value lease revenue	(27)	—	(27)
Termination income	—	89	89
Total lease revenue	<u>81,975</u>	<u>105,391</u>	<u>187,366</u>
Parking and other	30	1,993	2,023
Total rental revenue ³	<u>82,005</u>	<u>107,384</u>	<u>189,389</u>
Expenses			
Operating	33,849	41,383	75,232
Net Operating Income (NOI)	<u>48,156</u>	<u>66,001</u>	<u>114,157</u>
Other income (expense)			
Development and management services revenue	—	209	209
Gains from investments in securities	—	3	3
Interest and other income	1,570	2,033	3,603
Interest expense	(21,176)	(7,589)	(28,765)
Depreciation and amortization expense	(17,320)	(25,714)	(43,034)
Transaction costs	—	(5)	(5)
General and administrative expense	(47)	(109)	(156)
Total other income (expense)	<u>(36,973)</u>	<u>(31,172)</u>	<u>(68,145)</u>
Net income	<u>\$ 11,183</u>	<u>\$ 34,829</u>	<u>\$ 46,012</u>
BXP's nominal ownership percentage	60.00%	55.00%	
Partners' share of NOI (after income allocation to private REIT shareholders) ⁴	\$ 18,587	\$ 28,804	\$ 47,391
BXP's share of NOI (after income allocation to private REIT shareholders)	\$ 29,569	\$ 37,197	\$ 66,766
Unearned portion of capitalized fees ⁵	\$ 223	\$ 966	\$ 1,189
Partners' share of select items ⁴			
Partners' share of parking and other revenue	\$ 12	\$ 897	\$ 909
Partners' share of hedge amortization	\$ 144	\$ —	\$ 144
Partners' share of amortization of financing costs	\$ 346	\$ 152	\$ 498
Partners' share of depreciation and amortization related to capitalized fees	\$ 387	\$ 514	\$ 901
Partners' share of capitalized interest	\$ —	\$ 32	\$ 32
Partners' share of lease transactions costs which will qualify as rent inducements	\$ —	\$ (255)	\$ (255)
Partners' share of management and other fees	\$ 675	\$ 937	\$ 1,612
Partners' share of basis differential depreciation and amortization expense	\$ (24)	\$ (173)	\$ (197)
Partners' share of basis differential interest and other adjustments	\$ (4)	\$ 9	\$ 5

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

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

Results of Operations for the three months ended June 30, 2024

(in thousands)

	767 Fifth Avenue (The GM Building)	Norges Joint Venture ¹	Total Consolidated Joint Ventures
Reconciliation of Partners' share of EBITDAre ⁶			
Partners' NCI	\$ 3,439	\$ 14,386	\$ 17,825
Add:			
Partners' share of interest expense	8,467	3,415	11,882
Partners' share of depreciation and amortization expense after BXP's basis differential	7,291	11,912	19,203
Partners' share of EBITDAre	<u>\$ 19,197</u>	<u>\$ 29,713</u>	<u>\$ 48,910</u>
Reconciliation of Partners' share of NOI ⁶			
Rental revenue ³	\$ 32,802	\$ 48,323	\$ 81,125
Less: Termination income	—	40	40
Rental revenue (excluding termination income) ³	32,802	48,283	81,085
Less: Operating expenses (including partners' share of management and other fees)	14,215	19,549	33,764
Income allocation to private REIT shareholders	—	(30)	(30)
NOI (excluding termination income and after income allocation to private REIT shareholders)	<u>\$ 18,587</u>	<u>\$ 28,764</u>	<u>\$ 47,351</u>
Rental revenue (excluding termination income) ³	\$ 32,802	\$ 48,283	\$ 81,085
Less: Straight-line rent	2,240	309	2,549
Fair value lease revenue	(11)	—	(11)
Add: Lease transaction costs that qualify as rent inducements	—	255	255
Subtotal	30,573	48,229	78,802
Less: Operating expenses (including partners' share of management and other fees)	14,215	19,549	33,764
Income allocation to private REIT shareholders	—	(30)	(30)
NOI - cash (excluding termination income and after income allocation to private REIT shareholders)	<u>\$ 16,358</u>	<u>\$ 28,710</u>	<u>\$ 45,068</u>
Reconciliation of Partners' share of Revenue ⁴			
Rental revenue ³	\$ 32,802	\$ 48,323	\$ 81,125
Add: Development and management services revenue	—	94	94
Revenue	<u>\$ 32,802</u>	<u>\$ 48,417</u>	<u>\$ 81,219</u>

¹ Norges Joint Ventures include Times Square Tower, 601 Lexington Avenue/One Five Nine East 53rd Street, 100 Federal Street, Atlantic Wharf Office, 343 Madison Avenue, 300 Binney Street, and 290 Binney Street.

² Lease revenue includes recoveries from clients and service income from clients.

³ See the Definitions section of this Appendix package.

⁴ Amounts represent the partners' share based on their respective ownership percentage.

⁵ 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.

⁶ 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, 2024

Property	BXP's Nominal Ownership
<i>Boston</i>	
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 %
<i>Los Angeles</i>	
Colorado Center	50.00 %
Beach Cities Media Center	50.00 %
<i>New York</i>	
360 Park Avenue South ¹	71.11 %
Dock 72	50.00 %
200 Fifth Avenue	26.69 %
3 Hudson Boulevard	25.00 %
<i>San Francisco</i>	
Platform 16	55.00 %
Gateway Commons	50.00 %
751 Gateway	49.00 %
<i>Seattle</i>	
Safeco Plaza	33.67 %
<i>Washington, DC</i>	
7750 Wisconsin Avenue (Marriott International Headquarters)	50.00 %
1001 6th Street	50.00 %
13100 & 13150 Worldgate Drive	50.00 %
Market Square North	50.00 %
Wisconsin Place Parking Facility	33.33 %
500 North Capitol Street, N.W.	30.00 %
Reston Next Residential	20.00 %

¹ The Company's partners will fund required capital until their aggregate investment is approximately 29% 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 ¹

(in thousands)

Results of Operations for the three months ended June 30, 2024

	Boston	Los Angeles	New York	San Francisco	Seattle	Washington, DC	Total Unconsolidated Joint Ventures
Revenue							
Lease ²	\$ 25,662	\$ 19,130	\$ 21,853	\$ 13,110	\$ 7,078	\$ 17,882	\$ 104,715
Straight-line rent	1,084	(793)	1,549	3,780	548	35	6,203
Fair value lease revenue	—	—	1,538	15	1,087	—	2,640
Termination income	—	—	—	—	—	—	—
Amortization and accretion related to sales-type lease	56	—	—	—	—	—	56
Total lease revenue	26,802	18,337	24,940	16,905	8,713	17,917	113,614
Parking and other	—	1,743	304	274	635	974	3,930
Total rental revenue ³	26,802	20,080	25,244	17,179	9,348	18,891	117,544
Expenses							
Operating	9,419	6,800	13,783 ⁴	7,728	3,594	5,023 ³	46,347
Net Operating Income	17,383	13,280	11,461	9,451	5,754	13,868	71,197
Other income/(expense)							
Development and management services revenue	—	—	557	—	—	4	561
Interest and other income	226	825	260	4	165	567	2,047
Interest expense	(11,349)	(4,998)	(13,445)	—	(4,788)	(8,719)	(43,299)
Unrealized gain on derivative instruments	—	—	848	—	—	—	848
Transaction costs	—	(5)	—	—	—	—	(5)
Depreciation and amortization expense	(8,669)	(5,345)	(8,727)	(6,646)	(4,660)	(4,349)	(38,396)
General and administrative expense	—	—	(89)	(13)	(2)	(2)	(106)
Gain on sales-type lease	—	—	—	—	—	—	—
Total other income/(expense)	(19,792)	(9,523)	(20,596)	(6,655)	(9,285)	(12,499)	(78,350)
Net income/(loss)	\$ (2,409)	\$ 3,757	\$ (9,135)	\$ 2,796	\$ (3,531)	\$ 1,369	\$ (7,153)
BXP's share of select items							
BXP's share of parking and other revenue	\$ —	\$ 872	\$ 150	\$ 137	\$ 214	\$ 386	\$ 1,759
BXP's share of amortization of financing costs	\$ 156	\$ 23	\$ 65	\$ —	\$ 29	\$ 102	\$ 375
BXP's share of hedge amortization, net of costs	\$ —	\$ —	\$ —	\$ —	\$ 584	\$ —	\$ 584
BXP's share of fair value interest adjustment	\$ —	\$ —	\$ 499	\$ —	\$ —	\$ —	\$ 499
BXP's share of capitalized interest	\$ —	\$ —	\$ 3,093	\$ —	\$ —	\$ 370	\$ 3,463
BXP's share of amortization and accretion related to sales-type lease	\$ 28	\$ —	\$ —	\$ —	\$ —	\$ —	\$ 28

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

Joint Ventures (“JVs”) - Unconsolidated ¹

(unaudited and in thousands)

Results of Operations for the three months ended June 30, 2024

	Boston	Los Angeles	New York	San Francisco	Seattle	Washington, DC	Total Unconsolidated Joint Ventures
Reconciliation of BXP's share of EBITDAre							
Income/(loss) from unconsolidated joint ventures	\$ (1,213)	\$ 1,159	\$ (6,031)	\$ 553	\$ (918)	\$ 651	\$ (5,799)
Add:							
BXP's share of interest expense	5,675	2,499	4,881	—	1,612	3,984	18,651
BXP's share of depreciation and amortization expense	4,342	3,784 ⁵	4,585	3,848 ⁵	1,294	1,974	19,827
Less:							
Gain (loss) on sale / consolidation	—	—	—	—	—	—	—
BXP's share of gain on sales-type lease	—	—	—	—	—	—	—
BXP's share of EBITDAre	<u>\$ 8,804</u>	<u>\$ 7,442</u> ⁵	<u>\$ 3,435</u>	<u>\$ 4,401</u> ⁵	<u>\$ 1,988</u>	<u>\$ 6,609</u>	<u>\$ 32,679</u>
Reconciliation of BXP's share of Net Operating Income							
BXP's share of rental revenue ³	\$ 13,401	\$ 10,436 ⁵	\$ 7,729 ⁵	\$ 8,326 ⁵	\$ 3,147	\$ 8,207	\$ 51,246
BXP's share of operating expenses	4,710	3,401	4,571	3,915	1,209	1,853	19,659
BXP's share of net operating income	8,691	7,035 ⁵	3,158 ⁵	4,411 ⁵	1,938	6,354	31,587
Less:							
BXP's share of termination income	—	—	—	—	—	—	—
BXP's share of net operating income (excluding termination income)	8,691	7,035	3,158	4,411	1,938	6,354	31,587
Less:							
BXP's share of straight-line rent	542	(306) ⁵	887 ⁵	1,859 ⁵	185	71	3,238
BXP's share of fair value lease revenue	—	305 ⁵	527 ⁵	(211) ⁵	366	—	987
BXP's share of amortization and accretion related to sales-type lease	28	—	—	—	—	—	28
Add:							
BXP's share of straight-line ground rent adjustment	—	—	139	—	—	—	139
BXP's share of lease transaction costs that qualify as rent inducements	—	—	—	—	—	—	—
BXP's share of net operating income - cash (excluding termination income)	<u>\$ 8,121</u>	<u>\$ 7,036</u> ⁵	<u>\$ 1,883</u> ⁵	<u>\$ 2,763</u> ⁵	<u>\$ 1,387</u>	<u>\$ 6,283</u>	<u>\$ 27,473</u>
Reconciliation of BXP's share of Revenue							
BXP's share of rental revenue ³	\$ 13,401	\$ 10,436 ⁵	\$ 7,729 ⁵	\$ 8,326 ⁵	\$ 3,147	\$ 8,207	\$ 51,246
Add:							
BXP's share of development and management services revenue	—	—	279	—	—	2	281
BXP's share of revenue	<u>\$ 13,401</u>	<u>\$ 10,436</u> ⁵	<u>\$ 8,008</u> ⁵	<u>\$ 8,326</u> ⁵	<u>\$ 3,147</u>	<u>\$ 8,209</u>	<u>\$ 51,527</u>

¹ For information on the properties included for each region and the Company's percentage ownership in each property, see page 56.

² Lease revenue includes recoveries from clients and service income from clients.

³ See the Definitions section of this Appendix package.

⁴ Includes approximately \$278 of straight-line ground rent expense.

⁵ The Company's purchase price allocation under ASC 805 for certain joint ventures differs from the historical basis of the venture.

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

Net Operating Income (NOI)

(in thousands)

	Quarter ended June 30, 2024		Quarter ended June 30, 2024
Net income attributable to BXP, Inc.	\$ 79,615	BXP's Share of Annualized NOI (excluding termination income) (A x 4)	\$ 1,968,448
Net income attributable to noncontrolling interests:		Add:	
Noncontrolling interest - common units of the Operating Partnership	9,509	Termination income	841
Noncontrolling interests in property partnerships	17,825	BXP's share of termination income from unconsolidated JVs ¹	—
Net income	<u>106,949</u>	Less:	
Add:		Partners' share of termination income from consolidated JVs ²	40
Interest expense	149,642	BXP's Share of Annualized NOI	<u>\$ 1,969,249</u>
Loss from interest rate contracts			
Depreciation and amortization expense	219,542		
Transaction costs	189		
Payroll and related costs from management services contracts	4,148		
General and administrative expense	44,109		
Less:			
Interest and other income (loss)	10,788		
Unrealized gain on non-real estate investment	58		
Gains from investments in securities	315		
(Loss) from unconsolidated joint ventures ("JVs")	(5,799)		
Direct reimbursements of payroll and related costs from management services contracts	4,148		
Development and management services revenue	6,352		
Consolidated NOI	<u>508,717</u>		
Add:			
BXP's share of NOI from unconsolidated JVs ¹	31,587		
Less:			
Partners' share of NOI from consolidated JVs (after income allocation to private REIT shareholders) ²	47,391		
BXP's Share of NOI	<u>492,913</u>		
Less:			
Termination income	841		
BXP's share of termination income from unconsolidated JVs ¹	—		
Add:			
Partners' share of termination income from consolidated JVs ²	40		
BXP's Share of NOI (excluding termination income) (A)	<u>\$ 492,112</u>		

¹See "Joint Ventures-Unconsolidated" in this Appendix.

²See "Joint Ventures-Consolidated" in this Appendix.