
SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

FORM 8-K

CURRENT REPORT

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

Date of Report (Date of earliest event reported):
January 27, 2004

Boston Properties, Inc.

(Exact name of Registrant as specified in its charter)

Delaware
(State or other jurisdiction
of incorporation)

1-13087
(Commission File
Number)

04-2473675
(I.R.S. employer
Identification No.)

111 Huntington Avenue
Boston, Massachusetts 02199
(Address of principal executive offices and zip code)

Registrant's telephone number, including area code:
(617) 236-3300

ITEM 7. **Financial Statements, Pro Forma Financial Information and Exhibits.**

(c) Exhibits. The following exhibits are being furnished herewith:

Exhibit No.

99.1 Boston Properties, Inc. Supplemental Operating and Financial Data for the quarter ended December 31, 2003.

99.2 Press release dated January 27, 2004.

ITEM 12. **Results of Operations and Financial Condition.**

The information in this Current Report on Form 8-K is furnished under Item 12 - "Results of Operations and Financial Condition." Such information, including the exhibits attached hereto, shall not be deemed "filed" for any purpose, including for the purposes of Section 18 of the Securities Exchange Act of 1934, as amended (the "Exchange Act"), or otherwise subject to the liabilities of that Section. The information in this Current Report on Form 8-K shall not be deemed incorporated by reference into any filing under the Securities Act of 1933, as amended, or the Exchange Act regardless of any general incorporation language in such filing.

On January 27, 2004, Boston Properties, Inc. (the "Company") issued a press release announcing its financial results for the fourth quarter and full fiscal year of 2003. That press release referred to certain supplemental information that is available on the Company's website. The text of the supplemental information and the press release are attached hereto as Exhibits 99.1 and 99.2 and are incorporated by reference herein.

2

SIGNATURES

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

Date: January 27, 2004

BOSTON PROPERTIES, INC.

/s/ Douglas T. Linde

By: Douglas T. Linde
Chief Financial Officer



Boston Properties

*Supplemental Operating and Financial Data
for the Quarter Ended December 31, 2003*

*Boston Properties, Inc.
Fourth Quarter 2003*

INDEX

| | |
|---|-------|
| <u>Company Background</u> | 3 |
| <u>Investor Information</u> | 4-5 |
| <u>Financial Highlights</u> | 6 |
| <u>Consolidated Balance Sheets</u> | 7 |
| <u>Consolidated Income Statements</u> | 8 |
| <u>Funds From Operations</u> | 9 |
| <u>Funds Available for Distribution and Ratios</u> | 10 |
| <u>Capital Structure</u> | 11 |
| <u>Debt Analysis</u> | 12-15 |
| <u>Unconsolidated Joint Ventures</u> | 16-17 |
| <u>Portfolio Overview-Square Footage</u> | 18 |
| <u>Property Listing</u> | 19-22 |
| <u>Top 20 Tenants</u> | 23 |
| <u>Portfolio Overview</u> | 24 |
| <u>Occupancy Analysis</u> | 25 |
| <u>Office Properties-Lease Expiration Roll Out</u> | 26 |
| <u>Office/Technical Properties-Lease Expiration Roll Out</u> | 27 |
| <u>Industrial Properties-Lease Expiration Roll Out</u> | 28 |
| <u>Retail Properties - Lease Expiration Roll Out</u> | 29 |
| <u>Grand Total - Office, Office/Technical, Industrial and Retail Properties</u> | 30 |
| <u>Boston Area Lease Expiration Roll Out</u> | 31-32 |
| <u>Washington DC Area Lease Expiration Roll Out</u> | 33-34 |
| <u>San Francisco Area Lease Expiration Roll Out</u> | 35-36 |
| <u>New York Area Lease Expiration Roll Out</u> | 37-38 |
| <u>Princeton Area Lease Expiration Roll Out</u> | 39-40 |
| <u>Other Area Lease Expiration Roll Out</u> | 41-42 |
| <u>CBD/Suburban Lease Expiration Roll Out</u> | 43-44 |
| <u>Hotel Performance</u> | 45 |
| <u>Same Property Performance</u> | 46 |
| <u>Reconciliation to Same Property Performance and Net Income</u> | 47-48 |
| <u>In-Service Property Performance</u> | 49 |
| <u>Capital Expenditures, Tenant Improvements and Leasing Commissions</u> | 50 |
| <u>Value Creation Pipeline - Acquisitions/Dispositions</u> | 51 |
| <u>Value Creation Pipeline - Development</u> | 52 |
| <u>Value Creation Pipeline - Land Parcels and Purchase Options</u> | 53 |
| <u>Definitions</u> | 54 |

This supplemental package contains forward-looking statements within the meaning of the Federal securities laws. You can identify these statements by our use of the words “expects,” “plans,” “estimates,” “projects,” “intends,” “believes” and similar expressions that do not relate to historical matters. You should exercise caution in interpreting and relying on forward-looking statements because they involve known and unknown risks, uncertainties and other factors which are, in some cases, beyond Boston Properties’ control and could materially affect actual results, performance or achievements. These factors include, without limitation, the ability to enter into new leases or renew leases on favorable terms, dependence on tenants’ financial condition, the uncertainties of real estate development and acquisition activity, the ability to effectively integrate acquisitions, the costs and availability of financing, the effects of local economic and market conditions, the impact of newly adopted accounting principles on period-to-period comparisons of financial results, regulatory changes and other risks and uncertainties detailed from time to time in the Company’s filings with the Securities and Exchange Commission. The Company does not undertake a duty to update forward-looking statements.

COMPANY BACKGROUND

Boston Properties, Inc. (the "Company"), a self-administered and self-managed real estate investment trust (REIT), is one of the largest owners, managers and developers of first-class office properties in the United States, with a significant presence in four core markets: Boston, Washington, D.C., Midtown Manhattan and San Francisco. Boston Properties was founded in 1970 by Mortimer B. Zuckerman and Edward H. Linde in Boston, where it maintains its headquarters. The Company acquires, develops and manages its properties through full-service regional offices in Boston, New York City, Washington, D.C., San Francisco and Princeton, New Jersey. Its property portfolio primarily comprises first-class office space and also includes hotels and industrial buildings. Boston Properties is well known for its in-house building management expertise and responsiveness to tenants' needs.

The Boston Properties Management Team is among the most distinguished in the REIT industry. This deep and talented team of twenty-eight individuals average twenty-four years of real estate experience and fifteen years with Boston Properties. Chairman Mortimer Zuckerman is nationally known, serving as Chairman and Editor-in-Chief of U.S. News and World Report and Chairman and Publisher of the New York Daily News. He holds an undergraduate degree from McGill University, a law degree from Harvard University and an MBA from the Wharton School, University of Pennsylvania. President and CEO Edward Linde serves on a number of corporate and philanthropic boards, including John Hancock Financial Services, Inc. the Boston Symphony Orchestra, National Association of Real Estate Investment Trusts (NAREIT) and The Real Estate Roundtable. He holds a B.S. Civil Engineering degree from MIT and an MBA with high distinction as a Baker Scholar from Harvard Graduate School of Business Administration.

Boston Properties' primary business objective is to maximize return on investment in an effort to provide its stockholders with the greatest possible total return. The Company's targeted markets are characterized by high barriers to the creation of new supply and strong real estate fundamentals where tenants have demonstrated a preference for high-quality office buildings and other facilities. Boston Properties' business strategy includes selectively acquiring assets which increase its penetration in the markets in which it has chosen to concentrate while exploring the sale of properties to take advantage of its value creation and the demand for its premier properties, which often results in high sale prices. The Company continues to enhance its balanced capital structure through its access to a variety of sources of capital. Additionally, Boston Properties is an investment grade rated company maintaining current senior unsecured debt ratings of BBB from Standard & Poor's, Baa2 from Moody's Investor Services and BBB from Fitch Ratings.

Boston Properties, Inc. Fourth Quarter 2003

INVESTOR INFORMATION

Corporate Headquarters

111 Huntington Avenue
Boston, MA 02199-7610
(617) 236-3300
(617) 236-3311 (fax)
www.bostonproperties.com

Stock Exchange Listing

New York Stock Exchange

Trading Symbol

BXP

At The Company

Michael Walsh, VP Finance
(617) 236-3410
(617) 236-3311 (fax)
mwalsh@bostonproperties.com

Key Management:

Mortimer B. Zuckerman
Edward H. Linde
Robert E. Burke
Douglas T. Linde
Raymond A. Ritchey

Chairman of the Board
President, CEO and Director
Executive Vice President, Operations
Senior Vice President, CFO and Treasurer
Executive Vice President, National Director of
Acquisitions and Development

Kathleen DiChiara, Investor Relations Manager
(617) 236-3343
(617) 236-3311 (fax)
kdichiara@bostonproperties.com

Information Requests

To request a standard Investor package or to be added to our quarterly distribution list:

(617) 236-3322 or
Investor_relations@bostonproperties.com

RESEARCH COVERAGE

EQUITY

| | | |
|---------------------------------------|-----------------|----------------|
| A.G. Edwards & Sons, Inc. | David AuBuchon | (314) 955-5452 |
| Banc of America Securities LLC | Lee Schalop | (212) 847-5677 |
| Bear Stearns & Company, Inc. | Ross Smotrich | (212) 272-8046 |
| Credit Suisse First Boston, Inc. | Jay Habermann | (212) 538-5250 |
| Deutsche Bank Securities Inc. | Louis Taylor | (212) 250-4912 |
| Friedman, Billings, Ramsey & Co., Inc | David Loeb | (703) 469-1289 |
| Goldman Sachs & Company | Carey Callaghan | (212) 902-4351 |
| Green Street Advisors, Inc. | Jim Sullivan | (949) 640-8780 |
| J.P. Morgan Securities, Inc. | Anthony Paolone | (212) 622-6682 |
| Lehman Brothers | David Shulman | (212) 526-3413 |
| McDonald Investments, Inc. | Anatole Pevnev | (216) 263-4783 |
| Merrill Lynch & Company, Inc. | Steve Sakwa | (212) 449-0335 |
| Morgan Stanley & Co., Inc. | Greg Whyte | (212) 761-6331 |
| Prudential Equity Group, Inc. | James Sullivan | (212) 778-2515 |
| RBC Capital Markets (US) | Jay Leupp | (415) 633-8588 |
| Smith Barney Citigroup | Jonathan Litt | (212) 816-0231 |
| UBS Securities, LLC | Keith Mills | (212) 713-3098 |

DEBT

Rating Agencies:

| | | |
|---------------------------|------------------|----------------|
| Fitch Ratings | William Travers | (212) 908-0304 |
| Moody's Investor Services | Lesia Bates Moss | (212) 553-4705 |
| Standard & Poor's | James Fielding | (212) 438-2452 |

Analysts:

| | | |
|----------------------------------|-----------------|----------------|
| Banc of America Securities LLC | Chris Brown | (704) 386-2524 |
| Bear, Stearns & Co., Inc. | Susan Berliner | (212) 272-3824 |
| BNP Paribas Securities Corp (NA) | Erich Marriott | (212) 841-3186 |
| Credit Suisse First Boston, Inc. | Thierry Perrein | (212) 538-8618 |
| Deutsche Bank Securities, Inc. | Scott O'Shea | (212) 250-7190 |
| J.P. Morgan Securities, Inc. | Mark Streeter | (212) 834-5086 |
| Merrill Lynch & Company, Inc. | John Forrey | (212) 449-1812 |
| Smith Barney Citigroup | Thomas Cook | (212) 723-1112 |
| Piper Jaffray & Co. | Andrew Rosivach | (212) 284-9304 |

With the exception of Green Street Advisors, an independent research firm, the equity analysts listed above are those analysts that, according to First Call Corporation, have published research material on the Company or are listed as covering the Company. Please note that any opinions, estimates or forecasts regarding Boston Properties' performance made by the analysts listed above do not represent the opinions, estimates or forecasts of Boston Properties or its

management. Boston Properties does not by its reference above imply its endorsement of or concurrence with any information, conclusions or recommendations made by any of such analysts.

TIMING

Results for the first quarter 2004 will be announced in late April 2004.

4

Boston Properties, Inc. **Fourth Quarter 2003**

COMMON STOCK DATA (NYSE:BXF)

Boston Properties' common stock is traded primarily on the New York Stock Exchange under the symbol "BXP." BXP's common stock has had the following characteristics (based on information reported by the New York Stock Exchange):

| | 4th Quarter 2003 | 3rd Quarter 2003 | 2nd Quarter 2003 | 1st Quarter 2003 | 4th Quarter 2002 |
|---|------------------|------------------|------------------|------------------|------------------|
| High Price | \$ 48.34 | \$ 45.50 | \$ 44.51 | \$ 39.29 | \$ 37.43 |
| Low Price | \$ 43.55 | \$ 41.55 | \$ 38.65 | \$ 34.99 | \$ 33.93 |
| Average Price | \$ 46.02 | \$ 43.35 | \$ 41.36 | \$ 36.58 | \$ 36.50 |
| Closing Price, at the end of the quarter | \$ 48.19 | \$ 43.47 | \$ 43.80 | \$ 37.90 | \$ 36.86 |
| Dividends per share - annualized (1) | \$ 2.52 | \$ 2.52 | \$ 2.52 | \$ 2.44 | \$ 2.44 |
| Closing dividend yield - annualized | 5.23% | 5.80% | 5.75% | 6.44% | 6.62% |
| Closing common shares outstanding, plus common units and preferred units on an as-converted basis (thousands) | 127,683 | 127,037 | 126,605 | 125,597 | 125,038 |
| Closing market value of shares and units outstanding (thousands) | \$ 6,153,044 | \$ 5,522,298 | \$ 5,545,299 | \$ 4,760,126 | \$ 4,608,901 |

(1) Reflects dividend increase from \$0.61 per share to \$0.63 per share effective Q2 2003.

BPLP UNSECURED SENIOR NOTES

| Settlement Date | 5/22/03 | 3/18/03 | 1/17/03 | 12/13/02 |
|-----------------------|----------------|----------------|----------------|----------------|
| Principal Amount | \$ 250,000,000 | \$ 300,000,000 | \$ 175,000,000 | \$ 750,000,000 |
| Yield (on issue date) | 5.075% | 5.636% | 6.280% | 6.296% |
| Coupon | 5.000% | 5.625% | 6.250% | 6.250% |
| Discount | 99.329% | 99.898% | 99.763% | 99.650% |
| Ratings: | | | | |
| Moody's | Baa2 (stable) | Baa2 (stable) | Baa2 (stable) | Baa2 (stable) |
| S&P | BBB (stable) | BBB (stable) | BBB (stable) | BBB (stable) |
| Fitch | BBB (stable) | BBB (stable) | BBB (stable) | BBB (stable) |
| Maturity Date | 6/1/2015 | 4/15/2015 | 1/15/2013 | 1/15/2013 |

5

Boston Properties, Inc. **Fourth Quarter 2003**

FINANCIAL HIGHLIGHTS

(unaudited and in thousands, except per share amounts)

This section includes non-GAAP financial measures, which are accompanied by what we consider the most directly comparable financial measures calculated and presented in accordance with GAAP. Quantitative reconciliations of the differences between the non-GAAP financial measures presented and the most directly comparable GAAP financial measures are shown on pages 9 and 10. A description of the non-GAAP financial measures we present and a statement of the reasons why management believes the non-GAAP measures provide useful information to investors about the company's financial condition and results of operations can be found on page 54.

| Income Items: | Three Months Ended | | | | |
|---|--------------------|--------------------|---------------|----------------|-------------------|
| | December 31, 2003 | September 30, 2003 | June 30, 2003 | March 31, 2003 | December 31, 2002 |
| Revenue | \$ 336,184 | \$ 330,905 | \$ 323,125 | \$ 319,414 | \$ 333,331 |
| Straight line rent (SFAS 13) | \$ 14,536 | \$ 12,144 | \$ 10,687 | \$ 10,866 | \$ 11,938 |
| Fair value lease revenue (SFAS 141) (1) | \$ (53) | \$ (577) | \$ (167) | \$ — | \$ — |
| Lease termination fees (included in revenues) | \$ 1,401 | \$ 1,735 | \$ 1,419 | \$ 1,761 | \$ 3,724 |
| Capitalized interest | \$ 5,192 | \$ 4,954 | \$ 4,601 | \$ 4,453 | \$ 4,719 |
| Capitalized wages | \$ 1,209 | \$ 1,288 | \$ 1,325 | \$ 1,172 | \$ 1,057 |
| Operating Margins [(rental revenue - rental expenses)/rental revenue] (2) | 69.5% | 67.1% | 70.1% | 68.3% | 69.0% |

| | | | | | | | | | | |
|---|----|---------|----|---------|----|---------|----|---------|----|---------|
| Net income available to common shareholders | \$ | 60,592 | \$ | 56,970 | \$ | 63,236 | \$ | 185,045 | \$ | 260,146 |
| Funds from operations (FFO) available to common shareholders before net derivative gains/losses (3) | \$ | 106,931 | \$ | 99,057 | \$ | 103,360 | \$ | 102,735 | \$ | 113,464 |
| FFO per share before net derivative gains/losses - diluted (3) | \$ | 1.05 | \$ | 0.98 | \$ | 1.03 | \$ | 1.03 | \$ | 1.14 |
| Net income available to common shareholders per share - basic | \$ | 0.62 | \$ | 0.59 | \$ | 0.66 | \$ | 1.93 | \$ | 2.73 |
| Net income available to common shareholders per share - diluted | \$ | 0.61 | \$ | 0.57 | \$ | 0.64 | \$ | 1.91 | \$ | 2.70 |
| Dividends per share | \$ | 0.63 | \$ | 0.63 | \$ | 0.63 | \$ | 0.61 | \$ | 0.61 |
| Funds available for distribution (FAD) (4) | \$ | 85,291 | \$ | 100,645 | \$ | 103,611 | \$ | 107,962 | \$ | 112,377 |

Ratios:

| | | | | | |
|---|--------|--------|--------|--------|--------|
| Interest Coverage Ratio (excluding capitalized interest) - cash basis (5) | 2.65 | 2.55 | 2.64 | 2.65 | 2.87 |
| Interest Coverage Ratio (including capitalized interest) - cash basis (5) | 2.48 | 2.39 | 2.48 | 2.50 | 2.69 |
| FFO Payout Ratio (6) | 60.00% | 64.29% | 61.17% | 59.22% | 53.51% |
| FAD Payout Ratio (7) | 89.08% | 74.48% | 71.39% | 65.77% | 62.88% |

| Capitalization: | December 31, 2003 | September 30, 2003 | June 30, 2003 | March 31, 2003 | December 31, 2002 |
|--------------------------------------|--------------------------|---------------------------|----------------------|-----------------------|--------------------------|
| Total Debt | \$ 5,004,720 | \$ 4,920,343 | \$ 4,819,282 | \$ 4,980,113 | \$ 5,147,220 |
| Price @ Quarter End | \$ 48.19 | \$ 43.47 | \$ 43.80 | \$ 37.90 | \$ 36.86 |
| Equity Value @ Quarter End | \$ 6,153,044 | \$ 5,522,298 | \$ 5,545,299 | \$ 4,760,126 | \$ 4,608,901 |
| Total Market Capitalization (8) | \$ 11,157,764 | \$ 10,442,641 | \$ 10,364,581 | \$ 9,740,239 | \$ 9,756,121 |
| Debt/Total Market Capitalization (8) | 44.85% | 47.12% | 46.50% | 51.13% | 52.76% |

- 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.
- Rental Expenses include operating expenses and real estate taxes. Amounts are exclusive of the gross up of reimbursable electricity amounts totaling \$6,620, \$8,742, \$6,459, \$5,391 and \$6,476 for the three months ended December 31, 2003, September 30, 2003, June 30, 2003, March 31, 2003 and December 31, 2002, respectively.
- For a quantitative reconciliation of the differences between FFO before net derivative gains/losses and net income available to common shareholders, see page 9.
- For a quantitative reconciliation of the differences between FAD and FFO before net derivative gains/losses, see page 10.
- For additional detail, see page 10.
- Gross dividends to common shareholders plus distributions to common Operating Partnership unitholders (other than the Company) divided by FFO per share before net derivative gains/losses- diluted
- Gross dividends to common shareholders plus distributions to common Operating Partnership unitholders (other than the Company) divided by FAD.
- For additional detail, see page 54.

Boston Properties, Inc.
Fourth Quarter 2003

CONSOLIDATED BALANCE SHEETS
(in thousands)

| | December 31, 2003 | September 30, 2003 | June 30, 2003 | March 31, 2003 | December 31, 2002 |
|--|--------------------------|---------------------------|----------------------|-----------------------|--------------------------|
| | (unaudited) | (unaudited) | (unaudited) | (unaudited) | (unaudited) |
| ASSETS | | | | | |
| Real estate | \$ 8,202,958 | \$ 8,060,525 | \$ 7,863,035 | \$ 7,745,475 | \$ 7,781,684 |
| Development in progress | 542,600 | 481,571 | 445,003 | 418,798 | 448,576 |
| Land held for future development | 232,098 | 232,361 | 218,045 | 216,537 | 215,866 |
| Real estate held for sale | 5,604 | — | — | — | 224,585 |
| Less accumulated depreciation | (1,001,435) | (952,754) | (893,246) | (846,002) | (822,933) |
| Total real estate | 7,981,825 | 7,821,703 | 7,632,837 | 7,534,808 | 7,847,778 |
| Cash and cash equivalents | 22,686 | 37,621 | 158,587 | 384,418 | 55,275 |
| Escrows | 21,321 | 27,992 | 18,187 | 20,804 | 41,906 |
| Tenant and other receivables, net | 18,425 | 21,813 | 21,185 | 23,193 | 20,458 |
| Accrued rental income, net | 189,852 | 175,063 | 160,586 | 148,034 | 165,321 |
| Deferred charges, net | 188,855 | 178,819 | 168,833 | 165,559 | 176,545 |
| Prepaid expenses and other assets | 39,350 | 57,012 | 22,090 | 30,144 | 18,015 |
| Investments in unconsolidated joint ventures | 88,786 | 88,632 | 93,904 | 101,794 | 101,905 |
| Total assets | \$ 8,551,100 | \$ 8,408,655 | \$ 8,276,209 | \$ 8,408,754 | \$ 8,427,203 |
| LIABILITIES AND STOCKHOLDERS' EQUITY | | | | | |
| Liabilities: | | | | | |
| Mortgage notes payable | \$ 3,471,400 | \$ 3,450,112 | \$ 3,349,134 | \$ 3,758,406 | \$ 4,267,119 |
| Unsecured senior notes, net of discount | 1,470,320 | 1,470,231 | 1,470,148 | 1,221,707 | 747,375 |
| Unsecured bridge loan | — | — | — | — | 105,683 |
| Unsecured line of credit | 63,000 | — | — | — | 27,043 |
| Accounts payable and accrued expenses | 92,026 | 69,940 | 49,299 | 63,319 | 73,846 |
| Dividends and distributions payable | 84,569 | 83,972 | 84,030 | 81,128 | 81,226 |
| Interest rate contracts | 8,191 | 9,875 | 12,677 | 13,663 | 14,514 |
| Accrued interest payable | 50,931 | 44,010 | 56,088 | 37,534 | 25,141 |
| Other liabilities | 80,367 | 69,242 | 63,771 | 63,992 | 81,085 |
| Total liabilities | 5,320,804 | 5,197,382 | 5,085,147 | 5,239,749 | 5,423,032 |
| Commitments and contingencies | — | — | — | — | — |
| Minority interests | 830,133 | 829,779 | 857,058 | 860,182 | 844,581 |
| Stockholders' Equity: | | | | | |

| | | | | | |
|--|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|
| Excess stock, \$.01 par value, 150,000,000 shares authorized, none issued or outstanding | — | — | — | — | — |
| Preferred stock, \$.01 par value, 50,000,000 shares authorized, none issued or outstanding | — | — | — | — | — |
| Common stock, \$.01 par value, 250,000,000 shares authorized, 98,230,177, 97,577,665, 97,028,911, 95,928,738 and 95,362,990 outstanding, respectively | 982 | 976 | 970 | 959 | 954 |
| Additional paid-in capital | 2,104,158 | 2,084,490 | 2,032,952 | 2,010,764 | 1,982,689 |
| Earnings in excess of dividends/(dividends in excess of earnings) | 320,900 | 322,530 | 327,222 | 325,114 | 198,586 |
| Treasury common stock, at cost | (2,722) | (2,722) | (2,722) | (2,722) | (2,722) |
| Unearned compensation | (6,820) | (7,271) | (7,734) | (8,448) | (2,899) |
| Accumulated other comprehensive loss | (16,335) | (16,509) | (16,684) | (16,844) | (17,018) |
| Total stockholders' equity | <u>2,400,163</u> | <u>2,381,494</u> | <u>2,334,004</u> | <u>2,308,823</u> | <u>2,159,590</u> |
| Total liabilities and stockholders' equity | \$ <u>8,551,100</u> | \$ <u>8,408,655</u> | \$ <u>8,276,209</u> | \$ <u>8,408,754</u> | \$ <u>8,427,203</u> |

7

Boston Properties, Inc.
Fourth Quarter 2003

CONSOLIDATED INCOME STATEMENTS
(in thousands, except for per share amounts)
(unaudited)

| | Three Months Ended | | | | |
|---|--------------------|------------------|------------------|-------------------|-------------------|
| | 31-Dec-03 | 30-Sep-03 | 30-Jun-03 | 31-Mar-03 | 31-Dec-02 |
| Revenue: | | | | | |
| Rental | | | | | |
| Base Rent | \$ 258,269 | \$ 253,376 | \$ 248,642 | \$ 247,135 | \$ 253,730 |
| Recoveries from tenants | 38,204 | 42,038 | 37,229 | 39,833 | 38,136 |
| Parking and other | 12,213 | 13,244 | 13,949 | 14,195 | 13,217 |
| Total rental revenue | 308,686 | 308,658 | 299,820 | 301,163 | 305,083 |
| Hotel revenues | 22,082 | 17,542 | 17,213 | 13,246 | 24,779 |
| Development and management services | 4,550 | 3,616 | 5,429 | 4,590 | 2,769 |
| Interest and other | 866 | 1,089 | 663 | 415 | 700 |
| Total revenue | <u>336,184</u> | <u>330,905</u> | <u>323,125</u> | <u>319,414</u> | <u>333,331</u> |
| Expenses: | | | | | |
| Operating | 58,848 | 66,330 | 57,801 | 61,021 | 59,288 |
| Real estate taxes | 40,125 | 40,859 | 37,764 | 37,891 | 38,946 |
| Hotel operating | 15,992 | 12,829 | 12,258 | 11,171 | 17,562 |
| General and administrative | 11,749 | 11,183 | 11,028 | 11,399 | 12,703 |
| Interest (1) | 75,001 | 75,343 | 75,447 | 73,645 | 72,410 |
| Depreciation and amortization | 56,232 | 53,392 | 50,683 | 49,765 | 52,129 |
| Net derivative (gains)/losses | — | (885) | 991 | 932 | 1,461 |
| Loss from early extinguishment of debt | — | — | — | 1,474 | 2,386 |
| Total expenses | <u>257,947</u> | <u>259,051</u> | <u>245,972</u> | <u>247,298</u> | <u>256,885</u> |
| Income before minority interests and income from unconsolidated joint ventures | 78,237 | 71,854 | 77,153 | 72,116 | 76,446 |
| Minority interest in property partnerships | 313 | 593 | 270 | 428 | 191 |
| Income from unconsolidated joint ventures | 662 | 1,343 | 1,353 | 2,658 | 2,083 |
| Income before minority interest in Operating Partnership | 79,212 | 73,790 | 78,776 | 75,202 | 78,720 |
| Minority interest in Operating Partnership (2) | (18,879) | (18,125) | (19,117) | (18,526) | (19,289) |
| Income before gains on sales of real estate and other assets | 60,333 | 55,665 | 59,659 | 56,676 | 59,431 |
| Gains on sales of real estate and other assets, net of minority interest | — | 1,341 | 3,546 | 52,912 | 187,562 |
| Income before discontinued operations | 60,333 | 57,006 | 63,205 | 109,588 | 246,993 |
| Income (loss) from discontinued operations, net of minority interest | 259 | (36) | 31 | 1,929 | 5,508 |
| Gains on sales of real estate from discontinued operations, net of minority interest | — | — | — | 73,528 | 7,645 |
| Net income available to common shareholders | <u>\$ 60,592</u> | <u>\$ 56,970</u> | <u>\$ 63,236</u> | <u>\$ 185,045</u> | <u>\$ 260,146</u> |

INCOME PER SHARE OF COMMON STOCK (EPS)

| | | | | | |
|--|---------|---------|---------|---------|---------|
| Net income available to common shareholders per share - basic | \$ 0.62 | \$ 0.59 | \$ 0.66 | \$ 1.93 | \$ 2.73 |
| Net income available to common shareholders per share - diluted | \$ 0.61 | \$ 0.57 | \$ 0.64 | \$ 1.91 | \$ 2.70 |

- (1) Interest expense is reported net of capitalized interest of \$5,192, \$4,954, \$4,601, \$4,453 and \$4,719 for the three months ended December 31, 2003, September 30, 2003, June 30, 2003, March 31, 2003 and December 31, 2002, respectively.
- (2) Equals minority interest share of 18.59%, 18.08%, 17.45%, 17.62% and 17.69% of income before minority interest in Operating Partnership after deduction for preferred dividends and distributions for the three months ended December 31, 2003, September 30, 2003, June 30, 2003, March 31, 2003 and December 31, 2002, respectively.

Certain prior period amounts have been reclassified to conform to current period presentation.

Boston Properties, Inc.
Fourth Quarter 2003

FUNDS FROM OPERATIONS
(in thousands, except for per share amounts)
(unaudited)

| | Three months ended | | | | |
|---|--------------------|------------|------------|------------|------------|
| | 31-Dec-03 | 30-Sep-03 | 30-Jun-03 | 31-Mar-03 | 31-Dec-02 |
| Net income available to common shareholders | \$ 60,592 | \$ 56,970 | \$ 63,236 | \$ 185,045 | \$ 260,146 |
| Add: | | | | | |
| Minority interest in Operating Partnership | 18,879 | 18,125 | 19,117 | 18,526 | 19,289 |
| Less: | | | | | |
| Minority interest in property partnerships | 313 | 593 | 270 | 428 | 191 |
| Income from unconsolidated joint ventures | 662 | 1,343 | 1,353 | 2,658 | 2,083 |
| Gain on sales of real estate and other assets, net of minority interest | — | 1,341 | 3,546 | 52,912 | 187,562 |
| Income (loss) from discontinued operations, net of minority interest | 259 | (36) | 31 | 1,929 | 5,508 |
| Gain on sales of real estate from discontinued operations, net of minority interest | — | — | — | 73,528 | 7,645 |
| Income before minority interests and income from unconsolidated joint ventures | 78,237 | 71,854 | 77,153 | 72,116 | 76,446 |
| Add: | | | | | |
| Real estate depreciation and amortization (1) | 57,500 | 54,606 | 52,338 | 51,791 | 56,072 |
| Income (loss) from discontinued operations | 339 | (14) | 62 | 2,372 | 6,720 |
| Income from unconsolidated joint ventures | 662 | 1,343 | 1,353 | 2,658 | 2,083 |
| Loss from early extinguishment of debt associated with the sale of properties | — | — | — | 1,474 | 2,386 |
| Less: | | | | | |
| Minority property partnership's share of funds from operations | 945 | 805 | 842 | 866 | 1,390 |
| Preferred dividends and distributions | 4,443 | 5,183 | 5,852 | 5,771 | 5,926 |
| Funds from operations (FFO) | 131,350 | 121,801 | 124,212 | 123,774 | 136,391 |
| Add (subtract): | | | | | |
| Net derivative gains/losses | — | (885) | 991 | 932 | 1,461 |
| FFO before net derivative gains/losses | \$ 131,350 | \$ 120,916 | \$ 125,203 | \$ 124,706 | \$ 137,852 |
| FFO available to common shareholders before net derivative gains/losses (2) | \$ 106,931 | \$ 99,057 | \$ 103,360 | \$ 102,735 | \$ 113,464 |
| FFO per share before net derivative gains/losses- basic | \$ 1.09 | \$ 1.02 | \$ 1.07 | \$ 1.07 | \$ 1.19 |
| Weighted average shares outstanding - basic | 97,945 | 97,360 | 96,531 | 95,733 | 95,313 |
| FFO per share before net derivative gains/losses- diluted | \$ 1.05 | \$ 0.98 | \$ 1.03 | \$ 1.03 | \$ 1.14 |
| FFO per share after net derivative gains/losses- diluted | \$ 1.05 | \$ 0.99 | \$ 1.02 | \$ 1.02 | \$ 1.13 |
| Weighted average shares outstanding - diluted | 107,188 | 107,231 | 107,408 | 105,955 | 105,630 |

RECONCILIATION TO DILUTED FUNDS FROM OPERATIONS
(in thousands, except for per share amounts)
(unaudited)

| | December 31, 2003 | | September 30, 2003 | | June 30, 2003 | |
|---|-----------------------|-------------------------|-----------------------|-------------------------|-----------------------|-------------------------|
| | Income (Numerator) | Shares (Denominator) | Income (Numerator) | Shares (Denominator) | Income (Numerator) | Shares (Denominator) |
| Basic FFO before net derivative gains/losses | \$ 131,350 | 120,312 | \$ 120,916 | 118,846 | \$ 125,203 | 116,931 |
| Effect of Dilutive Securities | | | | | | |
| Convertible Preferred Units | 4,443 | 7,087 | 5,183 | 8,047 | 5,852 | 9,195 |
| Stock Options and other | — | 2,155 | — | 1,823 | — | 1,682 |
| Diluted FFO before net derivative gains/losses | \$ 135,793 | 129,554 | \$ 126,099 | 128,716 | \$ 131,055 | 127,808 |
| Company's share of diluted FFO before net derivative gains/losses (3) | \$ 112,349 | 107,188 | \$ 105,051 | 107,231 | \$ 110,137 | 107,408 |

| | | | | |
|---|-----------------------|----------------------|--------------------------|----------------------|
| FFO per share before net derivative gains/losses-basic | \$ 1.09 | \$ 1.02 | \$ 1.07 | |
| FFO per share before net derivative gains/losses-diluted | \$ 1.05 | \$ 0.98 | \$ 1.03 | |
| | March 31, 2003 | | December 31, 2002 | |
| | Income | Shares | Income | Shares |
| | (Numerator) | (Denominator) | (Numerator) | (Denominator) |
| Basic FFO before net derivative gains/losses | \$ 124,706 | 116,207 | \$ 137,852 | 115,800 |
| Effect of Dilutive Securities | | | | |
| Convertible Preferred Units | 5,771 | 9,199 | 5,926 | 9,236 |
| Stock Options and other | — | 1,022 | — | 1,082 |
| Diluted FFO before net derivative gains/losses | \$ 130,477 | 126,428 | \$ 143,778 | 126,118 |
| Company's share of diluted FFO before net derivative gains/losses (3) | \$ 109,348 | 105,955 | \$ 120,422 | 105,630 |
| FFO per share before net derivative gains/losses- basic | \$ 1.07 | | \$ 1.19 | |
| FFO per share before net derivative gains/losses-diluted | \$ 1.03 | | \$ 1.14 | |

- Real estate depreciation includes the Company's share of joint venture real estate depreciation of \$1,874, \$1,821, \$2,266, \$2,514 and \$2,848 less corporate related depreciation of \$703, \$670, \$670, \$674 and \$733 for the three months ended December 31, 2003, September 30, 2003, June 30, 2003, March 31, 2003 and December 31, 2002, respectively.
- Based on weighted average shares for the quarter. Company's share for the quarter ended December 31, 2003, September 30, 2003, June 30, 2003, March 31, 2003 and December 31, 2002 was 81.41%, 81.92%, 82.55%, 82.38% and 82.31%, respectively.
- Based on weighted average diluted shares for the quarter. Company's share for the quarter ended December 31, 2003, September 30, 2003, June 30, 2003, March 31, 2003 and December 31, 2002 was 82.74%, 83.31%, 84.04%, 83.81% and 83.76%, respectively.

Boston Properties, Inc.
Fourth Quarter 2003

Funds Available for Distribution (FAD)

(in thousands)

| | Three Months Ended | | | | |
|---|--------------------|--------------------|---------------|----------------|-------------------|
| | December 31, 2003 | September 30, 2003 | June 30, 2003 | March 31, 2003 | December 31, 2002 |
| Funds from operations (FFO) before net derivative gains/losses (see page 9) | \$ 131,350 | \$ 120,916 | \$ 125,203 | \$ 124,706 | \$ 137,852 |
| Add: Non real estate depreciation | 703 | 670 | 670 | 674 | 733 |
| Fair value lease revenue (SFAS 141) | 53 | 577 | 167 | — | — |
| Less: Straight-line rent | (14,536) | (12,144) | (10,687) | (10,866) | (11,938) |
| Recurring capital expenditures | (8,413) | (3,415) | (4,726) | (1,960) | (5,909) |
| Hotel improvements, equipment upgrades and replacements | (676) | (353) | (911) | (405) | (188) |
| 2nd generation tenant improvements and leasing commissions | (23,190) | (5,606) | (6,105) | (4,187) | (8,173) |
| Funds available for distribution (FAD) | \$ 85,291 | \$ 100,645 | \$ 103,611 | \$ 107,962 | \$ 112,377 |

Interest Coverage Ratios

(in thousands, except for ratio amounts)

| | Three Months Ended | | | | |
|--|--------------------|--------------------|---------------|----------------|-------------------|
| | December 31, 2003 | September 30, 2003 | June 30, 2003 | March 31, 2003 | December 31, 2002 |
| Excluding Capitalized Interest | | | | | |
| Income before minority interests and income from unconsolidated joint ventures | \$ 78,237 | \$ 71,854 | \$ 77,153 | \$ 72,116 | \$ 76,446 |
| Add: | | | | | |
| Discontinued operations | 339 | (14) | 62 | 2,372 | 6,720 |
| Interest expense | 75,001 | 75,343 | 75,447 | 73,645 | 72,410 |
| Depreciation | 56,232 | 53,392 | 50,683 | 49,765 | 52,129 |
| Net derivative (gains)/losses | — | (885) | 991 | 932 | 1,461 |
| Prepayment penalty | — | — | — | 1,474 | 2,386 |
| Income from unconsolidated joint ventures | 662 | 1,343 | 1,353 | 2,658 | 2,083 |
| Discontinued Operations - depreciation | 97 | 63 | 59 | 186 | 1,838 |
| Discontinued Operations - interest expense | — | — | — | 296 | (264) |
| Fair value lease revenue (SFAS 141) | 53 | 577 | 167 | — | — |
| Less: | | | | | |
| Straight-line rent | (14,536) | (12,144) | (10,687) | (10,866) | (11,938) |
| Subtotal | 196,085 | 189,529 | 195,228 | 192,578 | 203,271 |
| Divided by: | | | | | |
| Interest expense (1) | 73,975 | 74,214 | 74,077 | 72,352 | 70,974 |
| Interest expense - discontinued operations | — | — | — | 296 | (264) |
| Total interest expense | 73,975 | 74,214 | 74,077 | 72,648 | 70,710 |
| Interest Coverage Ratio | 2.65 | 2.55 | 2.64 | 2.65 | 2.87 |
| Including Capitalized Interest | | | | | |
| Income before minority interests and income from unconsolidated joint ventures | \$ 78,237 | \$ 71,854 | \$ 77,153 | \$ 72,116 | \$ 76,446 |
| Add: | | | | | |
| Discontinued operations | 339 | (14) | 62 | 2,372 | 6,720 |

| | | | | | |
|--|----------|----------|----------|----------|----------|
| Interest expense | 75,001 | 75,343 | 75,447 | 73,645 | 72,410 |
| Depreciation | 56,232 | 53,392 | 50,683 | 49,765 | 52,129 |
| Net derivative (gains)/losses | — | (885) | 991 | 932 | 1,461 |
| Prepayment penalty | — | — | — | 1,474 | 2,386 |
| Income from unconsolidated joint ventures | 662 | 1,343 | 1,353 | 2,658 | 2,083 |
| Discontinued Operations - depreciation | 97 | 63 | 59 | 186 | 1,838 |
| Discontinued Operations - interest expense | — | — | — | 296 | (264) |
| Fair value lease revenue (SFAS 141) | 53 | 577 | 167 | — | — |
| Less: | | | | | |
| Straight-line rent | (14,536) | (12,144) | (10,687) | (10,866) | (11,938) |
| Subtotal | 196,085 | 189,529 | 195,228 | 192,578 | 203,271 |
| Divided by: | | | | | |
| Interest expense (1) (2) | 79,167 | 79,168 | 78,678 | 76,805 | 75,693 |
| Interest expense - discontinued operations | — | — | — | 296 | (264) |
| Total interest expense | 79,167 | 79,168 | 78,678 | 77,101 | 75,429 |
| Interest Coverage Ratio | 2.48 | 2.39 | 2.48 | 2.50 | 2.69 |

- (1) Excludes amortization of financing costs of \$1,026, \$1,129, \$1,370, \$1,293 and \$1,436 for the quarters ended December 31, 2003, September 30, 2003, June 30, 2003, March 31, 2003 and December 31, 2002, respectively.
- (2) Includes capitalized interest of \$5,192, \$4,954, \$4,601, \$4,453 and \$4,719 for the quarters ended December 31, 2003, September 30, 2003, June 30, 2003, March 31, 2003 and December 31, 2002, respectively.

10

Boston Properties, Inc.
Fourth Quarter 2003

CAPITAL STRUCTURE

Debt
(in thousands)

| | Aggregate Principal December 31, 2003 |
|---|--|
| Mortgage Notes Payable | \$ 3,471,400 |
| Unsecured Senior Notes, net of discount | 1,470,320 |
| Unsecured Line of Credit | 63,000 |
| Total Debt | <u>\$ 5,004,720</u> |

Equity
(in thousands)

| | Shares & Units Outstanding | Common Stock Equivalents | Equivalent (1) |
|-------------------------------|---|---|-----------------------|
| Common Stock | 98,230 | 98,230 | \$ 4,733,704 |
| Operating Partnership Units | 22,366 | 22,366 | 1,077,818 |
| Series Two Preferred OP Units | 5,401 | 7,087 | 341,523 |
| Total Equity | | <u>127,683</u> | <u>\$ 6,153,044</u> |
| Total Market Capitalization | | | <u>\$ 11,157,764</u> |

- (1) Value based on December 31, 2003 closing price of \$48.19 per share of common stock.

11

Boston Properties, Inc.
Fourth Quarter 2003

DEBT ANALYSIS

Debt Maturities and Principal Payments
(in thousands)

| <u>2004 (1)</u> | <u>2005</u> | <u>2006</u> | <u>2007</u> | <u>2008</u> | <u>Thereafter</u> | <u>Total</u> |
|-----------------|-------------|-------------|-------------|-------------|-------------------|--------------|
|-----------------|-------------|-------------|-------------|-------------|-------------------|--------------|

| | | | | | | | | | | | | | | |
|-----------------------|----|---------|----|---------|----|---------|----|---------|----|-----------|----|-----------|----|-----------|
| Amount | \$ | 446,758 | \$ | 319,713 | \$ | 368,821 | \$ | 185,166 | \$ | 1,010,594 | \$ | 2,673,668 | \$ | 5,004,720 |
| Weighted Average Rate | | 4.17% | | 6.42% | | 5.52% | | 6.59% | | 6.79% | | 6.60% | | 6.33% |

Unsecured Debt

Unsecured Line of Credit - Matures January 17, 2006
(in thousands)

| Facility | Outstanding @ 12/31/03 | Letters of Credit | Remaining Capacity @ 12/31/03 |
|------------|---------------------------|----------------------|----------------------------------|
| \$ 605,000 | \$ 63,000 | \$ 5,670 | \$ 536,330 |

Unsecured Senior Notes
(in thousands)

| Face Amount @ 12/31/03 | Amount net of discount @ 12/31/03 |
|---------------------------|--------------------------------------|
| \$ 1,475,000 | \$ 1,470,320 |

Unsecured and Secured Debt Analysis

| | % of Total Debt | Weighted Average Rate | Weighted Average Maturity |
|----------------|-----------------|--------------------------|------------------------------|
| Unsecured Debt | 30.64% | 5.79% | 9.6 years |
| Secured Debt | 69.36% | 6.58% | 4.9 years |
| Total Debt | 100.00% | 6.33% | 6.3 years |

Floating and Fixed Rate Debt Analysis

| | % of Total Debt | Weighted Average Rate | Weighted Average Maturity |
|--------------------|-----------------|--------------------------|------------------------------|
| Floating Rate Debt | 8.76% | 2.87% | 1.2 years |
| Fixed Rate Debt | 91.24% | 6.67% | 6.8 years |
| Total Debt | 100.00% | 6.33% | 6.3 years |

(1) Includes \$333 million of debt on Times Square Tower which has been extended to 2006 at a current weighted average per annum rate of LIBOR plus .95%.

Boston Properties, Inc.
Fourth Quarter 2003

Senior Unsecured Debt Covenant Compliance Ratios
(in thousands)

In the fourth quarter of 2002 the Company's operating partnership received investment grade ratings on its senior unsecured debt securities and thereafter issued unsecured notes. The notes were issued under an indenture, dated as of December 13, 2002, by and between Boston Properties Limited Partnership and The Bank of New York, as trustee, as supplemented, which, among other things, requires us to comply with the following limitations on incurrence of debt: Limitation on Outstanding Debt; Limitation on Secured Debt; Ratio of Annualized Consolidated EBITDA to Annualized Interest Expense; and Maintenance of Unencumbered Assets. Compliance with these restrictive covenants requires us to apply specialized terms the meanings of which are described in detail in our filings with the SEC, and to calculate ratios in the manner prescribed by the indenture.

This section presents such ratios as of December 31, 2003 to show that the Company's operating partnership was in compliance with the terms of the indenture, as amended, which has been filed with the SEC. This section also presents certain other indenture-related data which we believe assists investors in the Company's unsecured debt securities. Management is not presenting these ratios and the related calculations for any other purpose or for any other period, and is not intending for these measures to otherwise provide information to investors about the Company's financial condition or results of operations. Investors should not rely on these measures other than for purposes of testing our compliance with the indenture.

| | |
|--|----------------------|
| Capitalized Property Value | \$ 10,567,390 |
| Cash and Cash Equivalents | 22,686 |
| Undeveloped Land, at Cost | 232,098 |
| Development in Process, at Cost (including Joint Venture %) | 566,632 |
| Total Assets | \$ 11,388,806 |
| Unencumbered Assets | \$ 4,504,660 |
| Secured Debt (Fixed and Variable) (1) | \$ 3,459,828 |
| Joint Venture Debt | 161,609 |
| Contingent Liabilities & Letters of Credit | 17,911 |
| Unsecured Debt (2) | 1,538,000 |
| Total Outstanding Debt | \$ 5,177,348 |
| Consolidated EBITDA: | |
| Income before minority interests and income from unconsolidated joint ventures (per Consolidated Income Statement) | \$ 78,237 |
| Add: Interest Expense (per Consolidated Income Statement) | 75,001 |
| Add: Depreciation and Amortization (per Consolidated Income Statement) | 56,232 |
| Less: Net derivative gains/losses (SFAS No. 133) (per Consolidated Income Statement) | — |
| EBITDA | 209,470 |
| Add: Company share of unconsolidated joint venture EBITDA | 5,082 |
| Consolidated EBITDA | \$ 214,552 |
| Adjusted Interest Expense: | |
| Interest Expense (per Consolidated Income Statement) | \$ 75,001 |
| Add: Company share of unconsolidated joint venture interest expense | 2,739 |
| Less: amortization of financing costs | (1,026) |
| Adjusted Interest Expense | \$ 76,714 |

| Covenant Ratios and Related Data | Test | Actual |
|---|--------------------|---------------|
| Total Outstanding Debt/Total Assets | Less than 60% | 45.5% |
| Secured Debt/Total Assets | Less than 50% | 31.8% |
| Interest Coverage (Annualized Consolidated EBITDA to Annualized Interest Expense) | Greater than 1.50x | 2.80 |
| Unencumbered Assets/ Unsecured Debt | Greater than 150% | 292.9% |
| Unencumbered Consolidated EBITDA | | \$ 89,853 |
| Unencumbered Interest Coverage (Unencumbered Consolidated EBITDA to Unsecured Interest Expense) | | 3.98 |
| % of unencumbered Consolidated EBITDA to Consolidated EBITDA | | 41.9% |
| # of unencumbered properties | | 72 |

(1) Excludes Fair Value Adjustment of \$11.6 million.

(2) Excludes Debt Discount of \$4.7 million.

Boston Properties, Inc.
Fourth Quarter 2003

DEBT MATURITIES AND PRINCIPAL PAYMENTS
(in thousands)

| Property | 2004 | 2005 | 2006 | 2007 | 2008 | Thereafter | Total |
|---|-------------|-------------|-------------|-------------|-------------|-------------------|--------------|
| Citigroup Center | \$ 6,190 | \$ 6,651 | \$ 7,145 | \$ 7,676 | \$ 8,246 | \$ 475,007 | \$ 510,915 |
| Times Square Tower | (1) 332,890 | — | — | — | — | — | 332,890 |
| Embarcadero Center One, Two and Federal Reserve | 4,810 | 5,141 | 5,496 | 5,877 | 278,912 | — | 300,236 |
| Prudential Center | 4,592 | 4,919 | 5,256 | 5,619 | 259,705 | — | 280,091 |
| 280 Park Avenue | 3,022 | 3,261 | 3,519 | 3,798 | 4,099 | 244,695 | 262,394 |
| 599 Lexington Avenue | — | 225,000 | — | — | — | — | 225,000 |
| Embarcadero Center Four | 3,543 | 3,797 | 4,061 | 4,346 | 129,712 | — | 145,459 |
| Embarcadero Center Three | 2,351 | 2,506 | 2,671 | 132,726 | — | — | 140,254 |
| Riverfront Plaza | 2,905 | 3,104 | 3,314 | 3,540 | 95,327 | — | 108,190 |
| Democracy Center | 1,961 | 2,103 | 2,257 | 2,421 | 2,597 | 91,132 | 102,471 |
| Embarcadero Center West Tower | 1,547 | 1,649 | 90,415 | — | — | — | 93,611 |
| 100 East Pratt Street | 1,948 | 2,100 | 2,246 | 2,401 | 78,110 | — | 86,805 |
| One Freedom Square | 1,792 | 1,896 | 2,005 | 2,122 | 2,245 | 73,641 | 83,701 |

| | | | | | | | |
|--|--------|-------|--------|-------|--------|--------|--------|
| 601 and 651 Gateway Boulevard | — | — | 81,511 | — | — | — | 81,511 |
| One & Two Reston Overlook | 65,908 | — | — | — | — | — | 65,908 |
| 202, 206 & 214 Carnegie Center | 662 | 719 | 780 | 845 | 916 | 57,300 | 61,222 |
| New Dominion Technology Park, Building One | 92 | 655 | 1,283 | 1,379 | 1,481 | 52,558 | 57,448 |
| Reservoir Place | 1,316 | 1,395 | 1,478 | 1,565 | 1,660 | 48,689 | 56,103 |
| Capital Gallery | 1,404 | 1,524 | 50,651 | — | — | — | 53,579 |
| 504, 506 & 508 Carnegie Center | 1,053 | 1,136 | 1,221 | 1,314 | 40,915 | — | 45,639 |

(1) In January 2004, the loan was extended to 2006 at a current weighted average per annum rate of LIBOR plus .95%.

14

DEBT MATURITIES AND PRINCIPAL PAYMENTS
(in thousands)

| Property | 2004 | 2005 | 2006 | 2007 | 2008 | Thereafter | Total |
|--|-------------------|-------------------|-------------------|-------------------|---------------------|---------------------|---------------------|
| 10 & 20 Burlington Mall Rd & 91 Hartwell | 633 | 741 | 795 | 855 | 919 | 34,670 | 38,613 |
| 10 Cambridge Center | 607 | 659 | 715 | 777 | 844 | 30,592 | 34,194 |
| New Dominion Technology Park, Bldg. 2 | — | 42,642 | — | — | — | — | 42,642 |
| 1301 New York Avenue | 1,314 | 1,417 | 1,531 | 1,651 | 1,781 | 21,629 | 29,323 |
| Sumner Square | 518 | 557 | 599 | 645 | 694 | 26,242 | 29,255 |
| Eight Cambridge Center | 557 | 601 | 649 | 702 | 757 | 23,729 | 26,995 |
| 510 Carnegie Center | 588 | 635 | 683 | 735 | 23,519 | — | 26,160 |
| Lockheed Martin Building | 641 | 685 | 732 | 782 | 21,799 | — | 24,639 |
| University Place | 702 | 752 | 806 | 864 | 925 | 19,414 | 23,463 |
| Reston Corporate Center | 613 | 654 | 698 | 745 | 20,523 | — | 23,233 |
| NIMA Building | 530 | 566 | 604 | 644 | 17,785 | — | 20,129 |
| Bedford Business Park | 690 | 751 | 818 | 890 | 16,859 | — | 20,008 |
| 191 Spring Street | 630 | 686 | 18,267 | — | — | — | 19,583 |
| 101 Carnegie Center | 375 | 406 | 6,622 | — | — | — | 7,403 |
| Montvale Center | 173 | 189 | 6,762 | — | — | — | 7,124 |
| Hilltop Business Center | 201 | 216 | 231 | 247 | 264 | 4,050 | 5,209 |
| | <u>446,758</u> | <u>319,713</u> | <u>305,821</u> | <u>185,166</u> | <u>1,010,594</u> | <u>1,203,348</u> | <u>3,471,400</u> |
| Unsecured Senior Notes | — | — | — | — | — | 1,470,320 | 1,470,320 |
| Unsecured Line of Credit | — | — | 63,000 | — | — | — | 63,000 |
| | <u>\$ 446,758</u> | <u>\$ 319,713</u> | <u>\$ 368,821</u> | <u>\$ 185,166</u> | <u>\$ 1,010,594</u> | <u>\$ 2,673,668</u> | <u>\$ 5,004,720</u> |
| % of Total Debt | 8.93% | 6.39% | 7.37% | 3.70% | 20.19% | 53.42% | 100.00% |

15

Boston Properties, Inc.
Fourth Quarter 2003

UNCONSOLIDATED JOINT VENTURES

Miscellaneous Balance Sheet Information
(unaudited and in thousands)
as of December 31, 2003

| | Market Square North | Metropolitan Square | 140 Kendrick Street | 265 Franklin Street | 901 New York Avenue (1) | 801 New Jersey Avenue (1) | Combined |
|---|---------------------|---------------------|---------------------|---------------------|-------------------------|---------------------------|-------------------|
| Total Equity (2) | <u>\$ 10,561</u> | <u>\$ 32,202</u> | <u>\$ 5,403</u> | <u>\$ 23,207</u> | <u>\$ 14,413</u> | <u>\$ 3,000</u> | <u>\$ 88,786</u> |
| Mortgage/Construction loans payable (2) | <u>\$ 47,843</u> | <u>\$ 69,123</u> | <u>\$ 13,915</u> | <u>\$ 18,897</u> | <u>\$ 11,831</u> | <u>\$ —</u> | <u>\$ 161,609</u> |
| BXP's nominal ownership percentage | <u>50.00%</u> | <u>51.00%</u> | <u>25.00%</u> | <u>35.00%</u> | <u>25.00%</u> | <u>50.00%</u> | |

Results of Operations
(unaudited and in thousands)
for the three months ended December 31, 2003

| | Market Square North | Metropolitan Square | 140 Kendrick Street | 265 Franklin Street | 901 New York Avenue (1) | 801 New Jersey Avenue (1) | Combined |
|----------------|---------------------|---------------------|---------------------|---------------------|-------------------------|---------------------------|----------|
| REVENUE | | | | | | | |

| | | | | | | | |
|--|----------|----------|-----------|----------|------|------|---------------|
| Total revenue | \$ 4,898 | \$ 6,482 | \$ 2,785 | \$ 3,556 | \$ — | \$ — | \$ 17,721 (3) |
| EXPENSES | | | | | | | |
| Operating | 1,631 | 2,105 | 406 | 1,779 | — | — | 5,921 |
| SUBTOTAL | 3,267 | 4,377 | 2,379 | 1,777 | — | — | 11,800 |
| Interest | 1,852 | 2,816 | 1,051 | 326 | — | — | 6,045 |
| Depreciation and amortization | 1,243 | 1,367 | 350 | 1,184 | — | — | 4,144 |
| NET INCOME | \$ 172 | \$ 194 | \$ 978 | \$ 267 | \$ — | \$ — | \$ 1,611 |
| BXP's share of net income | \$ 87 | \$ 100 | \$ 381(4) | \$ 94 | \$ — | \$ — | \$ 662 |
| BXP's share of depreciation & amortization | 621 | 697 | 142 | 414 | — | — | 1,874 |
| BXP's share of Funds from Operations (FFO) | \$ 708 | \$ 797 | \$ 523(4) | \$ 508 | \$ — | \$ — | \$ 2,536 |

(1) Property is currently not in service (i.e., under construction or undeveloped land).

(2) Represents the Company's share.

(3) The impact of the straight-line rent adjustment increased revenue by \$1,405 for the three months ended December 31, 2003.

(4) Reflects the changes in the allocation percentages pursuant to the achievement of specified investment return thresholds as provided for in the joint venture agreement.

16

*Boston Properties, Inc.
Fourth Quarter 2003*

UNCONSOLIDATED JOINT VENTURE DEBT ANALYSIS (*)

*Debt Maturities and Principal Payments
(in thousands)*

| | 2004 | 2005 | 2006 | 2007 | 2008 | Thereafter | Total |
|-----------------------|-----------|-----------|----------|----------|----------|------------|------------|
| Amount | \$ 20,676 | \$ 13,757 | \$ 2,084 | \$ 2,256 | \$ 2,440 | \$ 120,396 | \$ 161,609 |
| Weighted Average Rate | 2.94% | 3.55% | 7.91% | 7.91% | 7.91% | 7.96% | 6.94% |

Floating and Fixed Rate Debt Analysis

| | % of Total Debt | Weighted Average Rate | Weighted Average Maturity |
|--------------------|-----------------|-----------------------|---------------------------|
| Floating Rate Debt | 19.01% | 2.61% | 6.9 years |
| Fixed Rate Debt | 80.99% | 7.96% | 1.2 years |
| Total Debt | 100.00% | 6.94% | 5.8 years |

*Debt Maturities and Principal Payments by Property
(in thousands)*

| Property | 2004 | 2005 | 2006 | 2007 | 2008 | Thereafter | Total |
|----------------------------|-----------|-----------|----------|----------|----------|------------|------------|
| Metropolitan Square (51%)* | \$ 764 | \$ 830 | \$ 901 | \$ 978 | \$ 1,061 | \$ 64,589 | \$ 69,123 |
| Market Square North (50%)* | 858 | 927 | 1,001 | 1,081 | 1,167 | 42,809 | 47,843 |
| 265 Franklin Street (35%)* | 18,897 | — | — | — | — | — | 18,897 |
| 140 Kendrick Street (25%)* | 157 | 169 | 182 | 197 | 212 | 12,998 | 13,915 |
| 901 New York Avenue (25%)* | — | 11,831 | — | — | — | — | 11,831 |
| | \$ 20,676 | \$ 13,757 | \$ 2,084 | \$ 2,256 | \$ 2,440 | \$ 120,396 | \$ 161,609 |
| % of Total Debt | 12.79% | 8.51% | 1.29% | 1.40% | 1.51% | 74.50% | 100.00% |

(*) All amounts represent the Company's share.

17

PORTFOLIO OVERVIEW - SQUARE FOOTAGE

Rentable Square Footage of In-Service Properties by Location and Type of Property

| Geographic Area | Office (1) | Office/Technical | Industrial | Total | % of Total |
|------------------------------|-------------------|-------------------------|-------------------|-------------------|-------------------|
| Greater Boston | 7,805,325(2) | 545,206 | 169,273 | 8,519,804 | 27.01% |
| Greater Washington | 6,565,376(3) | 970,381 | — | 7,535,757 | 23.89% |
| Greater San Francisco | 4,709,982 | 142,866 | 60,000 | 4,912,848 | 15.58% |
| Midtown Manhattan | 6,547,477 | — | — | 6,547,477 | 20.76% |
| Princeton/East Brunswick, NJ | 2,316,990 | — | — | 2,316,990 | 7.35% |
| Baltimore, MD | 637,605 | — | — | 637,605 | 2.02% |
| Richmond, VA | 906,033 | — | — | 906,033 | 2.87% |
| Bucks County, PA | — | — | 161,000 | 161,000 | 0.51% |
| | 29,488,788 | 1,658,453 | 390,273 | 31,537,514 | 100.00% |
| % of Total | 93.50% | 5.26% | 1.24% | 100.00% | |

Hotel Properties

| Hotel Properties | Number of Rooms | Square Feet |
|--|------------------------|--------------------|
| Long Wharf Marriott, Boston, MA | 402 | 420,000 |
| Cambridge Center Marriott, Cambridge, MA | 431 | 330,400 |
| Residence Inn by Marriott, Cambridge, MA | 221 | 187,474 |
| Total Hotel Properties | 1,054 | 937,874 |

Structured Parking

| | Number of Spaces | Square Feet |
|---------------------------------|-------------------------|--------------------|
| Total Structured Parking | 31,098 | 9,388,175 |

- (1) Includes approximately 1,300,000 square feet of retail space.
- (2) Includes 344,126 square feet at 265 Franklin Street which is 35% owned by Boston Properties and 380,987 square feet at 140 Kendrick Street which is 25% owned by Boston Properties.
- (3) Includes 585,220 square feet at Metropolitan Square which is 51% owned by Boston Properties and 401,279 square feet at Market Square North which is 50% owned by Boston Properties.

**Boston Properties, Inc.
Fourth Quarter 2003**

**In-Service Property Listing
as of December 31, 2003**

| Greater Boston Office | Sub Market | Number of Buildings | Square Feet | Leased % | Annualized Revenue Per Leased SF | Encumbered with secured debt (Y/N) | Central Business District (CBD) or Suburban (S) | |
|------------------------------|--|----------------------------|--------------------|-----------------|---|---|--|-----|
| | 800 Boylston Street - The Prudential Center | CBD Boston MA | 1 | 1,175,739 | 96.2% | \$ 37.32 | Y | CBD |
| | 111 Huntington Avenue - The Prudential Center | CBD Boston MA | 1 | 853,672 | 99.3% | 49.38 | N | CBD |
| | 101 Huntington Avenue - The Prudential Center | CBD Boston MA | 1 | 504,628 | 80.9% | 39.63 | Y | CBD |
| | (1) The Shops at the Prudential Center | CBD Boston MA | 1 | 535,818 | 95.5% | 50.90 | Y | CBD |
| | (2) Shaws Supermarket at the Prudential Center | CBD Boston MA | 1 | 57,235 | 100.0% | 44.79 | N | CBD |
| | 265 Franklin Street (35% ownership) | CBD Boston MA | 1 | 344,126 | 74.6% | 56.33 | Y | CBD |
| | One Cambridge Center | East Cambridge MA | 1 | 215,385 | 91.0% | 43.94 | N | CBD |
| | Three Cambridge Center | East Cambridge MA | 1 | 107,484 | 100.0% | 31.56 | N | CBD |
| | Eight Cambridge Center | East Cambridge MA | 1 | 177,226 | 100.0% | 31.87 | Y | CBD |
| | Ten Cambridge Center | East Cambridge MA | 1 | 152,664 | 100.0% | 35.48 | Y | CBD |
| | Eleven Cambridge Center | East Cambridge MA | 1 | 79,616 | 100.0% | 43.49 | N | CBD |
| | University Place | Mid-Cambridge MA | 1 | 195,282 | 100.0% | 37.04 | Y | CBD |
| | Reservoir Place | Route 128 Mass Turnpike MA | 1 | 526,165 | 81.7% | 32.38 | Y | S |
| | 204 Second Avenue | Route 128 Mass Turnpike MA | 1 | 40,974 | 52.7% | 36.83 | N | S |
| | 140 Kendrick Street (25% ownership) | Route 128 Mass Turnpike MA | 3 | 380,987 | 100.0% | 27.53 | Y | S |
| | 170 Tracer Lane | Route 128 Mass Turnpike MA | 1 | 75,073 | 56.0% | 25.50 | N | S |
| | Waltham Office Center | Route 128 Mass Turnpike MA | 3 | 129,041 | 91.7% | 27.49 | N | S |
| | 195 West Street | Route 128 Mass Turnpike MA | 1 | 63,500 | 100.0% | 47.17 | N | S |
| | 200 West Street | Route 128 Mass Turnpike MA | 1 | 248,048 | 100.0% | 35.15 | N | S |
| | (2) Waltham Weston Corporate Center | Route 128 Mass Turnpike MA | 1 | 306,801 | 66.9% | 28.17 | N | S |
| | 10 & 20 Burlington Mall Road | Route 128 Northwest MA | 2 | 153,048 | 97.2% | 25.32 | Y | S |
| | Bedford Business Park | Route 128 Northwest MA | 1 | 90,000 | 100.0% | 20.70 | Y | S |
| | 32 Hartwell Avenue | Route 128 Northwest MA | 1 | 69,154 | 100.0% | 29.34 | N | S |
| | 91 Hartwell Avenue | Route 128 Northwest MA | 1 | 121,486 | 79.6% | 34.23 | Y | S |
| | 92 Hayden Avenue | Route 128 Northwest MA | 1 | 31,100 | 100.0% | 51.99 | N | S |

| | | | | | | | | |
|---------------------------|----|---------------------|-----------|------------------|---------------|-----------------|---|-----|
| 100 Hayden Avenue | MA | Route 128 Northwest | 1 | 55,924 | 100.0% | 16.05 | N | S |
| 33 Hayden Avenue | MA | Route 128 Northwest | 1 | 80,872 | 43.3% | 30.46 | N | S |
| Lexington Office Park | MA | Route 128 Northwest | 2 | 166,735 | 81.1% | 29.59 | N | S |
| 191 Spring Street | MA | Route 128 Northwest | 1 | 162,700 | 100.0% | 30.04 | Y | S |
| 181 Spring Street | MA | Route 128 Northwest | 1 | 53,595 | 41.2% | 35.95 | N | S |
| 201 Spring Street | MA | Route 128 Northwest | 1 | 102,500 | 100.0% | 34.91 | N | S |
| 40 Shattuck Road | MA | Route 128 Northwest | 1 | 120,000 | 95.6% | 27.45 | N | S |
| Quorum Office Park | MA | Route 128 Northwest | 2 | 259,918 | 100.0% | 19.33 | N | S |
| Newport Office Park | MA | Route 128 South MA | 1 | 168,829 | 44.6% | 25.38 | N | S |
| | | | <u>41</u> | <u>7,805,325</u> | <u>90.1%</u> | <u>\$ 37.27</u> | | |
| Office/Technical | | | | | | | | |
| Fourteen Cambridge Center | MA | East Cambridge MA | 1 | 67,362 | 100.0% | 22.00 | N | CBD |
| Bedford Business Park | MA | Route 128 Northwest | 2 | 383,704 | 100.0% | 15.95 | Y | S |
| 17 Hartwell Avenue | MA | Route 128 Northwest | 1 | 30,000 | 100.0% | 12.00 | N | S |
| 164 Lexington Road | MA | Route 128 Northwest | 1 | 64,140 | 100.0% | 11.05 | N | S |
| | | | <u>5</u> | <u>545,206</u> | <u>100.0%</u> | <u>\$ 15.90</u> | | |
| Industrial | | | | | | | | |
| 40-46 Harvard Street | MA | Route 128 Southwest | 1 | 169,273 | 0.0% | — | N | S |
| | | | <u>47</u> | <u>8,519,804</u> | <u>88.9%</u> | <u>\$ 35.73</u> | | |

19

| Sub Market | Number of Buildings | Square Feet | Leased % | Annualized Revenue Per Leased SF | Encumbered with secured debt (Y/N) | Central Business District (CBD) or Suburban (S) |
|--|---------------------|------------------|--------------|----------------------------------|------------------------------------|---|
| Greater Washington, DC | | | | | | |
| Office | | | | | | |
| Capital Gallery | 1 | 396,894 | 100.0% | \$ 38.02 | Y | CBD |
| 500 E Street, N. W. | 1 | 242,769 | 100.0% | 33.80 | N | CBD |
| Metropolitan Square (51% ownership) | 1 | 585,220 | 99.1% | 40.37 | Y | CBD |
| 1301 New York Avenue | 1 | 188,358 | 100.0% | 30.49 | Y | CBD |
| Market Square North (50% ownership) | 1 | 401,279 | 100.0% | 45.25 | Y | CBD |
| (2) 1333 New Hampshire Avenue | 1 | 315,363 | 100.0% | 36.15 | N | CBD |
| Sumner Square | 1 | 207,620 | 100.0% | 35.40 | Y | CBD |
| Decoverly Two | 1 | 77,747 | 100.0% | 24.79 | N | S |
| Decoverly Three | 1 | 77,040 | 83.2% | 26.14 | N | S |
| Democracy Center | 3 | 681,062 | 81.6% | 30.62 | Y | S |
| Montvale Center | 1 | 120,861 | 88.7% | 25.14 | Y | S |
| 2600 Tower Oaks Boulevard | 1 | 178,887 | 100.0% | 33.10 | N | S |
| Orbital Sciences 1&3 | 2 | 176,726 | 100.0% | 23.67 | N | S |
| Orbital Sciences 2 | 1 | 160,502 | 100.0% | 24.01 | N | S |
| The Arboretum | 1 | 95,584 | 100.0% | 26.34 | N | S |
| (2) One Freedom Square | 1 | 410,308 | 100.0% | 34.56 | Y | S |
| (2) Two Freedom Square | 1 | 421,502 | 100.0% | 34.82 | N | S |
| One Reston Overlook | 1 | 312,685 | 100.0% | 24.46 | Y | S |
| Two Reston Overlook | 1 | 132,669 | 80.1% | 29.34 | Y | S |
| (2) One Discovery Square | 1 | 181,019 | 100.0% | 37.40 | N | S |
| (2) Two Discovery Square | 1 | 185,920 | 95.9% | 31.97 | N | S |
| New Dominion Technology Park | 1 | 235,201 | 100.0% | 31.61 | Y | S |
| Reston Corporate Center | 2 | 261,046 | 100.0% | 32.56 | Y | S |
| Lockheed Martin Building | 1 | 255,244 | 100.0% | 30.59 | Y | S |
| NIMA Building | 1 | 263,870 | 100.0% | 28.99 | Y | S |
| | <u>29</u> | <u>6,565,376</u> | <u>97.1%</u> | <u>\$ 33.36</u> | | |
| Office/Technical | | | | | | |
| (2) Broad Run Business Park | 1 | 127,226 | 54.7% | 22.18 | N | S |
| Sugarland Business Park, Building One | 1 | 52,313 | 23.0% | 22.67 | N | S |
| (3)(4) Sugarland Business Park, Building Two | 1 | 59,215 | 65.9% | 20.69 | N | S |
| 7435 Boston Boulevard | 1 | 103,557 | 100.0% | 17.63 | N | S |
| 7451 Boston Boulevard | 1 | 47,001 | 100.0% | 20.97 | N | S |
| 7450 Boston Boulevard | 1 | 62,402 | 100.0% | 20.61 | N | S |
| 7374 Boston Boulevard | 1 | 57,321 | 100.0% | 13.88 | N | S |
| 8000 Grainger Court | 1 | 90,465 | 36.9% | 16.20 | N | S |
| 7500 Boston Boulevard | 1 | 79,971 | 100.0% | 14.65 | N | S |
| 7501 Boston Boulevard | 1 | 75,756 | 100.0% | 23.52 | N | S |
| 7601 Boston Boulevard | 1 | 103,750 | 100.0% | 14.17 | N | S |
| 7375 Boston Boulevard | 1 | 26,865 | 100.0% | 17.90 | N | S |
| 8000 Corporate Court | 1 | 52,539 | 100.0% | 10.51 | N | S |
| 7300 Boston Boulevard | 1 | 32,000 | 100.0% | 20.86 | N | S |
| | <u>14</u> | <u>970,381</u> | <u>81.9%</u> | <u>\$ 17.83</u> | | |
| Total Greater Washington: | <u>43</u> | <u>7,535,757</u> | <u>95.1%</u> | <u>\$ 31.64</u> | | |

20

| Sub Market | Number of Buildings | Square Feet | Leased% | Annualized Revenue Per Leased SF | Encumbered with secured debt (Y/N) | Central Business District (CBD) or Suburban (S) |
|-------------------------------------|---------------------|------------------|--------------|----------------------------------|------------------------------------|---|
| Midtown Manhattan | | | | | | |
| Office | | | | | | |
| 599 Lexington Avenue | 1 | 1,018,843 | 98.8% | \$ 64.12 | Y | CBD |
| 280 Park Avenue | 1 | 1,170,080 | 98.5% | 56.71 | Y | CBD |
| Citigroup Center | 1 | 1,576,803 | 99.9% | 60.52 | Y | CBD |
| 399 Park Avenue | 1 | 1,679,972 | 99.7% | 70.58 | N | CBD |
| 5 Times Square | 1 | 1,101,779 | 100.0% | 53.23 | N | CBD |
| Total Midtown Manhattan: | <u>5</u> | <u>6,547,477</u> | <u>99.4%</u> | <u>\$ 61.76</u> | | |
| Princeton/East Brunswick, NJ | | | | | | |
| Office | | | | | | |
| 101 Carnegie Center | 1 | 123,659 | 100.0% | \$ 28.19 | Y | S |

| | | | | | | | |
|-------------------------------------|-------------------|----|-----------|--------|----------|---|---|
| 104 Carnegie Center | Princeton NJ | 1 | 102,830 | 78.4% | 30.73 | N | S |
| 105 Carnegie Center | Princeton NJ | 1 | 69,648 | 100.0% | 29.39 | N | S |
| 201 Carnegie Center | Princeton NJ | — | 6,500 | 100.0% | 27.42 | N | S |
| 202 Carnegie Center | Princeton NJ | 1 | 128,705 | 97.6% | 30.79 | Y | S |
| 206 Carnegie Center | Princeton NJ | 1 | 161,763 | 100.0% | 28.98 | Y | S |
| 210 Carnegie Center | Princeton NJ | 1 | 161,112 | 100.0% | 30.82 | N | S |
| 211 Carnegie Center | Princeton NJ | 1 | 47,025 | — | — | N | S |
| 212 Carnegie Center | Princeton NJ | 1 | 148,153 | 98.5% | 32.49 | N | S |
| 214 Carnegie Center | Princeton NJ | 1 | 150,416 | 95.4% | 29.38 | Y | S |
| 302 Carnegie Center | Princeton NJ | 1 | 65,135 | 100.0% | 31.79 | N | S |
| 502 Carnegie Center | Princeton NJ | 1 | 116,374 | 95.3% | 33.21 | N | S |
| 504 Carnegie Center | Princeton NJ | 1 | 121,990 | 100.0% | 27.67 | Y | S |
| 506 Carnegie Center | Princeton NJ | 1 | 136,213 | 100.0% | 30.04 | Y | S |
| 508 Carnegie Center | Princeton NJ | 1 | 131,085 | 100.0% | 27.73 | Y | S |
| 510 Carnegie Center | Princeton NJ | 1 | 234,160 | 100.0% | 27.30 | Y | S |
| One Tower Center | East Brunswick NJ | 1 | 412,222 | 84.1% | 34.28 | N | S |
| Total Princeton/East Brunswick, NJ: | | 16 | 2,316,990 | 93.4% | \$ 30.40 | | |

Greater San Francisco

| | | | | | | | |
|------------------------------|------------------------|----|-----------|--------|----------|---|-----|
| Office | | | | | | | |
| Embarcadero Center One | CBD San Francisco CA | 1 | 836,582 | 95.7% | \$ 43.20 | Y | CBD |
| Embarcadero Center Two | CBD San Francisco CA | 1 | 778,712 | 85.9% | 47.25 | Y | CBD |
| Embarcadero Center Three | CBD San Francisco CA | 1 | 768,949 | 80.0% | 41.66 | Y | CBD |
| Embarcadero Center Four | CBD San Francisco CA | 1 | 936,788 | 94.5% | 62.00 | Y | CBD |
| Federal Reserve | CBD San Francisco CA | 1 | 149,592 | 99.8% | 49.19 | Y | CBD |
| West Tower | CBD San Francisco CA | 1 | 473,774 | 100.0% | 44.10 | Y | CBD |
| 611 Gateway | South San Francisco CA | 1 | 256,302 | — | — | N | S |
| 601 and 651 Gateway | South San Francisco CA | 2 | 509,283 | 49.5% | 32.91 | Y | S |
| | | 9 | 4,709,982 | 81.6% | \$ 47.65 | | |
| Office/Technical | | | | | | | |
| (5) Hilltop Office Center | South San Francisco CA | 9 | 142,866 | 100.0% | \$ 12.73 | Y | S |
| Industrial | | | | | | | |
| 560 Forbes Blvd | South San Francisco CA | 1 | 40,000 | 100.0% | 10.86 | N | S |
| (4)(5) 430 Rozzi Place | South San Francisco CA | 1 | 20,000 | 100.0% | 12.09 | N | S |
| | | 2 | 60,000 | 100.0% | \$ 11.27 | | |
| Total Greater San Francisco: | | 20 | 4,912,848 | 82.4% | \$ 45.88 | | |

21

| | Sub Market | Number of Buildings | Square Feet | Leased% | Annualized Revenue Per Leased SF | Encumbered with secured debt (Y/N) | Central Business District (CBD) or Suburban (S) |
|------------------------------|-----------------|---------------------|-------------|----------|----------------------------------|------------------------------------|---|
| Baltimore, MD | | | | | | | |
| Office | | | | | | | |
| 100 East Pratt Street | Baltimore MD | 1 | 637,605 | 95.1% | \$ 31.39 | Y | CBD |
| Richmond, VA | | | | | | | |
| Office | | | | | | | |
| Riverfront Plaza | Richmond VA | 1 | 906,033 | 89.2% | \$ 20.61 | Y | CBD |
| Bucks County, PA | | | | | | | |
| Industrial | | | | | | | |
| 38 Cabot Boulevard | Bucks County PA | 1 | 161,000 | 100.0% | \$ 4.81 | N | S |
| Total In-Service Properties: | | 134 | 31,537,514 | 92.1%(6) | \$ 40.89 | | |

- (1) 93,856 square feet of space is unencumbered.
- (2) Not included in same property analysis
- (3) Property under contract to be sold. Greater Washington occupancy without this property would have been 95.4%.
- (4) Not included in same property Net Operating Income analysis on page 48.
- (5) Subsequent to December 31, 2003, property is under contract to be sold or has been sold. Total Greater San Francisco occupancy without these properties would have been 81.8%.
- (6) Occupancy at December 31, 2003 would remain at 92.1% if all properties under contract to be sold or sold subsequent to December 31, 2003 were not included.

22

Boston Properties, Inc.
Fourth Quarter 2003

TOP 20 TENANTS LISTING AND PORTFOLIO TENANT DIVERSIFICATION

TOP 20 TENANTS BY SQUARE FEET LEASED

| Tenant | Sq. Ft. | % of Portfolio |
|-----------------------|-----------|----------------|
| 1 U.S. Government | 1,432,271 | 4.54% |
| 2 Citibank, N.A. | 1,231,068 | 3.90% |
| 3 Ernst and Young | 1,064,939 | 3.38% |
| 4 Shearman & Sterling | 585,808 | 1.86% |

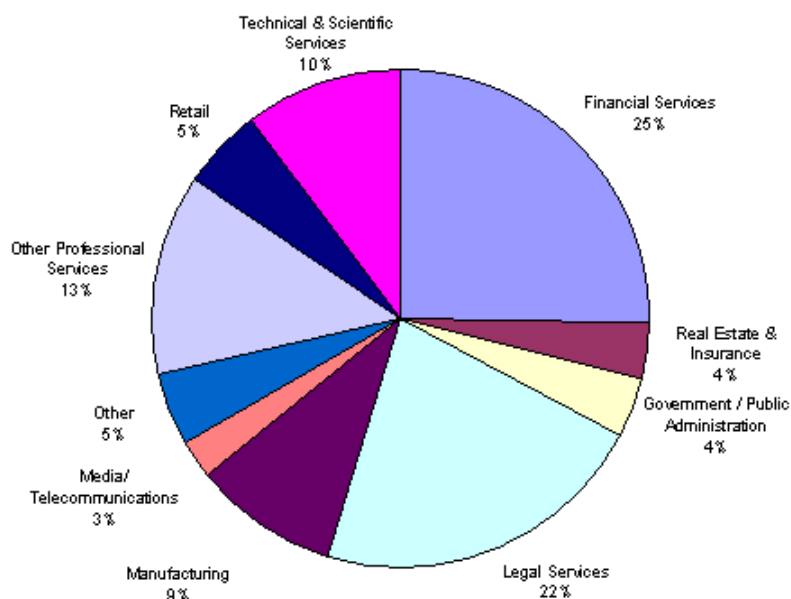
| | | |
|-----------------------------------|------------|--------|
| 5 Lockheed Martin Corporation | 567,429 | 1.80% |
| 6 Gillette Company | 485,932 | 1.54% |
| 7 Parametric Technology Corp. | 470,987(1) | 1.49% |
| 8 Wachovia | 453,964 | 1.44% |
| 9 Lehman Brothers | 436,723 | 1.38% |
| 10 Washington Group International | 365,245 | 1.16% |
| 11 Deutsche Bank Trust | 346,617 | 1.10% |
| 12 Orbital Sciences Corporation | 337,228 | 1.07% |
| 13 T. Rowe Price Associates, Inc. | 330,313 | 1.05% |
| 14 TRW, Inc. | 312,977 | 0.99% |
| 15 Hunton & Williams | 305,837 | 0.97% |
| 16 Akin Gump Strauss Hauer & Feld | 301,880 | 0.96% |
| 17 Kirkland & Ellis | 294,821(2) | 0.93% |
| 18 Digitas | 279,182 | 0.89% |
| 19 Bingham McCutchen | 270,824 | 0.86% |
| 20 Accenture | 265,622 | 0.84% |
| Total% of Portfolio Square Feet | | 32.15% |
| Total% of Portfolio Revenue | | 35.80% |

Major Signed Deals for Future Development

| Tenant | Property | Sq. Ft. |
|--|--------------------|---------|
| U.S. Government | New Dominion Tech. | 257,400 |
| Finnegan Henderson Farabow Garrett & Dunner, LLP | 901 New York Ave. | 253,126 |
| O'Melveny & Myers | Times Square Tower | 247,642 |

- (1) Includes 380,987 square feet of space in a property in which Boston Properties has a 25% interest.
(2) Includes 159,434 square feet of space in a property in which Boston Properties has a 51% interest.

TENANT DIVERSIFICATION (GROSS RENT) *



* The classification of the Company's tenants is based on the U.S. Government's North American Industry Classification System (NAICS), which has replaced the Standard Industrial Classification (SIC) system.

PORTFOLIO OVERVIEW

**Percentage of Net Operating Income for In-Service Properties
by Location and Type of Property for the Quarter Ended December 31, 2003 (1)**

| Geographic Area | Office (2) | Office/ Technical | Industrial | Hotel | Total |
|------------------------------|------------|----------------------|------------|-------|--------|
| Greater Boston | 20.7% | 0.7% | — | 2.9% | 24.3% |
| Greater Washington | 17.7% | 1.1% | — | — | 18.8% |
| Greater San Francisco | 13.8% | 0.1% | 0.1% | — | 14.0% |
| Midtown Manhattan | 34.4% | — | — | — | 34.4% |
| Princeton/East Brunswick, NJ | 5.2% | — | — | — | 5.2% |
| Baltimore, MD | 1.6% | — | — | — | 1.6% |
| Richmond, VA | 1.6% | — | — | — | 1.6% |
| Bucks County, PA | — | — | 0.1% | — | 0.1% |
| Total | 95.0% | 1.9% | 0.2% | 2.9% | 100.0% |

| Geographic Area | CBD | Suburban | Total |
|------------------------------|-------|----------|--------|
| Greater Boston | 17.5% | 6.8% | 24.3% |
| Greater Washington | 6.1% | 12.6% | 18.8% |
| Greater San Francisco | 13.3% | 0.8% | 14.0% |
| Midtown Manhattan | 34.4% | — | 34.4% |
| Princeton/East Brunswick, NJ | — | 5.2% | 5.2% |
| Baltimore, MD | 1.6% | — | 1.6% |
| Richmond, VA | 1.6% | — | 1.6% |
| Bucks County, PA | — | 0.1% | 0.1% |
| Total | 74.5% | 25.5% | 100.0% |

- (1) For a quantitative reconciliation of net operating income (NOI) to net income in accordance with GAAP, see page 47. For disclosures relating to our use of NOI see page 54.
- (2) Includes retail space.

24

Boston Properties, Inc.
Fourth Quarter 2003

OCCUPANCY ANALYSIS

Same Property Occupancy - By Location

| Location | CBD | | Suburban | | Total | |
|------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|
| | 31-Dec-03 | 31-Dec-02 | 31-Dec-03 | 31-Dec-02 | 31-Dec-03 | 31-Dec-02 |
| Greater Boston | 93.7% | 92.3% | 84.9% | 91.1% | 89.7% | 91.8% |
| Greater Washington | 99.8% | 99.2% | 92.4% | 95.8% | 94.9% | 96.7% |
| Midtown Manhattan | 99.4% | 98.7% | — | — | 99.4% | 98.7% |
| Baltimore, MD | 95.1% | 98.2% | — | — | 95.1% | 98.2% |
| Princeton/East Brunswick, NJ | — | — | 93.4% | 93.3% | 93.4% | 93.3% |
| Richmond, VA | 89.2% | 91.8% | — | — | 89.2% | 91.8% |
| Greater San Francisco | 91.1% | 93.0% | 47.0% | 64.8% | 82.4% | 87.4% |
| Bucks County, PA | — | — | 100.0% | 100.0% | 100.0% | 100.0% |
| Total Portfolio | 95.7% | 95.6% | 86.2% | 91.2% | 92.1% | 93.9% |

Same Property - By Type of Property

| | CBD | | Suburban | | Total | |
|----------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|
| | 31-Dec-03 | 31-Dec-02 | 31-Dec-03 | 31-Dec-02 | 31-Dec-03 | 31-Dec-02 |
| Total Office Portfolio | 95.7% | 95.6% | 86.5% | 90.7% | 92.6% | 93.9% |
| Total Office/Technical Portfolio | 100.0% | 100.0% | 92.0% | 92.3% | 92.3% | 92.6% |
| Total Industrial Portfolio | — | — | 56.6% | 100.0% | 56.6% | 100.0% |
| Total Portfolio | 95.7% | 95.6% | 86.2% | 91.2% | 92.1% | 93.9% |

25

Boston Properties, Inc.
Fourth Quarter 2003

IN-SERVICE OFFICE PROPERTIES

Lease Expirations

| Year of Lease Expiration | Rentable Square Footage Subject to | Current Annualized Revenues Under | Current Annualized Revenues Under | Annualized Revenues Under | Annualized Revenues Under | Percentage of Total Square Feet |
|--------------------------|------------------------------------|-----------------------------------|-----------------------------------|---------------------------|---------------------------|---------------------------------|
|--------------------------|------------------------------------|-----------------------------------|-----------------------------------|---------------------------|---------------------------|---------------------------------|

| | Expiring Leases | Expiring Leases | Expiring Leases p.s.f. | Expiring Leases with future step-ups | Expiring Leases with future step-ups - p.s.f. | |
|------------|-----------------|-----------------|------------------------|--------------------------------------|---|--------|
| 2004 | 1,878,321 | \$ 73,819,030 | \$ 39.30 | \$ 73,982,130 | \$ 39.39 | 6.66% |
| 2005 | 2,390,147 | 88,789,637 | 37.15 | 90,226,617 | 37.75 | 8.48% |
| 2006 | 2,265,995 | 100,746,351 | 44.46 | 102,736,435 | 45.34 | 8.04% |
| 2007 | 2,375,611 | 90,736,557 | 38.20 | 93,302,135 | 39.28 | 8.43% |
| 2008 | 1,513,018 | 64,154,878 | 42.40 | 66,859,630 | 44.19 | 5.37% |
| 2009 | 2,778,044 | 106,742,391 | 38.42 | 115,941,166 | 41.73 | 9.86% |
| 2010 | 1,647,595 | 72,213,711 | 43.83 | 79,771,579 | 48.42 | 5.85% |
| 2011 | 2,710,732 | 112,039,253 | 41.33 | 127,443,674 | 47.01 | 9.62% |
| 2012 | 2,094,928 | 97,281,044 | 46.44 | 105,180,317 | 50.21 | 7.43% |
| 2013 | 464,271 | 16,163,755 | 34.82 | 21,076,504 | 45.40 | 1.65% |
| Thereafter | 5,962,472 | 282,562,042 | 47.39 | 332,015,736 | 55.68 | 21.16% |

Occupancy By Location*

| Location | CBD | | Suburban | | Total | |
|------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|
| | 31-Dec-03 | 31-Dec-02 | 31-Dec-03 | 31-Dec-02 | 31-Dec-03 | 31-Dec-02 |
| Greater Boston | 93.7% | 92.2% | 85.4% | 89.3% | 90.1% | 91.0% |
| Greater Washington | 99.8% | 99.2% | 95.6% | 96.9% | 97.1% | 97.8% |
| Midtown Manhattan | 99.4% | 98.4% | — | — | 99.4% | 98.4% |
| Baltimore, MD | 95.1% | 97.6% | — | — | 95.1% | 97.6% |
| Princeton/East Brunswick, NJ | — | — | 93.4% | 93.3% | 93.4% | 93.3% |
| Richmond, VA | 89.2% | 91.8% | — | — | 89.2% | 91.8% |
| Greater San Francisco | 91.1% | 93.0% | 33.0% | 57.7% | 81.6% | 87.3% |
| Bucks County, PA | n/a | n/a | n/a | n/a | n/a | n/a |
| Total Portfolio | 95.7% | 95.7% | 87.4% | 90.7% | 92.7% | 94.1% |

* Includes approximately 1,300,000 square feet of retail space.

**Boston Properties, Inc.
Fourth Quarter 2003**

IN-SERVICE OFFICE/TECHNICAL PROPERTIES

Lease Expirations

| Year of Lease Expiration | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Current Annualized Revenues Under Expiring Leases p.s.f. | Annualized Revenues Under Expiring Leases with future step-ups | Annualized Revenues Under Expiring Leases with future step-ups - p.s.f. | Percentage of Total Square Feet |
|--------------------------|--|---|--|--|---|---------------------------------|
| 2004 | 84,956 | \$ 1,508,744 | \$ 17.76 | \$ 1,508,744 | 17.76 | 5.12% |
| 2005 | 156,284 | 2,250,556 | 14.40 | 2,302,378 | 14.73 | 9.42% |
| 2006 | 298,104 | 4,332,596 | 14.53 | 4,368,689 | 14.65 | 17.97% |
| 2007 | 332,250 | 5,853,347 | 17.62 | 6,163,573 | 18.55 | 20.03% |
| 2008 | 42,988 | 854,173 | 19.87 | 896,756 | 20.86 | 2.59% |
| 2009 | 28,702 | 721,990 | 25.15 | 721,990 | 25.15 | 1.73% |
| 2010 | 79,971 | 1,171,896 | 14.65 | 1,171,896 | 14.65 | 4.82% |
| 2011 | 137,321 | 2,378,491 | 17.32 | 2,578,491 | 18.78 | 8.28% |
| 2012 | 72,362 | 1,635,627 | 22.60 | 1,817,191 | 25.11 | 4.36% |
| 2013 | — | — | — | — | — | — |
| Thereafter | 241,704 | 4,299,567 | 17.79 | 5,089,213 | 21.06 | 14.57% |

Occupancy By Location

| Location | CBD | | Suburban | | Total | |
|------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|
| | 31-Dec-03 | 31-Dec-02 | 31-Dec-03 | 31-Dec-02 | 31-Dec-03 | 31-Dec-02 |
| Greater Boston | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |
| Greater Washington | — | — | 81.9% | 84.3% | 81.9% | 84.3% |
| Midtown Manhattan | n/a | n/a | n/a | n/a | n/a | n/a |
| Baltimore, MD | n/a | n/a | n/a | n/a | n/a | n/a |
| Princeton/East Brunswick, NJ | n/a | n/a | n/a | n/a | n/a | n/a |
| Richmond, VA | n/a | n/a | n/a | n/a | n/a | n/a |
| Greater San Francisco | — | — | 100.0% | 87.5% | 100.0% | 87.5% |
| Bucks County, PA | n/a | n/a | n/a | n/a | n/a | n/a |
| Total Portfolio | 100.0% | 100.0% | 89.0% | 89.3% | 89.4% | 89.7% |

IN-SERVICE INDUSTRIAL PROPERTIES

Lease Expirations

| <u>Year of Lease Expiration</u> | <u>Rentable Square Footage Subject to Expiring Leases</u> | <u>Current Annualized Revenues Under Expiring Leases</u> | <u>Current Annualized Revenues Under Expiring Leases p.s.f.</u> | <u>Annualized Revenues Under Expiring Leases with future step-ups</u> | <u>Annualized Revenues Under Expiring Leases with future step-ups - p.s.f.</u> | <u>Percentage of Total Square Feet</u> |
|---------------------------------|---|--|---|---|--|--|
| 2004 | 201,000 | \$ 1,208,858 | \$ 6.01 | \$ 1,208,858 | \$ 6.01 | 51.50% |
| 2005 | — | — | — | — | — | — |
| 2006 | — | — | — | — | — | — |
| 2007 | 20,000 | 241,890 | 12.09 | 260,859 | 13.04 | 5.12% |
| 2008 | — | — | — | — | — | — |
| 2009 | — | — | — | — | — | — |
| 2010 | — | — | — | — | — | — |
| 2011 | — | — | — | — | — | — |
| 2012 | — | — | — | — | — | — |
| 2013 | — | — | — | — | — | — |
| Thereafter | — | — | — | — | — | — |

Occupancy By Location

| <u>Location</u> | <u>CBD</u> | | <u>Suburban</u> | | <u>Total</u> | |
|------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| | <u>31-Dec-03</u> | <u>31-Dec-02</u> | <u>31-Dec-03</u> | <u>31-Dec-02</u> | <u>31-Dec-03</u> | <u>31-Dec-02</u> |
| Greater Boston | — | — | — | 100.0% | — | 100.0% |
| Greater Washington | n/a | n/a | n/a | n/a | n/a | n/a |
| Midtown Manhattan | n/a | n/a | n/a | n/a | n/a | n/a |
| Baltimore, MD | n/a | n/a | n/a | n/a | n/a | n/a |
| Princeton/East Brunswick, NJ | n/a | n/a | n/a | n/a | n/a | n/a |
| Richmond, VA | n/a | n/a | n/a | n/a | n/a | n/a |
| Greater San Francisco | — | — | 100.0% | 100.0% | 100.0% | 100.0% |
| Bucks County, PA | — | — | 100.0% | 100.0% | 100.0% | 100.0% |
| Total Portfolio | — | — | 56.6% | 100.0% | 56.6% | 100.0% |

28

**Boston Properties, Inc.
Fourth Quarter 2003**

IN-SERVICE RETAIL PROPERTIES

Lease Expirations

| <u>Year of Lease Expiration</u> | <u>Rentable Square Footage Subject to Expiring Leases</u> | <u>Current Annualized Revenues Under Expiring Leases</u> | <u>Current Annualized Revenues Under Expiring Leases p.s.f.</u> | <u>Annualized Revenues Under Expiring Leases with future step-ups</u> | <u>Annualized Revenues Under Expiring Leases with future step-ups - p.s.f.</u> | <u>Percentage of Total Square Feet</u> |
|---------------------------------|---|--|---|---|--|--|
| 2004 | 85,965 | \$ 7,065,713 | \$ 82.19 | \$ 6,562,553 | \$ 76.34 | 6.59% |
| 2005 | 58,234 | 3,870,640 | 66.47 | 3,877,919 | 66.59 | 4.46% |
| 2006 | 58,997 | 3,157,314 | 53.52 | 3,168,567 | 53.71 | 4.52% |
| 2007 | 47,232 | 2,189,364 | 46.35 | 2,296,229 | 48.62 | 3.62% |
| 2008 | 70,404 | 3,468,507 | 49.27 | 3,622,200 | 51.45 | 5.39% |
| 2009 | 55,154 | 2,243,023 | 40.67 | 2,395,438 | 43.43 | 4.23% |
| 2010 | 130,897 | 4,555,896 | 34.81 | 5,021,021 | 38.36 | 10.03% |
| 2011 | 41,289 | 2,578,881 | 62.46 | 2,986,266 | 72.33 | 3.16% |
| 2012 | 103,652 | 4,887,512 | 47.15 | 5,487,334 | 52.94 | 7.94% |
| 2013 | 61,172 | 5,030,939 | 82.24 | 5,560,897 | 90.91 | 4.69% |
| Thereafter | 592,424 | 29,086,529 | 49.10 | 36,575,477 | 61.74 | 45.38% |

29

**Boston Properties, Inc.
Fourth Quarter 2003**

**GRAND TOTAL OF ALL
IN-SERVICE PROPERTIES**

Lease Expiration

| <u>Year of Lease Expiration</u> | <u>Rentable Square Footage Subject to Expiring Leases</u> | <u>Current Annualized Revenues Under Expiring Leases</u> | <u>Current Annualized Revenues Under Expiring Leases p.s.f.</u> | <u>Annualized Revenues Under Expiring Leases with future step-ups</u> | <u>Annualized Revenues Under Expiring Leases with future step-ups - p.s.f.</u> | <u>Percentage of Total Square Feet</u> |
|---------------------------------|---|--|---|---|--|--|
| 2004 | 2,250,242 | \$ 83,602,346 | \$ 37.15 | \$ 83,262,285 | \$ 37.00 | 7.1% |
| 2005 | 2,604,665 | 94,910,834 | 36.44 | 96,406,914 | 37.01 | 8.3% |
| 2006 | 2,623,096 | 108,236,261 | 41.26 | 110,273,691 | 42.04 | 8.3% |
| 2007 | 2,775,093 | 99,021,159 | 35.68 | 102,022,795 | 36.76 | 8.8% |
| 2008 | 1,626,410 | 68,477,559 | 42.10 | 71,378,586 | 43.89 | 5.2% |
| 2009 | 2,861,900 | 109,707,404 | 38.33 | 119,058,594 | 41.60 | 9.1% |
| 2010 | 1,858,463 | 77,941,503 | 41.94 | 85,964,496 | 46.26 | 5.9% |
| 2011 | 2,889,342 | 116,996,625 | 40.49 | 133,008,431 | 46.03 | 9.2% |
| 2012 | 2,270,942 | 103,804,182 | 45.71 | 112,484,842 | 49.53 | 7.2% |
| 2013 | 525,443 | 21,194,695 | 40.34 | 26,637,400 | 50.70 | 1.7% |
| Thereafter | 6,796,600 | 315,948,138 | 46.49 | 373,680,426 | 54.98 | 21.6% |

Occupancy By Location

| Location | CBD | | Suburban | | Total | |
|------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | 31-Dec-03 | 31-Dec-02 | 31-Dec-03 | 31-Dec-02 | 31-Dec-03 | 31-Dec-02 |
| Greater Boston | 93.8% | 92.3% | 83.5% | 91.1% | 88.9% | 91.8% |
| Greater Washington | 99.8% | 99.2% | 93.0% | 94.3% | 95.1% | 95.9% |
| Midtown Manhattan | 99.4% | 98.4% | — | — | 99.4% | 98.4% |
| Baltimore, MD | 95.1% | 97.6% | — | — | 95.1% | 97.6% |
| Princeton/East Brunswick, NJ | — | — | 93.4% | 93.3% | 93.4% | 93.3% |
| Richmond, VA | 89.2% | 91.8% | — | — | 89.2% | 91.8% |
| Greater San Francisco | 91.1% | 93.0% | 47.0% | 64.8% | 82.4% | 87.4% |
| Bucks County, PA | — | — | 100.0% | 100.0% | 100.0% | 100.0% |
| Total Portfolio | 95.8% | 95.7% | 86.7% | 90.8% | 92.1% | 93.9% |

30

**Boston Properties, Inc.
Fourth Quarter 2003**

IN-SERVICE GREATER BOSTON PROPERTIES

Lease Expirations - Greater Boston

| Year of Lease Expiration | OFFICE | | | | | OFFICE/TECHNICAL | | | | |
|--------------------------|--|---|-----------------|--|-----------------|--|---|-----------------|--|-----------------|
| | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot |
| 2004 | 318,673 | \$ 10,793,103 | \$ 33.87 | \$ 10,875,978 | \$ 34.13 | — | — | — | — | — |
| 2005 | 816,380 | 31,864,113 | 39.03 | 32,192,999 | 39.43 | — | — | — | — | — |
| 2006 | 533,974 | 18,681,096 | 34.99 | 18,828,580 | 35.26 | 253,704 | 3,631,745 | 14.31 | 3,631,745 | 14.31 |
| 2007 | 472,711 | 18,957,804 | 39.60 | 19,352,691 | 40.94 | 144,140 | 1,972,649 | 13.69 | 2,233,859 | 15.50 |
| 2008 | 490,135 | 15,639,688 | 31.91 | 16,162,335 | 32.98 | — | — | — | — | — |
| 2009 | 1,055,650 | 38,243,977 | 36.23 | 41,331,508 | 39.15 | — | — | — | — | — |
| 2010 | 208,685 | 7,194,730 | 34.48 | 8,000,576 | 38.34 | — | — | — | — | — |
| 2011 | 788,262 | 29,170,845 | 37.01 | 34,249,680 | 43.45 | 80,000 | 1,582,874 | 19.79 | 1,782,874 | 22.29 |
| 2012 | 608,127 | 22,215,124 | 36.53 | 24,567,759 | 40.40 | 72,362 | 1,635,627 | 22.60 | 1,817,191 | 25.11 |
| 2013 | 222,975 | 8,564,904 | 38.41 | 12,049,074 | 54.04 | — | — | — | — | — |
| Thereafter | 737,324 | 30,719,770 | 41.66 | 33,608,654 | 45.58 | — | — | — | — | — |

| Year of Lease Expiration | INDUSTRIAL | | | | | RETAIL | | | | |
|--------------------------|--|---|-----------------|--|-----------------|--|---|-----------------|--|-----------------|
| | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot |
| 2004 | — | — | — | — | — | 41,197 | \$ 4,893,022 | \$ 118.77 | \$ 4,389,862 | \$ 106.56 |
| 2005 | — | — | — | — | — | 19,853 | 1,834,687 | 92.41 | 1,795,687 | 90.45 |
| 2006 | — | — | — | — | — | 15,124 | 1,127,309 | 74.54 | 1,128,473 | 74.61 |
| 2007 | — | — | — | — | — | 2,307 | 182,788 | 79.23 | 188,964 | 81.91 |
| 2008 | — | — | — | — | — | 5,598 | 485,022 | 86.64 | 473,022 | 84.50 |
| 2009 | — | — | — | — | — | 6,250 | 450,545 | 72.09 | 455,545 | 72.89 |
| 2010 | — | — | — | — | — | 77,838 | 2,354,570 | 30.25 | 2,428,790 | 31.20 |
| 2011 | — | — | — | — | — | 11,599 | 583,799 | 50.33 | 632,299 | 54.51 |
| 2012 | — | — | — | — | — | 52,949 | 1,818,077 | 34.34 | 1,884,951 | 35.60 |
| 2013 | — | — | — | — | — | 17,768 | 2,200,226 | 123.83 | 2,318,741 | 130.50 |
| Thereafter | — | — | — | — | — | 420,195 | 15,848,598 | 37.72 | 19,016,257 | 45.26 |

31

**Boston Properties, Inc.
Fourth Quarter 2003**

IN-SERVICE GREATER BOSTON PROPERTIES

Quarterly Lease Expirations - Greater Boston

| Year of Lease Expiration | OFFICE | | | | | OFFICE/TECHNICAL | | | | |
|--------------------------|--|---|-----------------|--|-----------------|--|---|-----------------|--|-----------------|
| | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot |
| Q1 2004 | 6,883 | \$ 252,834 | \$ 36.73 | \$ 335,046 | \$ 48.68 | — | — | — | — | — |
| Q2 2004 | 56,496 | 1,895,848 | 33.56 | 1,895,848 | 33.56 | — | — | — | — | — |
| Q3 2004 | 141,259 | 4,776,660 | 33.81 | 4,777,323 | 33.82 | — | — | — | — | — |
| Q4 2004 | 114,035 | 3,867,761 | 33.92 | 3,867,761 | 33.92 | — | — | — | — | — |
| Total 2004 | 318,673 | \$ 10,793,103 | \$ 33.87 | \$ 10,875,978 | \$ 34.13 | — | — | — | — | — |
| Q1 2005 | 92,669 | \$ 3,792,417 | \$ 40.92 | \$ 3,797,346 | \$ 40.98 | — | — | — | — | — |
| Q2 2005 | 238,753 | 7,366,372 | 30.85 | 7,508,175 | 31.45 | — | — | — | — | — |
| Q3 2005 | 171,432 | 9,164,124 | 53.46 | 9,301,528 | 54.26 | — | — | — | — | — |
| Q4 2005 | 313,526 | 11,541,200 | 36.81 | 11,585,950 | 36.95 | — | — | — | — | — |
| Total 2005 | 816,380 | \$ 31,864,113 | \$ 39.03 | \$ 32,192,999 | \$ 39.43 | — | — | — | — | — |

| Year of Lease Expiration | INDUSTRIAL | | | | | RETAIL | | | | |
|--------------------------|--|---|-----------------|--|-----------------|--|---|------------------|--|------------------|
| | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot |
| Q1 2004 | — | — | — | — | — | 15,924 | \$ 1,844,211 | \$ 115.81 | \$ 1,657,359 | \$ 104.08 |
| Q2 2004 | — | — | — | — | — | 10,034 | 1,472,064 | 146.71 | 1,215,264 | 121.11 |
| Q3 2004 | — | — | — | — | — | 3,347 | 562,920 | 168.19 | 502,920 | 150.26 |
| Q4 2004 | — | — | — | — | — | 11,892 | 1,013,827 | 85.25 | 1,014,319 | 85.29 |
| Total 2004 | — | — | — | — | — | 41,197 | \$ 4,893,022 | \$ 118.77 | \$ 4,389,862 | \$ 106.56 |
| Q1 2005 | — | — | — | — | — | 8,258 | \$ 786,544 | \$ 95.25 | \$ 744,544 | \$ 90.16 |

| | | | | | | | | | | |
|------------|---|------|------|------|------|--------|--------------|----------|--------------|----------|
| Q2 2005 | — | — | — | — | — | 803 | 228,633 | 284.72 | 231,633 | 288.46 |
| Q3 2005 | — | — | — | — | — | 2,145 | 279,764 | 130.43 | 279,764 | 130.43 |
| Q4 2005 | — | — | — | — | — | 8,647 | 539,746 | 62.42 | 539,746 | 62.42 |
| Total 2005 | — | \$ — | \$ — | \$ — | \$ — | 19,853 | \$ 1,834,687 | \$ 92.41 | \$ 1,795,687 | \$ 90.45 |

Boston Properties, Inc.
Fourth Quarter 2003

IN-SERVICE GREATER WASHINGTON PROPERTIES

Lease Expirations - Greater Washington

| Year of Lease Expiration | OFFICE | | | | | OFFICE/TECHNICAL | | | | |
|--------------------------|--|---|-----------------|--|-----------------|--|---|-----------------|--|-----------------|
| | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot |
| 2004 | 201,586 | \$ 8,006,135 | \$ 39.72 | \$ 8,018,117 | \$ 39.78 | 63,509 | \$ 1,155,020 | \$ 18.19 | \$ 1,155,020 | \$ 18.19 |
| 2005 | 456,819 | 16,743,496 | 36.65 | 17,456,740 | 38.21 | 101,345 | 1,482,016 | 14.62 | 1,518,693 | 14.99 |
| 2006 | 358,233 | 10,154,936 | 28.35 | 10,750,269 | 30.01 | 33,400 | 541,107 | 16.20 | 569,160 | 17.04 |
| 2007 | 373,096 | 12,759,266 | 34.20 | 13,176,139 | 35.32 | 177,760 | 3,744,438 | 21.06 | 3,771,314 | 21.22 |
| 2008 | 213,594 | 6,763,802 | 31.67 | 7,450,415 | 34.88 | 39,380 | 808,170 | 20.52 | 846,413 | 21.49 |
| 2009 | 1,036,160 | 35,631,781 | 34.39 | 38,739,233 | 37.39 | 28,702 | 721,990 | 25.15 | 721,990 | 25.15 |
| 2010 | 761,566 | 27,736,634 | 36.42 | 30,965,133 | 40.66 | 79,971 | 1,171,896 | 14.65 | 1,171,896 | 14.65 |
| 2011 | 1,065,677 | 33,564,977 | 31.50 | 39,155,901 | 36.74 | 57,321 | 795,617 | 13.88 | 795,617 | 13.88 |
| 2012 | 437,389 | 15,867,850 | 36.28 | 19,646,823 | 44.92 | — | — | — | — | — |
| 2013 | 57,015 | 1,465,971 | 25.71 | 1,830,797 | 32.11 | — | — | — | — | — |
| Thereafter | 1,288,369 | 40,308,547 | 31.29 | 46,719,874 | 36.26 | 241,704 | 4,299,567 | 17.79 | 5,089,213 | 21.06 |

| Year of Lease Expiration | INDUSTRIAL | | | | | RETAIL | | | | |
|--------------------------|--|---|-----------------|--|-----------------|--|---|-----------------|--|-----------------|
| | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot |
| 2004 | — | \$ — | \$ — | \$ — | \$ — | — | \$ — | \$ — | \$ — | \$ — |
| 2005 | — | — | — | — | — | 4,274 | 142,410 | 33.32 | 143,882 | 33.66 |
| 2006 | — | — | — | — | — | 3,309 | 114,696 | 34.66 | 114,942 | 34.74 |
| 2007 | — | — | — | — | — | 16,548 | 433,086 | 26.17 | 448,025 | 27.07 |
| 2008 | — | — | — | — | — | 18,489 | 745,966 | 40.35 | 788,309 | 42.64 |
| 2009 | — | — | — | — | — | 18,509 | 471,232 | 25.46 | 558,933 | 30.20 |
| 2010 | — | — | — | — | — | 17,280 | 556,665 | 32.21 | 658,059 | 38.08 |
| 2011 | — | — | — | — | — | 11,221 | 477,554 | 42.56 | 535,392 | 47.71 |
| 2012 | — | — | — | — | — | 10,046 | 265,496 | 26.43 | 324,961 | 32.35 |
| 2013 | — | — | — | — | — | 11,675 | 453,163 | 38.81 | 596,208 | 51.07 |
| Thereafter | — | — | — | — | — | 24,214 | 1,022,000 | 42.21 | 1,314,644 | 54.29 |

Boston Properties, Inc.
Fourth Quarter 2003

IN-SERVICE GREATER WASHINGTON PROPERTIES

Quarterly Lease Expirations - Greater Washington

| Year of Lease Expiration | OFFICE | | | | | OFFICE/TECHNICAL | | | | |
|--------------------------|--|---|-----------------|--|-----------------|--|---|-----------------|--|-----------------|
| | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot |
| Q1 2004 | 38,988 | \$ 1,363,055 | \$ 34.96 | \$ 1,363,055 | \$ 34.96 | — | \$ — | \$ — | \$ — | \$ — |
| Q2 2004 | 25,880 | 1,002,788 | 38.75 | 1,002,788 | 38.75 | 43,101 | 811,781 | 18.83 | 811,781 | 18.83 |
| Q3 2004 | 101,853 | 4,254,852 | 41.77 | 4,258,196 | 41.81 | 13,408 | 223,687 | 16.68 | 223,687 | 16.68 |
| Q4 2004 | 34,865 | 1,385,440 | 39.74 | 1,394,078 | 39.99 | 7,000 | 119,552 | 17.08 | 119,552 | 17.08 |
| Total 2004 | 201,586 | \$ 8,006,135 | \$ 39.72 | \$ 8,018,117 | \$ 39.78 | 63,509 | \$ 1,155,020 | \$ 18.19 | \$ 1,155,020 | \$ 18.19 |
| Q1 2005 | 104,151 | \$ 4,105,036 | \$ 39.41 | \$ 4,205,293 | \$ 40.38 | — | \$ — | \$ — | \$ — | \$ — |
| Q2 2005 | 69,489 | 2,164,988 | 31.16 | 2,222,778 | 31.99 | 67,928 | 884,969 | 13.03 | 906,450 | 13.34 |
| Q3 2005 | 84,650 | 2,812,815 | 33.23 | 2,912,046 | 34.40 | 33,417 | 597,047 | 17.87 | 612,243 | 18.32 |
| Q4 2005 | 198,529 | 7,660,657 | 38.59 | 8,116,623 | 40.88 | — | — | — | — | — |
| Total 2005 | 456,819 | \$ 16,743,496 | \$ 36.65 | \$ 17,456,740 | \$ 38.21 | 101,345 | \$ 1,482,016 | \$ 14.62 | \$ 1,518,693 | \$ 14.99 |

| Year of Lease Expiration | INDUSTRIAL | | | | | RETAIL | | | | |
|--------------------------|--|---|-----------------|--|-----------------|--|---|-----------------|--|-----------------|
| | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot |
| Q1 2004 | — | \$ — | \$ — | \$ — | \$ — | — | \$ — | \$ — | \$ — | \$ — |
| Q2 2004 | — | — | — | — | — | — | — | — | — | — |
| Q3 2004 | — | — | — | — | — | — | — | — | — | — |
| Q4 2004 | — | — | — | — | — | — | — | — | — | — |
| Total 2004 | — | \$ — | \$ — | \$ — | \$ — | — | \$ — | \$ — | \$ — | \$ — |
| Q1 2005 | — | \$ — | \$ — | \$ — | \$ — | 2,290 | \$ 69,798 | \$ 30.48 | \$ 70,815 | \$ 30.92 |
| Q2 2005 | — | — | — | — | — | — | — | — | — | — |
| Q3 2005 | — | — | — | — | — | — | — | — | — | — |
| Q4 2005 | — | — | — | — | — | 1,984 | 72,612 | 36.60 | 73,067 | 36.83 |
| Total 2005 | — | \$ — | \$ — | \$ — | \$ — | 4,274 | \$ 142,410 | \$ 33.32 | \$ 143,882 | \$ 33.66 |

IN-SERVICE GREATER SAN FRANCISCO PROPERTIES

Lease Expirations - Greater San Francisco

| Year of Lease Expiration | OFFICE | | | | | OFFICE/TECHNICAL | | | | |
|--------------------------|--|---|-----------------|--|-----------------|--|---|-----------------|--|-----------------|
| | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot |
| 2004 | 684,520 | \$ 28,450,816 | \$ 41.56 | \$ 28,505,072 | \$ 41.64 | 21,447 | \$ 353,724 | \$ 16.49 | \$ 353,724 | \$ 16.49 |
| 2005 | 343,201 | 14,323,732 | 41.74 | 14,371,549 | 41.88 | 54,939 | 768,540 | 13.99 | 783,685 | 14.26 |
| 2006 | 896,123 | 43,947,467 | 49.04 | 45,074,336 | 50.30 | 11,000 | 159,744 | 14.52 | 167,784 | 15.25 |
| 2007 | 432,575 | 20,839,310 | 48.18 | 21,334,836 | 49.32 | 10,350 | 136,260 | 13.17 | 158,400 | 15.30 |
| 2008 | 297,496 | 10,868,258 | 36.53 | 11,503,528 | 38.67 | 3,608 | 46,003 | 12.75 | 50,342 | 13.95 |
| 2009 | 158,237 | 7,686,622 | 48.58 | 8,141,557 | 51.45 | — | — | — | — | — |
| 2010 | 189,499 | 11,293,163 | 59.59 | 12,997,658 | 68.59 | — | — | — | — | — |
| 2011 | 192,689 | 17,992,769 | 93.38 | 18,485,363 | 95.93 | — | — | — | — | — |
| 2012 | 127,771 | 5,504,145 | 43.08 | 5,978,786 | 46.79 | — | — | — | — | — |
| 2013 | 92,448 | 3,331,950 | 36.04 | 4,010,350 | 43.38 | — | — | — | — | — |
| Thereafter | 319,488 | 11,336,833 | 35.48 | 12,370,473 | 38.72 | — | — | — | — | — |

| Year of Lease Expiration | INDUSTRIAL | | | | | RETAIL | | | | |
|--------------------------|--|---|-----------------|--|-----------------|--|---|-----------------|--|-----------------|
| | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot |
| 2004 | 40,000 | \$ 434,436 | \$ 10.86 | \$ 434,436 | \$ 10.86 | 36,405 | \$ 1,595,155 | \$ 43.82 | \$ 1,595,155 | \$ 43.82 |
| 2005 | — | — | — | — | — | 27,297 | 1,346,649 | 49.33 | 1,373,122 | 50.30 |
| 2006 | — | — | — | — | — | 25,339 | 1,230,166 | 48.55 | 1,234,353 | 48.71 |
| 2007 | 20,000 | 241,890 | 12.09 | 260,859 | 13.04 | 18,341 | 1,148,253 | 62.61 | 1,234,003 | 67.28 |
| 2008 | — | — | — | — | — | 39,524 | 1,997,226 | 50.53 | 2,101,038 | 53.16 |
| 2009 | — | — | — | — | — | 30,395 | 1,321,247 | 43.47 | 1,380,961 | 45.43 |
| 2010 | — | — | — | — | — | 30,749 | 1,308,165 | 42.54 | 1,520,176 | 49.44 |
| 2011 | — | — | — | — | — | 3,474 | 193,356 | 55.66 | 234,550 | 67.52 |
| 2012 | — | — | — | — | — | 35,018 | 2,176,227 | 62.15 | 2,458,611 | 70.21 |
| 2013 | — | — | — | — | — | 9,301 | 677,224 | 72.81 | 748,035 | 80.43 |
| Thereafter | — | — | — | — | — | 3,809 | 304,339 | 79.90 | 341,280 | 89.60 |

35

Boston Properties, Inc.
Fourth Quarter 2003

IN-SERVICE GREATER SAN FRANCISCO PROPERTIES

Quarterly Lease Expirations - Greater San Francisco

| Year of Lease Expiration | OFFICE | | | | | OFFICE/TECHNICAL | | | | |
|--------------------------|--|---|-----------------|--|-----------------|--|---|-----------------|--|-----------------|
| | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot |
| Q1 2004 | 18,575 | \$ 1,055,259 | \$ 56.81 | \$ 1,055,259 | \$ 56.81 | 2,000 | \$ 25,920 | \$ 12.96 | \$ 25,920 | \$ 12.96 |
| Q2 2004 | 152,433 | 5,293,029 | 34.72 | 5,293,029 | 34.72 | 6,800 | 94,440 | 13.89 | 94,440 | 13.89 |
| Q3 2004 | 225,258 | 10,553,868 | 46.85 | 10,554,999 | 46.86 | 6,547 | 135,576 | 20.71 | 135,576 | 20.71 |
| Q4 2004 | 288,254 | 11,548,660 | 40.06 | 11,601,785 | 40.25 | 6,100 | 97,788 | 16.03 | 97,788 | 16.03 |
| Total 2004 | 684,520 | \$ 28,450,816 | \$ 41.56 | \$ 28,505,072 | \$ 41.64 | 21,447 | \$ 353,724 | \$ 16.49 | \$ 353,724 | \$ 16.49 |
| Q1 2005 | 123,672 | \$ 4,934,483 | \$ 39.90 | \$ 4,960,042 | \$ 40.11 | 5,000 | \$ 68,256 | \$ 13.65 | \$ 69,816 | \$ 13.96 |
| Q2 2005 | 83,699 | 3,320,552 | 39.67 | 3,320,552 | 39.67 | 7,150 | 112,278 | 15.70 | 115,848 | 16.20 |
| Q3 2005 | 94,240 | 4,424,017 | 46.94 | 4,435,274 | 47.06 | 27,470 | 353,744 | 12.88 | 357,884 | 13.03 |
| Q4 2005 | 41,590 | 1,644,680 | 39.55 | 1,655,681 | 39.81 | 15,319 | 234,262 | 15.29 | 240,137 | 15.68 |
| Total 2005 | 343,201 | \$ 14,323,732 | \$ 41.74 | \$ 14,371,549 | \$ 41.88 | 54,939 | \$ 768,540 | \$ 13.99 | \$ 783,685 | \$ 14.26 |
| Year of Lease Expiration | INDUSTRIAL | | | | | RETAIL | | | | |
| | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot |
| Q1 2004 | — | \$ — | \$ — | \$ — | \$ — | 14,760 | \$ 701,169 | \$ 47.50 | \$ 701,169 | \$ 47.50 |
| Q2 2004 | — | — | — | — | — | 3,853 | 198,294 | 51.46 | 198,294 | 51.46 |
| Q3 2004 | — | — | — | — | — | 1,318 | 87,770 | 66.59 | 87,770 | 66.59 |
| Q4 2004 | 40,000 | 434,436 | 10.86 | 434,436 | 10.86 | 16,474 | 607,922 | 36.90 | 607,922 | 36.90 |
| Total 2004 | 40,000 | \$ 434,436 | \$ 10.86 | \$ 434,436 | \$ 10.86 | 36,405 | \$ 1,595,155 | \$ 43.82 | \$ 1,595,155 | \$ 43.82 |
| Q1 2005 | — | — | — | — | — | 11,143 | \$ 486,770 | \$ 43.68 | \$ 486,770 | \$ 43.68 |
| Q2 2005 | — | — | — | — | — | 3,215 | 198,923 | 61.87 | 198,923 | 61.87 |
| Q3 2005 | — | — | — | — | — | 11,794 | 563,563 | 47.78 | 581,563 | 49.31 |
| Q4 2005 | — | — | — | — | — | 1,145 | 97,393 | 85.06 | 105,866 | 92.46 |
| Total 2005 | — | \$ — | \$ — | \$ — | \$ — | 27,297 | \$ 1,346,649 | \$ 49.33 | \$ 1,373,122 | \$ 50.30 |

36

Boston Properties, Inc.
Fourth Quarter 2003

IN-SERVICE MIDTOWN MANHATTAN PROPERTIES

Lease Expirations - Midtown Manhattan

| Year of Lease Expiration | OFFICE | | | | | OFFICE/TECHNICAL | | | | |
|--------------------------|--|---|-----------------|---|-----------------|--|---|-----------------|---|-----------------|
| | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases | Per Square Foot | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases | Per Square Foot |

| | | | | with future step-ups | | | | | | with future step-ups | | | |
|------------|-----------|---------------|----------|----------------------|----------|---|------|---|------|----------------------|------|---|------|
| 2004 | 195,044 | \$ 12,484,355 | \$ 64.01 | \$ 12,499,379 | \$ 64.08 | — | \$ — | — | \$ — | — | \$ — | — | \$ — |
| 2005 | 107,182 | 7,356,448 | 68.64 | 7,395,372 | 69.00 | — | — | — | — | — | — | — | — |
| 2006 | 346,611 | 23,755,817 | 68.54 | 23,753,337 | 68.53 | — | — | — | — | — | — | — | — |
| 2007 | 170,306 | 10,435,631 | 61.28 | 10,542,498 | 61.90 | — | — | — | — | — | — | — | — |
| 2008 | 503,146 | 30,660,436 | 60.94 | 31,495,746 | 62.60 | — | — | — | — | — | — | — | — |
| 2009 | 293,146 | 17,755,931 | 60.57 | 19,556,048 | 66.71 | — | — | — | — | — | — | — | — |
| 2010 | 304,088 | 20,217,496 | 66.49 | 21,490,141 | 70.67 | — | — | — | — | — | — | — | — |
| 2011 | 389,160 | 22,956,031 | 58.99 | 26,343,579 | 67.69 | — | — | — | — | — | — | — | — |
| 2012 | 891,075 | 52,712,451 | 59.16 | 53,767,672 | 60.34 | — | — | — | — | — | — | — | — |
| 2013 | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Thereafter | 3,114,394 | 185,918,484 | 59.70 | 224,291,331 | 72.02 | — | — | — | — | — | — | — | — |

| Year of Lease Expiration | INDUSTRIAL | | | | | RETAIL | | | | |
|--------------------------|--|---|-----------------|--|-----------------|--|---|-----------------|--|-----------------|
| | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot |
| 2004 | — | \$ — | \$ — | \$ — | \$ — | 3,276 | \$ 448,192 | \$ 136.81 | \$ 448,192 | \$ 136.81 |
| 2005 | — | — | — | — | — | 1,514 | 285,156 | 188.35 | 296,463 | 195.81 |
| 2006 | — | — | — | — | — | 15,225 | 685,143 | 45.00 | 690,799 | 45.37 |
| 2007 | — | — | — | — | — | — | — | — | — | — |
| 2008 | — | — | — | — | — | 3,232 | 161,884 | 50.09 | 169,126 | 52.33 |
| 2009 | — | — | — | — | — | — | — | — | — | — |
| 2010 | — | — | — | — | — | 5,030 | 336,496 | 66.90 | 413,996 | 82.31 |
| 2011 | — | — | — | — | — | 14,995 | 1,324,173 | 88.31 | 1,584,025 | 105.64 |
| 2012 | — | — | — | — | — | 5,639 | 627,712 | 111.32 | 818,811 | 145.20 |
| 2013 | — | — | — | — | — | 15,896 | 1,461,548 | 91.94 | 1,643,981 | 103.42 |
| Thereafter | — | — | — | — | — | 136,160 | 11,863,316 | 87.13 | 15,765,807 | 115.79 |

37

Boston Properties, Inc.
Fourth Quarter 2003

IN-SERVICE MIDTOWN MANHATTAN PROPERTIES

Quarterly Lease Expirations - Midtown Manhattan

| Year of Lease Expiration | OFFICE | | | | | OFFICE/TECHNICAL | | | | |
|--------------------------|--|---|-----------------|--|-----------------|--|---|-----------------|--|-----------------|
| | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot |
| Q1 2004 | 103,651 | \$ 6,477,213 | \$ 62.49 | \$ 6,477,213 | \$ 62.49 | — | \$ — | \$ — | \$ — | \$ — |
| Q2 2004 | 38,439 | 3,235,516 | 84.17 | 3,235,516 | 84.17 | — | — | — | — | — |
| Q3 2004 | — | — | — | — | — | — | — | — | — | — |
| Q4 2004 | 52,954 | 2,771,626 | 52.34 | 2,786,650 | 52.62 | — | — | — | — | — |
| Total 2004 | 195,044 | \$ 12,484,355 | \$ 64.01 | \$ 12,499,379 | \$ 64.08 | — | \$ — | \$ — | \$ — | \$ — |
| Q1 2005 | 5,919 | \$ 389,288 | \$ 65.77 | \$ 389,288 | \$ 65.77 | — | \$ — | \$ — | \$ — | \$ — |
| Q2 2005 | 46,309 | 3,045,563 | 65.77 | 3,045,563 | 65.77 | — | — | — | — | — |
| Q3 2005 | — | — | — | — | — | — | — | — | — | — |
| Q4 2005 | 54,954 | 3,921,597 | 71.36 | 3,960,521 | 72.07 | — | — | — | — | — |
| Total 2005 | 107,182 | \$ 7,356,448 | \$ 68.64 | \$ 7,395,372 | \$ 69.00 | — | \$ — | \$ — | \$ — | \$ — |
| Year of Lease Expiration | INDUSTRIAL | | | | | RETAIL | | | | |
| | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot |
| Q1 2004 | — | \$ — | \$ — | \$ — | \$ — | 1,626 | \$ 243,868 | \$ 149.98 | \$ 243,868 | \$ 149.98 |
| Q2 2004 | — | — | — | — | — | 350 | 50,655 | 144.73 | 50,655 | 144.73 |
| Q3 2004 | — | — | — | — | — | — | — | — | — | — |
| Q4 2004 | — | — | — | — | — | 1,300 | 153,669 | 118.21 | 153,669 | 118.21 |
| Total 2004 | — | \$ — | \$ — | \$ — | \$ — | 3,276 | \$ 448,192 | \$ 136.81 | \$ 448,192 | \$ 136.81 |
| Q1 2005 | — | \$ — | \$ — | \$ — | \$ — | — | \$ — | \$ — | \$ — | \$ — |
| Q2 2005 | — | — | — | — | — | 1,103 | 248,439 | 225.24 | 257,573 | 233.52 |
| Q3 2005 | — | — | — | — | — | — | — | — | — | — |
| Q4 2005 | — | — | — | — | — | 411 | 36,717 | 89.34 | 38,890 | 94.62 |
| Total 2005 | — | \$ — | \$ — | \$ — | \$ — | 1,514 | \$ 285,156 | \$ 188.35 | \$ 296,463 | \$ 195.81 |

38

Boston Properties, Inc.
Fourth Quarter 2003

IN-SERVICE PRINCETON/EAST BRUNSWICK PROPERTIES

Lease Expirations - Princeton/East Brunswick

| Year of Lease Expiration | OFFICE | | | | | OFFICE/TECHNICAL | | | | |
|--------------------------|--|---|-----------------|--|-----------------|--|---|-----------------|--|-----------------|
| | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot |
| 2004 | 389,124 | \$ 11,839,529 | \$ 30.43 | \$ 11,839,529 | \$ 30.43 | — | \$ — | \$ — | \$ — | \$ — |
| 2005 | 228,388 | 7,233,958 | 31.67 | 7,245,104 | 31.72 | — | — | — | — | — |
| 2006 | 92,016 | 3,171,557 | 34.47 | 3,233,362 | 35.14 | — | — | — | — | — |
| 2007 | 513,240 | 14,901,054 | 29.03 | 15,923,600 | 31.03 | — | — | — | — | — |
| 2008 | — | — | — | — | — | — | — | — | — | — |
| 2009 | 180,384 | 5,947,460 | 32.97 | 6,621,151 | 36.71 | — | — | — | — | — |
| 2010 | 154,917 | 5,137,140 | 33.16 | 5,603,900 | 36.17 | — | — | — | — | — |
| 2011 | 270,326 | 8,230,533 | 30.45 | 9,069,538 | 33.55 | — | — | — | — | — |
| 2012 | — | — | — | — | — | — | — | — | — | — |
| 2013 | 91,833 | 2,800,930 | 30.50 | 3,186,283 | 34.70 | — | — | — | — | — |
| Thereafter | 227,835 | 6,647,263 | 29.18 | 7,394,259 | 32.45 | — | — | — | — | — |

| Year of Lease Expiration | INDUSTRIAL | | | | | RETAIL | | | | |
|--------------------------|--|---|-----------------|--|-----------------|--|---|-----------------|--|-----------------|
| | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot |
| 2004 | — | \$ — | \$ — | \$ — | \$ — | 2,904 | \$ 48,000 | \$ 16.53 | \$ 48,000 | \$ 16.53 |
| 2005 | — | — | — | — | — | — | — | — | — | — |
| 2006 | — | — | — | — | — | — | — | — | — | — |
| 2007 | — | — | — | — | — | — | — | — | — | — |
| 2008 | — | — | — | — | — | — | — | — | — | — |
| 2009 | — | — | — | — | — | — | — | — | — | — |
| 2010 | — | — | — | — | — | — | — | — | — | — |
| 2011 | — | — | — | — | — | — | — | — | — | — |
| 2012 | — | — | — | — | — | — | — | — | — | — |
| 2013 | — | — | — | — | — | — | — | — | — | — |
| Thereafter | — | — | — | — | — | — | — | — | — | — |

39

*Boston Properties, Inc.
Fourth Quarter 2003*

IN-SERVICE PRINCETON/EAST BRUNSWICK PROPERTIES

Quarterly Lease Expirations - Princeton/East Brunswick

| Year of Lease Expiration | OFFICE | | | | | OFFICE/TECHNICAL | | | | |
|--------------------------|--|---|-----------------|--|-----------------|--|---|-----------------|--|-----------------|
| | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot |
| Q1 2004 | 3,022 | \$ 110,910 | \$ 36.70 | \$ 110,910 | \$ 36.70 | — | \$ — | \$ — | \$ — | \$ — |
| Q2 2004 | 54,636 | 1,536,832 | 28.13 | 1,536,832 | 28.13 | — | — | — | — | — |
| Q3 2004 | 132,356 | 4,065,028 | 30.71 | 4,065,028 | 30.71 | — | — | — | — | — |
| Q4 2004 | 199,110 | 6,126,759 | 30.77 | 6,126,759 | 30.77 | — | — | — | — | — |
| Total 2004 | 389,124 | \$ 11,839,529 | \$ 30.43 | \$ 11,839,529 | \$ 30.43 | — | \$ — | \$ — | \$ — | \$ — |
| Q1 2005 | 3,533 | \$ 114,730 | \$ 32.47 | \$ 114,730 | \$ 32.47 | — | \$ — | \$ — | \$ — | \$ — |
| Q2 2005 | 8,977 | 280,157 | 31.21 | 280,157 | 31.21 | — | — | — | — | — |
| Q3 2005 | 135,202 | 4,061,787 | 30.04 | 4,072,933 | 30.12 | — | — | — | — | — |
| Q4 2005 | 80,676 | 2,777,284 | 34.43 | 2,777,284 | 34.43 | — | — | — | — | — |
| Total 2005 | 228,388 | \$ 7,233,958 | \$ 31.67 | \$ 7,245,104 | \$ 31.72 | — | \$ — | \$ — | \$ — | \$ — |

| Year of Lease Expiration | INDUSTRIAL | | | | | RETAIL | | | | |
|--------------------------|--|---|-----------------|--|-----------------|--|---|-----------------|--|-----------------|
| | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot |
| Q1 2004 | — | \$ — | \$ — | \$ — | \$ — | — | \$ — | \$ — | \$ — | \$ — |
| Q2 2004 | — | — | — | — | — | — | — | — | — | — |
| Q3 2004 | — | — | — | — | — | — | — | — | — | — |
| Q4 2004 | — | — | — | — | — | 2,904 | 48,000 | 16.53 | 48,000 | 16.53 |
| Total 2004 | — | \$ — | \$ — | \$ — | \$ — | 2,904 | \$ 48,000 | \$ 16.53 | \$ 48,000 | \$ 16.53 |
| Q1 2005 | — | \$ — | \$ — | \$ — | \$ — | — | \$ — | \$ — | \$ — | \$ — |
| Q2 2005 | — | — | — | — | — | — | — | — | — | — |
| Q3 2005 | — | — | — | — | — | — | — | — | — | — |
| Q4 2005 | — | — | — | — | — | — | — | — | — | — |
| Total 2005 | — | \$ — | \$ — | \$ — | \$ — | — | \$ — | \$ — | \$ — | \$ — |

40

*Boston Properties, Inc.
Fourth Quarter 2003*

IN-SERVICE OTHER PROPERTIES

Lease Expirations

Other Properties (Richmond, VA; Baltimore, MD; Bucks County, PA)

| Year of Lease Expiration | OFFICE | | | | | OFFICE/TECHNICAL | | | | |
|--------------------------|--|---|-----------------|--|-----------------|--|---|-----------------|--|-----------------|
| | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot |
| 2004 | 89,374 | \$ 2,245,092 | \$ 25.12 | \$ 2,244,055 | \$ 25.11 | — | \$ — | \$ — | \$ — | \$ — |
| 2005 | 438,177 | 11,267,890 | 25.72 | 11,564,854 | 26.39 | — | — | — | — | — |
| 2006 | 39,038 | 1,035,478 | 26.52 | 1,096,550 | 28.09 | — | — | — | — | — |
| 2007 | 413,683 | 12,843,491 | 31.05 | 12,972,371 | 31.36 | — | — | — | — | — |
| 2008 | 8,647 | 222,693 | 25.75 | 247,607 | 28.64 | — | — | — | — | — |
| 2009 | 54,467 | 1,476,620 | 27.11 | 1,551,668 | 28.49 | — | — | — | — | — |
| 2010 | 28,840 | 634,548 | 22.00 | 714,172 | 24.76 | — | — | — | — | — |
| 2011 | 4,618 | 124,098 | 26.87 | 139,614 | 30.23 | — | — | — | — | — |
| 2012 | 30,566 | 981,474 | 32.11 | 1,219,278 | 39.89 | — | — | — | — | — |
| 2013 | — | — | — | — | — | — | — | — | — | — |
| Thereafter | 275,062 | 7,631,146 | 27.74 | 7,631,146 | 27.74 | — | — | — | — | — |

| Year of Lease Expiration | INDUSTRIAL | | | | | RETAIL | | | | |
|--------------------------|--|---|-----------------|--|-----------------|--|---|-----------------|--|-----------------|
| | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot |
| 2004 | 161,000 | \$ 774,422 | \$ 4.81 | \$ 774,422 | \$ 4.81 | 2,183 | \$ 81,344 | \$ 37.26 | \$ 81,344 | \$ 37.26 |
| 2005 | — | — | — | — | — | 5,296 | 261,738 | 49.42 | 268,765 | 50.75 |
| 2006 | — | — | — | — | — | — | — | — | — | — |
| 2007 | — | — | — | — | — | 10,036 | 425,236 | 42.37 | 425,236 | 42.37 |

| | | | | | | | | | | |
|------------|---|---|---|---|---|-------|---------|-------|---------|-------|
| 2008 | — | — | — | — | — | 3,561 | 78,410 | 22.02 | 90,705 | 25.47 |
| 2009 | — | — | — | — | — | — | — | — | — | — |
| 2010 | — | — | — | — | — | — | — | — | — | — |
| 2011 | — | — | — | — | — | — | — | — | — | — |
| 2012 | — | — | — | — | — | — | — | — | — | — |
| 2013 | — | — | — | — | — | 6,532 | 238,778 | 36.56 | 253,932 | 38.88 |
| Thereafter | — | — | — | — | — | 8,046 | 48,276 | 6.00 | 137,490 | 17.09 |

Boston Properties, Inc.
Fourth Quarter 2003

IN-SERVICE OTHER PROPERTIES

Quarterly Lease Expirations
Other Properties (Richmond, VA; Baltimore, MD; Bucks County, PA)

| Year of Lease Expiration | OFFICE | | | | | OFFICE/TECHNICAL | | | | |
|--------------------------|--|---|-----------------|--|-----------------|--|---|-----------------|--|-----------------|
| | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot |
| Q1 2004 | 15,894 | \$ 569,140 | \$ 35.81 | \$ 569,140 | \$ 35.81 | — | \$ — | — | \$ — | — |
| Q2 2004 | 2,093 | 72,418 | 34.60 | 72,418 | 34.60 | — | — | — | — | — |
| Q3 2004 | 66,935 | 1,480,564 | 22.12 | 1,479,528 | 22.10 | — | — | — | — | — |
| Q4 2004 | 4,452 | 122,970 | 27.62 | 122,969 | 27.62 | — | — | — | — | — |
| Total 2004 | 89,374 | \$ 2,245,092 | \$ 25.12 | \$ 2,244,055 | \$ 25.11 | — | \$ — | — | \$ — | — |
| Q1 2005 | 1,731 | \$ 36,915 | \$ 21.33 | \$ 37,919 | \$ 21.91 | — | \$ — | — | \$ — | — |
| Q2 2005 | 42,149 | 1,202,587 | 28.53 | 1,234,661 | 29.29 | — | — | — | — | — |
| Q3 2005 | 53,177 | 1,683,427 | 31.66 | 1,701,862 | 32.00 | — | — | — | — | — |
| Q4 2005 | 341,120 | 8,344,961 | 24.46 | 8,590,412 | 25.18 | — | — | — | — | — |
| Total 2005 | 438,177 | \$ 11,267,890 | \$ 25.72 | \$ 11,564,854 | \$ 26.39 | — | \$ — | — | \$ — | — |

| Year of Lease Expiration | INDUSTRIAL | | | | | RETAIL | | | | |
|--------------------------|--|---|-----------------|--|-----------------|--|---|-----------------|--|-----------------|
| | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot |
| Q1 2004 | — | \$ — | — | \$ — | — | 2,183 | \$ 72,623 | \$ 33.27 | \$ 72,623 | \$ 33.27 |
| Q2 2004 | 161,000 | 774,422 | 4.81 | 774,422 | 4.81 | — | — | — | — | — |
| Q3 2004 | — | — | — | — | — | — | — | — | — | — |
| Q4 2004 | — | — | — | — | — | — | 8,721 | — | 8,721 | — |
| Total 2004 | 161,000 | \$ 774,422 | \$ 4.81 | \$ 774,422 | \$ 4.81 | 2,183 | \$ 81,344 | \$ 37.26 | \$ 81,344 | \$ 37.26 |
| Q1 2005 | — | \$ — | — | \$ — | — | — | \$ — | — | \$ — | — |
| Q2 2005 | — | — | — | — | — | — | — | — | — | — |
| Q3 2005 | — | — | — | — | — | 5,296 | 261,738 | 49.42 | 268,765 | 50.75 |
| Q4 2005 | — | — | — | — | — | — | — | — | — | — |
| Total 2005 | — | \$ — | — | \$ — | — | 5,296 | \$ 261,738 | \$ 49.42 | \$ 268,765 | \$ 50.75 |

Boston Properties, Inc.
Fourth Quarter 2003

CBD PROPERTIES

Lease Expirations

| Year of Lease Expiration | Greater Boston | | | | |
|--------------------------|--|---|-----------------|--|-----------------|
| | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot |
| 2004 | 109,897(1) | \$ 7,870,835 | \$ 43.61(1) | \$ 7,449,887 | \$ 44.80(1) |
| 2005 | 468,628 | 22,675,155 | 48.39 | 22,910,181 | 48.89 |
| 2006 | 147,094 | 7,142,993 | 48.56 | 7,221,270 | 49.09 |
| 2007 | 159,639 | 8,547,015 | 53.54 | 8,724,448 | 54.65 |
| 2008 | 170,763 | 6,392,704 | 37.44 | 6,475,909 | 37.92 |
| 2009 | 740,731 | 27,283,600 | 36.83 | 29,781,027 | 40.20 |
| 2010 | 191,283 | 7,245,458 | 37.88 | 7,991,443 | 41.78 |
| 2011 | 434,991 | 22,075,780 | 50.75 | 26,041,805 | 59.87 |
| 2012 | 309,025 | 13,907,451 | 45.00 | 14,816,844 | 47.95 |
| 2013 | 240,743 | 10,765,130 | 44.72 | 14,367,815 | 59.68 |
| Thereafter | 945,517 | 38,871,973 | 41.11 | 43,459,100 | 45.96 |

| Year of Lease Expiration | Greater Washington | | | | |
|--------------------------|--|---|-----------------|--|-----------------|
| | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot |
| 2004 | 164,319 | \$ 6,859,859 | \$ 41.75 | \$ 6,868,497 | \$ 41.80 |
| 2005 | 239,124 | 9,785,737 | 40.92 | 10,235,875 | 42.81 |
| 2006 | 29,169 | 1,111,249 | 38.10 | 1,162,163 | 39.84 |

| | | | | | |
|------------|---------|------------|-------|------------|-------|
| 2007 | 290,829 | 10,094,083 | 34.71 | 10,268,494 | 35.31 |
| 2008 | 41,310 | 1,634,179 | 39.56 | 1,736,746 | 42.04 |
| 2009 | 749,346 | 27,000,861 | 36.03 | 29,985,106 | 40.02 |
| 2010 | 397,994 | 15,753,838 | 39.58 | 18,172,222 | 45.66 |
| 2011 | 194,123 | 7,695,987 | 39.64 | 9,006,916 | 46.40 |
| 2012 | 80,203 | 3,049,436 | 38.02 | 3,066,943 | 38.24 |
| 2013 | — | — | — | — | — |
| Thereafter | 140,813 | 6,384,507 | 45.34 | 8,414,534 | 59.76 |

New York

| Year of Lease Expiration | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot |
|--------------------------|--|---|-----------------|--|-----------------|
| 2004 | 198,320 | \$ 12,932,547 | \$ 65.21 | \$ 12,947,571 | \$ 65.29 |
| 2005 | 108,696 | 7,641,604 | 70.30 | 7,691,836 | 70.76 |
| 2006 | 361,836 | 24,440,961 | 67.55 | 24,444,137 | 67.56 |
| 2007 | 170,306 | 10,435,631 | 61.28 | 10,542,498 | 61.90 |
| 2008 | 506,378 | 30,822,320 | 60.87 | 31,664,872 | 62.53 |
| 2009 | 293,146 | 17,755,931 | 60.57 | 19,556,048 | 66.71 |
| 2010 | 309,118 | 20,553,992 | 66.49 | 21,904,137 | 70.86 |
| 2011 | 404,155 | 24,280,204 | 60.08 | 27,927,604 | 69.10 |
| 2012 | 896,714 | 53,340,163 | 59.48 | 54,586,483 | 60.87 |
| 2013 | 15,896 | 1,461,548 | 91.94 | 1,643,981 | 103.42 |
| Thereafter | 3,250,554 | 197,781,800 | 60.85 | 240,057,138 | 73.85 |

San Francisco

| Year of Lease Expiration | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot |
|--------------------------|--|---|-----------------|--|-----------------|
| 2004 | 664,761 | \$ 28,036,373 | \$ 42.18 | \$ 28,090,009 | \$ 42.26 |
| 2005 | 319,919 | 14,038,051 | 43.88 | 14,081,002 | 44.01 |
| 2006 | 879,469 | 43,029,229 | 48.93 | 43,941,381 | 49.96 |
| 2007 | 437,641 | 21,478,462 | 49.08 | 22,045,771 | 50.37 |
| 2008 | 264,809 | 11,162,936 | 42.15 | 11,817,953 | 44.63 |
| 2009 | 179,996 | 8,770,875 | 48.73 | 9,250,438 | 51.39 |
| 2010 | 212,524 | 12,433,328 | 58.50 | 14,286,113 | 67.22 |
| 2011 | 196,163 | 18,186,125 | 92.71 | 18,719,913 | 95.43 |
| 2012 | 162,789 | 7,680,371 | 47.18 | 8,437,397 | 51.83 |
| 2013 | 101,749 | 4,009,175 | 39.40 | 4,758,384 | 46.77 |
| Thereafter | 181,949 | 7,188,710 | 39.51 | 7,563,859 | 41.57 |

Princeton/East Brunswick

| Year of Lease Expiration | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot |
|--------------------------|--|---|-----------------|--|-----------------|
| 2004 | — | \$ — | \$ — | \$ — | \$ — |
| 2005 | — | — | — | — | — |
| 2006 | — | — | — | — | — |
| 2007 | — | — | — | — | — |
| 2008 | — | — | — | — | — |
| 2009 | — | — | — | — | — |
| 2010 | — | — | — | — | — |
| 2011 | — | — | — | — | — |
| 2012 | — | — | — | — | — |
| 2013 | — | — | — | — | — |
| Thereafter | — | — | — | — | — |

Other

| Year of Lease Expiration | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot |
|--------------------------|--|---|-----------------|--|-----------------|
| 2004 | 91,557 | \$ 2,326,436 | \$ 25.41 | \$ 2,325,399 | \$ 25.40 |
| 2005 | 443,473 | 11,529,628 | 26.00 | 11,833,619 | 26.68 |
| 2006 | 39,038 | 1,035,478 | 26.52 | 1,096,550 | 28.09 |
| 2007 | 423,719 | 13,268,727 | 31.31 | 13,397,607 | 31.62 |
| 2008 | 12,208 | 301,103 | 24.66 | 338,312 | 27.71 |
| 2009 | 54,467 | 1,476,620 | 27.11 | 1,551,668 | 28.49 |
| 2010 | 28,840 | 634,548 | 22.00 | 714,172 | 24.76 |
| 2011 | 4,618 | 124,098 | 26.87 | 139,614 | 30.23 |
| 2012 | 30,566 | 981,474 | 32.11 | 1,219,278 | 39.89 |
| 2013 | 6,532 | 238,778 | 36.56 | 253,932 | 38.88 |
| Thereafter | 283,108 | 7,679,422 | 27.13 | 7,768,636 | 27.44 |

(1) Includes 41,197 square feet of retail space and kiosks. Excluding this space, current rent on expiring leases with retail is \$71.62 and rent on expiring leases with future step-up including retail is \$67.79 per square foot.

Boston Properties, Inc.
Fourth Quarter 2003

SUBURBAN PROPERTIES

Lease Expirations

| Greater Boston | | | | | |
|---------------------------------|---|--|------------------------|---|------------------------|
| Year of Lease Expiration | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot |
| 2004 | 249,973 | \$ 7,815,289 | \$ 31.26 | \$ 7,815,952 | \$ 31.27 |
| 2005 | 367,605 | 11,023,645 | 29.99 | 11,078,506 | 30.14 |
| 2006 | 655,708 | 16,297,157 | 24.85 | 16,367,528 | 24.96 |
| 2007 | 459,519 | 12,566,226 | 26.99 | 13,051,065 | 28.04 |
| 2008 | 324,970 | 9,732,006 | 29.95 | 10,159,448 | 31.26 |
| 2009 | 321,169 | 11,410,922 | 35.53 | 12,006,026 | 37.38 |
| 2010 | 95,240 | 2,303,842 | 24.19 | 2,437,923 | 25.60 |
| 2011 | 444,870 | 9,261,738 | 20.82 | 10,623,047 | 23.88 |
| 2012 | 424,413 | 11,761,378 | 27.71 | 13,453,057 | 31.70 |
| 2013 | — | — | — | — | — |
| Thereafter | 212,002 | 7,696,395 | 36.30 | 9,165,811 | 43.23 |

| Greater Washington | | | | | |
|---------------------------------|---|--|------------------------|---|------------------------|
| Year of Lease Expiration | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot |
| 2004 | 100,776 | \$ 2,301,296 | \$ 22.84 | \$ 2,304,640 | \$ 22.87 |
| 2005 | 323,314 | 8,582,185 | 26.54 | 8,883,440 | 27.48 |
| 2006 | 365,773 | 9,699,489 | 26.52 | 10,272,208 | 28.08 |
| 2007 | 276,575 | 6,842,708 | 24.74 | 7,126,985 | 25.77 |
| 2008 | 230,153 | 6,683,760 | 29.04 | 7,348,391 | 31.93 |
| 2009 | 334,025 | 9,824,141 | 29.41 | 10,035,050 | 30.04 |
| 2010 | 460,823 | 13,711,357 | 29.75 | 14,622,865 | 31.73 |
| 2011 | 940,096 | 27,142,161 | 28.87 | 31,479,993 | 33.49 |
| 2012 | 367,232 | 13,083,910 | 35.63 | 16,904,841 | 46.03 |
| 2013 | 68,690 | 1,919,134 | 27.94 | 2,427,006 | 35.33 |
| Thereafter | 1,413,474 | 39,245,607 | 27.77 | 44,709,197 | 31.63 |

| New York | | | | | |
|---------------------------------|---|--|------------------------|---|------------------------|
| Year of Lease Expiration | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot |
| 2004 | — | \$ — | \$ — | \$ — | \$ — |
| 2005 | — | — | — | — | — |
| 2006 | — | — | — | — | — |
| 2007 | — | — | — | — | — |
| 2008 | — | — | — | — | — |
| 2009 | — | — | — | — | — |
| 2010 | — | — | — | — | — |
| 2011 | — | — | — | — | — |
| 2012 | — | — | — | — | — |
| 2013 | — | — | — | — | — |
| Thereafter | — | — | — | — | — |

| San Francisco | | | | | |
|---------------------------------|---|--|------------------------|---|------------------------|
| Year of Lease Expiration | Rentable Square Footage Subject to Expiring Leases | Current Annualized Revenues Under Expiring Leases | Per Square Foot | Annualized Revenues Under Expiring Leases with future step-ups | Per Square Foot |
| 2004 | 117,611 | \$ 2,797,759 | \$ 23.79 | \$ 2,798,378 | \$ 23.79 |
| 2005 | 105,518 | 2,400,871 | 22.75 | 2,447,354 | 23.19 |
| 2006 | 52,993 | 2,308,148 | 43.56 | 2,535,091 | 47.84 |
| 2007 | 43,625 | 887,252 | 20.34 | 942,326 | 21.60 |
| 2008 | 75,819 | 1,748,551 | 23.06 | 1,836,956 | 24.23 |
| 2009 | 8,636 | 236,993 | 27.44 | 272,079 | 31.51 |
| 2010 | 7,724 | 168,000 | 21.75 | 231,720 | 30.00 |
| 2011 | — | — | — | — | — |

| | | | | | |
|------------|---------|-----------|-------|-----------|-------|
| 2012 | — | — | — | — | — |
| 2013 | — | — | — | — | — |
| Thereafter | 141,348 | 4,452,462 | 31.50 | 5,147,894 | 36.42 |

Princeton/East Brunswick

| <u>Year of Lease Expiration</u> | <u>Rentable Square Footage Subject to Expiring Leases</u> | <u>Current Annualized Revenues Under Expiring Leases</u> | <u>Per Square Foot</u> | <u>Annualized Revenues Under Expiring Leases with future step-ups</u> | <u>Per Square Foot</u> |
|---------------------------------|---|--|------------------------|---|------------------------|
| 2004 | 392,028 | \$ 11,887,529 | \$ 30.32 | \$ 11,887,529 | \$ 30.32 |
| 2005 | 228,388 | 7,233,958 | 31.67 | 7,245,104 | 31.72 |
| 2006 | 92,016 | 3,171,557 | 34.47 | 3,233,362 | 35.14 |
| 2007 | 513,240 | 14,901,054 | 29.03 | 15,923,600 | 31.03 |
| 2008 | — | — | — | — | — |
| 2009 | 180,384 | 5,947,460 | 32.97 | 6,621,151 | 36.71 |
| 2010 | 154,917 | 5,137,140 | 33.16 | 5,603,900 | 36.17 |
| 2011 | 270,326 | 8,230,533 | 30.45 | 9,069,538 | 33.55 |
| 2012 | — | — | — | — | — |
| 2013 | 91,833 | 2,800,930 | 30.50 | 3,186,283 | 34.70 |
| Thereafter | 227,835 | 6,647,263 | 29.18 | 7,394,259 | 32.45 |

Other

| <u>Year of Lease Expiration</u> | <u>Rentable Square Footage Subject to Expiring Leases</u> | <u>Current Annualized Revenues Under Expiring Leases</u> | <u>Per Square Foot</u> | <u>Annualized Revenues Under Expiring Leases with future step-ups</u> | <u>Per Square Foot</u> |
|---------------------------------|---|--|------------------------|---|------------------------|
| 2004 | 161,000 | \$ 774,422 | \$ 4.81 | \$ 774,422 | \$ 4.81 |
| 2005 | — | — | — | — | — |
| 2006 | — | — | — | — | — |
| 2007 | — | — | — | — | — |
| 2008 | — | — | — | — | — |
| 2009 | — | — | — | — | — |
| 2010 | — | — | — | — | — |
| 2011 | — | — | — | — | — |
| 2012 | — | — | — | — | — |
| 2013 | — | — | — | — | — |
| Thereafter | — | — | — | — | — |

Boston Properties, Inc.
Fourth Quarter 2003

HOTEL PERFORMANCE

Long Wharf Marriott - Boston

| | <u>Fourth Quarter 2003</u> | <u>Fourth Quarter 2002</u> | <u>Percent Change</u> | <u>YTD 2003</u> | <u>YTD 2002</u> | <u>Percent Change</u> |
|---|----------------------------|----------------------------|-----------------------|-----------------|-----------------|-----------------------|
| Occupancy | 77.0% | 78.2% | -1.5% | 80.1% | 82.9% | -3.4% |
| Average Daily Rate | \$ 208.94 | \$ 217.19 | -3.8% | \$ 199.32 | \$ 212.57 | -6.2% |
| Revenue per available room | \$ 160.88 | \$ 169.84 | -5.3% | \$ 159.60 | \$ 176.13 | -9.4% |
| Hotel Revenues Less Hotel Operating Expenses (in thousands) | \$ 3,093 | \$ 3,512 | -11.9% | \$ 9,098 | \$ 11,283 | -19.4% |

Cambridge Center Marriott

| | <u>Fourth Quarter 2003</u> | <u>Fourth Quarter 2002</u> | <u>Percent Change</u> | <u>YTD 2003</u> | <u>YTD 2002</u> | <u>Percent Change</u> |
|---|----------------------------|----------------------------|-----------------------|-----------------|-----------------|-----------------------|
| Occupancy | 69.7% | 73.8% | -5.6% | 72.9% | 76.6% | -4.8% |
| Average Daily Rate | \$ 170.87 | \$ 182.04 | -6.1% | \$ 157.55 | \$ 173.52 | -9.2% |
| Revenue per available room | \$ 119.01 | \$ 134.34 | -11.4% | \$ 114.79 | \$ 132.94 | -13.7% |
| Hotel Revenues Less Hotel Operating Expenses (in thousands) | \$ 2,076 | \$ 2,441 | -15.0% | \$ 5,689 | \$ 7,863 | -27.6% |

Residence Inn by Marriott

| | <u>Fourth Quarter 2003</u> | <u>Fourth Quarter 2002</u> | <u>Percent Change</u> | <u>YTD 2003</u> | <u>YTD 2002</u> | <u>Percent Change</u> |
|---|--------------------------------|--------------------------------|---------------------------|---------------------|---------------------|---------------------------|
| Occupancy | 81.8% | 81.1% | 0.9% | 80.8% | 84.9% | -4.8% |
| Average Daily Rate | \$ 120.51 | \$ 140.57 | -14.3% | \$ 123.76 | \$ 138.77 | -10.8% |
| Revenue per available room | \$ 98.61 | \$ 114.00 | -13.5% | \$ 100.00 | \$ 117.87 | -15.2% |
| Hotel Revenues Less Hotel Operating Expenses (in thousands) | \$ 921 | \$ 1,374 | -33.0% | \$ 3,046 | \$ 4,238 | -28.1% |

Total Hotel Performance

| | <u>Fourth Quarter 2003</u> | <u>Fourth Quarter 2002</u> | <u>Percent Change</u> | <u>YTD 2003</u> | <u>YTD 2002</u> | <u>Percent Change</u> |
|---|--------------------------------|--------------------------------|---------------------------|---------------------|---------------------|---------------------------|
| Occupancy | 75.0% | 77.0% | -2.6% | 77.3% | 80.7% | -4.2% |
| Average Daily Rate | \$ 174.83 | \$ 186.75 | -6.4% | \$ 166.40 | \$ 181.13 | -8.1% |
| Revenue per available room | \$ 130.70 | \$ 143.62 | -9.0% | \$ 128.78 | \$ 146.25 | -11.9% |
| Hotel Revenues Less Hotel Operating Expenses (in thousands) | \$ 6,090 | \$ 7,327 | -16.9% | \$ 17,833 | \$ 23,384 | -23.7% |

45

Boston Properties, Inc.
Fourth Quarter 2003

SAME PROPERTY PERFORMANCE

Office, Office/Technical, Industrial and Hotel Properties

| | <u>Office</u> | <u>Office/Technical</u> | <u>Industrial</u> | <u>Hotel (1)</u> | <u>Total</u> |
|---|---------------|-------------------------|-------------------|------------------|--------------|
| Number of Properties | 95 | 27 | 4 | 3 | 129 |
| Square feet | 27,610,640 | 1,531,227 | 390,273 | 937,874 | 30,470,014 |
| Percent of in-service properties | 93.6% | 92.3% | 100.0% | 100.0% | 93.8% |
| Occupancy @ 12/31/02 | 93.9% | 92.6% | 100.0% | — | 93.9% |
| Occupancy @ 12/31/03 | 92.6% | 92.3% | 56.6% | — | 92.1% |
| Percent change from 4th quarter 2003 over 4th quarter 2002 (2): | | | | | |
| Rental revenue | -0.3% | -6.2% | -40.7% | -9.5% | -1.2% |
| Operating expenses and real estate taxes | -1.9% | 8.4% | -8.0% | -8.9% | -2.9% |
| Net Operating Income (3) | 0.5% | -9.9% | -52.7% | -11.0% | -0.2% |
| Net Operating Income (3) - without hotels | | | | | 0.2% |
| Rental revenue - cash basis | -1.5% | -3.6% | -43.0% | -9.5% | -2.3% |
| Net Operating Income (3) - cash basis (4) | -1.3% | -6.8% | -54.9% | -11.0% | -1.9% |
| Net Operating Income (3) - cash basis(4) - without hotels | | | | | -1.6% |

Same Property Lease Analysis - quarter ended December 31, 2003

| | <u>Office</u> | <u>Office/Technical</u> | <u>Industrial</u> | <u>Total</u> |
|--|---------------|-------------------------|-------------------|--------------|
| Vacant space available @ 10/1/03 (sf) | 1,884,563 | 172,608 | 169,273 | 2,226,444 |
| Square footage of leases expiring or terminated 10/1/03-12/31/03 | — | — | — | — |
| | 1,025,410 | 17,724 | — | 1,043,134 |
| Total space for lease (sf) | 2,909,973 | 190,332 | 169,273 | 3,269,578 |
| New tenants (sf) | 370,437 | 64,572 | — | 435,009 |
| Renewals (sf) | 499,401 | 8,208 | — | 507,609 |
| Total space leased (sf) | 869,838 | 72,780 | — | 942,618 |
| Space available @ 12/31/03 (sf) | 2,040,135 | 117,552 | 169,273 | 2,326,960 |
| Net (increase)/decrease in available space (sf) | (155,572) | 55,056 | — | (100,516) |
| Average lease term (months) | 97 | 25 | — | 91 |
| 2nd generation TI/Comm PSF | \$ 25.99 | \$ 9.78 | \$ — | \$ 24.73 |
| Increase (decrease) in 2nd generation gross rents (5) | -11.6% | -0.6% | 0.0% | -11.4% |
| Increase (decrease) in 2nd generation net rents (5) | -17.2% | -20.1% | 0.0% | -17.3% |

(1) Includes revenue and expenses from retail tenants at the hotel properties.

- (2) See page 48 for a quantitative reconciliation.
(3) For a quantitative reconciliation of Net Operating Income (NOI) to net income in accordance with GAAP, see page 47. For disclosures relating to our use of NOI, see page 54.
(4) For a quantitative reconciliation of NOI to NOI on a cash basis, see page 47. For disclosures relating to our use of NOI, see page 54.
(5) Represents increase in rents on a "cash to cash" basis (actual rent at time of expiration vs. initial rent of new lease) and for only 2nd generation space after eliminating any space vacant for more than 12 months. The total footage being weighted is 744,893 sf.

46

Boston Properties, Inc.
Fourth Quarter 2003

Reconciliation of Net Operating Income to Net Income

| | For the three months ended | |
|--|----------------------------|------------|
| | 12/31/2003 | 12/31/2002 |
| (in thousands) | | |
| Net income available to common shareholders | \$ 60,592 | \$ 260,146 |
| Gains on sales of real estate from discontinued operations, net of minority interest | — | (7,645) |
| Income from discontinued operations, net of minority interest | (259) | (5,508) |
| Gains on sales of real estate and other assets, net of minority interest | — | (187,562) |
| Minority interest in Operating Partnership | 18,879 | 19,289 |
| Income from unconsolidated joint ventures | (662) | (2,083) |
| Minority interest in property partnerships | (313) | (191) |
| Income before minority interests in property partnerships, income from unconsolidated joint ventures, minority interest in Operating Partnership, gains on sales of real estate and other assets, income from discontinued operations and gains on sales of real estate from discontinued operations | 78,237 | 76,446 |
| Add: | | |
| Loss from early extinguishment of debt | — | 2,386 |
| Net derivative losses | — | 1,461 |
| Depreciation and amortization | 56,232 | 52,129 |
| Interest | 75,001 | 72,410 |
| General and administrative | 11,749 | 12,703 |
| Subtract: | | |
| Interest and Other | (866) | (700) |
| Development and management services | (4,550) | (2,769) |
| Consolidated Net Operating Income | \$ 215,803 | \$ 214,066 |
| Same Property Net Operating Income | \$ 206,065 | \$ 206,507 |
| Net operating income from non same properties | 13,205 | 8,681 |
| Termination income | 1,226 | 3,724 |
| Net operating income from joint venture properties (Company's share) | (4,693) | (4,846) |
| Consolidated Net Operating Income | \$ 215,803 | \$ 214,066 |
| Same Property Net Operating Income | \$ 206,065 | \$ 206,507 |
| Less Straight Line Rent | 12,350 | 8,967 |
| Same Property Net Operating Income - cash basis | \$ 193,715 | \$ 197,540 |

47

Boston Properties, Inc.
Fourth Quarter 2003

Same Property Net Operating Income by Reportable Segment

(in thousands)

| | Office | | | | Office/Technical | | | |
|--|----------------------------|------------|-----------|----------|----------------------------|-----------|-----------|----------|
| | For the three months ended | | \$ Change | % Change | For the three months ended | | \$ Change | % Change |
| | 31-Dec-03 | 31-Dec-02 | | | 31-Dec-03 | 31-Dec-02 | | |
| Rental Revenue | \$ 286,843 | \$ 290,076 | | | \$ 5,255 | \$ 5,603 | | |
| Less Termination Income | 1,226 | 3,724 | | | — | — | | |
| Rental revenue - subtotal | 285,617 | 286,352 | (735) | -0.3% | 5,255 | 5,603 | (348) | -6.2% |
| Operating expenses and real estate taxes | 90,263 | 92,001 | (1,738) | -1.9% | 1,230 | 1,135 | 95 | 8.4% |
| Net Operating Income (1) | \$ 195,354 | \$ 194,351 | \$ 1,003 | 0.5% | \$ 4,025 | \$ 4,468 | \$ (443) | -9.9% |

| | | | | |
|--|------------|------------|------------|----------|
| Rental revenue - subtotal | \$ 285,617 | \$ 286,352 | \$ 5,255 | \$ 5,603 |
| Less Straight Line Rent | 12,362 | 8,855 | 3,507 | (10) |
| Rental revenue - cash basis | 273,255 | 277,497 | (4,242) | -1.5% |
| Less: | | | | |
| Operating expenses and real estate taxes | 90,263 | 92,001 | (1,738) | -1.9% |
| Net Operating Income (2) - cash basis | \$ 182,992 | \$ 185,496 | \$ (2,504) | -1.3% |

| | Industrial | | | |
|--|----------------------------|-----------|----------|--------|
| | For the three months ended | | \$ | % |
| | 31-Dec-03 | 31-Dec-02 | Change | Change |
| Rental Revenue | \$ 309 | \$ 521 | | |
| Less Termination Income | — | — | | |
| Rental revenue - subtotal | 309 | 521 | (212) | -40.7% |
| Operating expenses and real estate taxes | 129 | 140 | (11) | -7.9% |
| Net Operating Income (1) | \$ 180 | \$ 381 | \$ (201) | -52.8% |
| Rental revenue - subtotal | \$ 309 | \$ 521 | | |
| Less Straight Line Rent | (5) | (29) | 24 | |
| Rental revenue - cash basis | 314 | 550 | (236) | -42.9% |
| Less: | | | | |
| Operating expenses and real estate taxes | 129 | 140 | (11) | -7.9% |
| Net Operating Income (2) - cash basis | \$ 185 | \$ 410 | \$ (225) | -54.9% |

| | Hotel | | | | Total | | | |
|--|----------------------------|-----------|------------|--------|----------------------------|------------|------------|--------|
| | For the three months ended | | \$ | % | For the three months ended | | \$ | % |
| | 31-Dec-03 | 31-Dec-02 | Change | Change | 31-Dec-03 | 31-Dec-02 | Change | Change |
| Rental Revenue | \$ 22,499 | \$ 24,869 | | | \$ 314,906 | \$ 321,069 | | |
| Less Termination Income | — | — | | | 1,226 | 3,724 | | |
| Rental revenue - subtotal | 22,499 | 24,869 | \$ (2,370) | -9.5% | 313,680 | 317,345 | (3,665) | -1.2% |
| Operating expenses and real estate taxes | 15,993 | 17,562 | (1,569) | -8.9% | 107,615 | 110,838 | (3,223) | -2.9% |
| Net Operating Income (1) | \$ 6,506 | \$ 7,307 | \$ (801) | -11.0% | \$ 206,065 | \$ 206,507 | \$ (442) | -0.2% |
| Rental revenue - subtotal | \$ 22,499 | \$ 24,869 | | | \$ 313,680 | \$ 317,345 | | |
| Less Straight Line Rent | 3 | — | 3 | | 12,350 | 8,967 | 3,383 | |
| Rental revenue - cash basis | 22,496 | 24,869 | (2,373) | -9.5% | 301,330 | 308,378 | (7,048) | -2.3% |
| Less: | | | | | | | | |
| Operating expenses and real estate taxes | 15,993 | 17,562 | (1,569) | -8.9% | 107,615 | 110,838 | (3,223) | -2.9% |
| Net Operating Income (2) - cash basis | \$ 6,503 | \$ 7,307 | \$ (804) | -11.0% | \$ 193,715 | \$ 197,540 | \$ (3,825) | -1.9% |

(1) For a quantitative reconciliation of net operating income (NOI) to net income in accordance with GAAP, see page 47. For disclosures relating to our use of NOI see page 54.

(2) For a quantitative reconciliation of net operating income (NOI) on a cash basis see page 47. For disclosures relating to our use of NOI see page 54.

Boston Properties, Inc.
Fourth Quarter 2003

PROPERTY PERFORMANCE

All In-Service Properties - quarter ended December 31, 2003

| | Office | Office/Technical | Industrial | Total |
|---|-----------|------------------|------------|------------|
| Vacant space available @ 10/01/03 (sf) | 2,091,466 | 172,608 | 169,273 | 2,433,347 |
| Property dispositions | — | — | — | — |
| New development completed (sf) | — | — | — | — |
| Leases expiring or terminated 10/1/03-12/31/03 (sf) | 1,025,857 | 17,724 | — | 1,043,581 |
| Total space for lease (sf) | 3,117,323 | 190,332 | 169,273 | 3,476,928 |
| New tenants (sf) | 410,496 | 64,572 | — | 475,068 |
| Renewals (sf) | 499,401 | 8,208 | — | 507,609 |
| Total space leased (sf) | 909,897 | 72,780 | — | 982,677(1) |
| Space available @ 12/31/03 (sf) | 2,207,426 | 117,552 | 169,273 | 2,494,251 |

| | | | | | | | | |
|---|----|-----------|----|---------|----|-------|----|----------|
| Net (increase)/decrease in available space (sf) | | (115,960) | | 55,056 | | — | | (60,904) |
| Average lease term (months) | | 98 | | 25 | | — | | 91 |
| 2nd generation TI/Comm PSF | \$ | 25.78 | \$ | 9.78 | \$ | — | \$ | 24.55 |
| Increase (decrease) in 2nd generation gross rents (2) | | -11.52% | | -0.60% | | 0.00% | | -11.29% |
| Increase (decrease) in 2nd generation net rents (3) | | -17.41% | | -20.12% | | 0.00% | | -17.50% |

(1) Details of 1st and 2nd generation space:

(2) Represents increase (decrease) in gross rent (total base rent and expense reimbursements), comparing the change in rent at lease expiration vs. initial rent of the new lease for 2nd generation space that has been vacant for less than twelve months.

(3) Represents increase (decrease) in net rent (base rent less base year expense), comparing the rent at lease expiration vs. initial rent of the new lease for 2nd generation space that has been vacant for less than twelve months.

| | All leases 1st Generation | All leases 2nd Generation | Incr (decr) in 2nd gen. gross rents (1) | Incr (decr) in 2nd gen. net rents (1) | Total Leased |
|---------------|------------------------------|------------------------------|---|---|-----------------|
| Boston | 27,952 | 224,554 | -5.32% | -9.15% | 252,506 |
| Washington | 7,167 | 420,432 | -8.16% | -11.24% | 427,599 |
| New York | — | 65,816 | -0.25% | -10.29% | 65,816 |
| San Francisco | — | 188,228 | -28.39% | -39.28% | 188,228 |
| Princeton | 2,956 | 45,572 | -1.61% | -0.31% | 48,528 |
| | <u>38,075</u> | <u>944,602</u> | <u>-11.29%</u> | <u>-17.50%</u> | <u>982,677</u> |

49

Boston Properties, Inc.
Fourth Quarter 2003

**HISTORICALLY GENERATED CAPITAL EXPENDITURES,
TENANT IMPROVEMENT COSTS AND LEASING COMMISSIONS**

**Historical Capital Expenditures
(in thousands)**

| | Q4 2003 | Q3 2003 | Q2 2003 | Q1 2003 | 2002 | 2001 |
|--|------------------|-----------------|-----------------|-----------------|------------------|------------------|
| Recurring capital expenditures | \$ 8,413 | \$ 3,415 | \$ 4,726 | \$ 1,960 | \$ 16,674 | \$ 11,770 |
| Planned non-recurring capital expenditures associated with acquisition properties | 1,098 | 446 | 596 | 2,324 | 31,908 | 45,052 |
| Hotel improvements, equipment upgrades and replacements | 676 | 353 | 911 | 405 | 3,218 | 9,230 |
| | <u>\$ 10,187</u> | <u>\$ 4,214</u> | <u>\$ 6,233</u> | <u>\$ 4,689</u> | <u>\$ 51,800</u> | <u>\$ 66,052</u> |

**2nd Generation Tenant Improvements and Leasing Commissions (1)
(in thousands, except per share amounts)**

| | Q4 2003 | Q3 2003 | Q2 2003 | Q1 2003 | 2002 | 2001 |
|---|-----------------|----------------|-----------------|----------------|-----------------|-----------------|
| Office | | | | | | |
| Square feet | 871,822 | 814,524 | 448,021 | 501,547 | 2,122,409 | 2,394,291 |
| Tenant improvement and lease commissions PSF | \$ 25.78 | \$ 6.43 | \$ 13.61 | \$ 8.34 | \$ 20.17 | \$ 17.47 |
| Office/Technical | | | | | | |
| Square feet | 72,780 | 45,266 | 47,147 | 4,700 | 347,321 | 348,178 |
| Tenant improvement and lease commissions PSF | \$ 9.78 | \$ 8.20 | \$ 0.12 | \$ 0.86 | \$ 1.42 | \$ 3.13 |
| Industrial | | | | | | |
| Square feet | — | — | — | — | 244,904 | — |
| Tenant improvement and lease commissions PSF | \$ — | \$ — | \$ — | \$ — | \$ 0.62 | \$ — |
| Average tenant improvement and lease commissions PSF | <u>\$ 24.55</u> | <u>\$ 6.52</u> | <u>\$ 12.33</u> | <u>\$ 8.27</u> | <u>\$ 16.01</u> | <u>\$ 15.65</u> |

(1) Based on leases executed during the period.

50

VALUE CREATION PIPELINE - ACQUISITIONS/DISPOSITIONS

as of December 31, 2003

ACQUISITIONS

For the period from January 1, 2003 through December 31, 2003

| <u>Property</u> | <u>Date Acquired</u> | <u>Square Feet</u> | <u>Initial Investment</u> | <u>Anticipated Future Investment</u> | <u>Total Investment</u> | <u>Percentage Leased</u> |
|---|----------------------|--------------------|---------------------------|--------------------------------------|-------------------------|--------------------------|
| Discovery Square (remaining 50% interest) | Apr-03 | 366,939 | \$ 18,273,000 | \$ — | \$ 18,273,000 | 98% |
| One Freedom Square (remaining 75% interest) | Aug-03 | 410,308 | 19,294,397 | — | 19,294,397 | 100% |
| Two Freedom Square (remaining 50% interest) | Aug-03 | 421,502 | 16,705,603 | 8,458,285 | 25,163,888 | 100% |
| South of Market- Reston VA Land | Aug-03 | N/A | 13,522,000 | — | 13,522,000 | N/A |
| 1333 New Hampshire Avenue | Oct-03 | 315,363 | 111,550,000 | — | 111,550,000 | 100% |
| Total Value Creation Pipeline - Acquisitions | | 1,514,112 | \$ 179,345,000 | \$ 8,458,285 | \$ 187,803,285 | 99% |

DISPOSITIONS

For the period from January 1, 2003 through December 31, 2003

| <u>Property and other assets</u> | <u>Date Disposed</u> | <u>Square Feet</u> | <u>Gross Sales Price</u> | <u>Book Gain(Loss)</u> |
|----------------------------------|----------------------|--------------------|--------------------------|------------------------|
| The Candler Building | Jan-03 | 540,706 | \$ 63,067,000 | \$ (292,564) |
| 875 Third Avenue | Feb-03 | 711,901 | 370,100,000(1) | 90,020,729 |
| 2300 N Street | Mar-03 | 289,243 | 122,000,000(2) | 64,310,972 |
| Prudential Center garage spaces | May-03 | N/A | 1,935,000 | 153,000 |
| Transfer of mortgage benefits | Various | N/A | 5,780,000 | 5,780,000 |
| Total Dispositions | | 1,541,850 | \$ 562,882,000 | \$ 159,972,137 |

(1) Includes \$8.8 million of future tenant improvement work credited to buyer at closing.

(2) Includes \$8.0 million of future tenant improvement work credited to buyer at closing.

**Boston Properties, Inc.
Fourth Quarter 2003**

VALUE CREATION PIPELINE - CONSTRUCTION IN PROGRESS

as of December 31, 2003 (except percentage leased)

| <u>Development Properties</u> | <u>Initial Occupancy</u> | <u>Estimated Stabilization Date</u> | <u>Location</u> | <u># of Buildings</u> | <u>Square feet</u> |
|-------------------------------------|--------------------------|-------------------------------------|------------------|-----------------------|--------------------|
| New Dominion Tech, Building Two | Q3 2004 | Q3 2004 | Herndon, VA | 1 | 257,400 |
| Times Square Tower | Q2 2004 | Q2 2005 | New York, NY | 1 | 1,234,272 |
| 901 New York Avenue (25% ownership) | Q3 2004 | Q3 2005 | Washington, D.C. | 1 | 538,463 |
| Total Development Properties | | | | 3 | 2,030,135 |

| <u>Development Properties</u> | <u>Investment to Date</u> | <u>Estimated Total Investment (1)</u> | <u>Total Construction Loan</u> | <u>Amount Drawn at December 31, 2003</u> | <u>Estimated Future Equity Requirement</u> | <u>Percentage Leased</u> |
|-------------------------------------|---------------------------|---------------------------------------|--------------------------------|--|--|--------------------------|
| New Dominion Tech, Building Two | \$ 49,209,794 | \$ 67,589,000 | \$ 65,000,000 | \$ 42,642,520 | \$ — | 100% |
| Times Square Tower | 506,739,024 | 653,500,000 | 493,500,000 | 332,889,866 | — | 25% |
| 901 New York Avenue (25% ownership) | 25,978,455 | 44,777,000 | 30,000,000 | 11,831,260 | 629,805 | 80% |
| Total Development Properties | \$ 581,927,273 | \$ 765,866,000 | \$ 588,500,000 | \$ 387,363,646 | \$ 629,805 | 49% |

DEVELOPMENTS PLACED-IN-SERVICE DURING 2003

| <u>Initial In Service Date</u> | <u>Estimated Stabilization</u> | <u>Location</u> | <u># of Buildings</u> | <u>Square feet</u> |
|--------------------------------|--------------------------------|-----------------|-----------------------|--------------------|
|--------------------------------|--------------------------------|-----------------|-----------------------|--------------------|

Class A Office Building

| | | | | | |
|---|---------|---------|-------------|----------|----------------|
| Waltham Weston Corporate Center | Q1 2002 | Q4 2003 | Waltham, MA | 1 | 306,801 |
| Two Freedom Square (50% ownership) | Q3 2002 | Q2 2003 | Reston, VA | 1 | 421,502 |
| Shaws Supermarket | Q2 2003 | Q2 2003 | Boston, MA | 1 | 57,235 |
| Total Developments Placed in Service | | | | 3 | 785,538 |

| | <u>Investment to Date</u> | <u>Estimated Total Investment</u> | <u>Construction Loan</u> | <u>Drawn at December 31, 2003</u> | <u>Estimated Future Equity Requirement</u> | <u>Percentage Leased</u> |
|---|---------------------------|-----------------------------------|--------------------------|-----------------------------------|--|--------------------------|
| <i>Class A Office Building</i> | | | | | | |
| Waltham Weston Corporate Center | \$ 74,005,707 | \$ 85,000,000 | \$ — | \$ — | \$ 10,994,293 | 67% |
| Two Freedom Square (50% ownership) | 40,877,715 | 49,336,000 | — | — | 8,458,285 | 100% |
| Shaws Supermarket | 24,415,736 | 24,600,000 | — | — | 184,264 | 100% |
| Total Developments Placed in Service | \$ 139,299,158 | \$ 158,936,000 | \$ — | \$ — | \$ 19,636,842 | 87% |

(1) Includes net revenues during lease-up period and cash component of hedge contracts.

52

Boston Properties, Inc.
Fourth Quarter 2003

VALUE CREATION PIPELINE - OWNED LAND PARCELS
as of December 31, 2003

| <u>Location</u> | <u>No. of Parcels</u> | <u>Acreage</u> | <u>Developable Square Feet</u> |
|------------------|-----------------------|----------------|--------------------------------|
| Rockville, MD | 3 | 83.0 | 1,242,000 |
| Dulles, VA | 2 | 76.6 | 945,000 |
| Gaithersburg, MD | 4 | 27.0 | 850,000 |
| San Jose, CA | 5 | 3.7 | 841,000 |
| Reston, VA | 4 | 43.2 | 1,602,000 |
| Boston, MA | 2 | 0.5 | 776,000 |
| Marlborough, MA | 1 | 0.5 | 170,000 |
| Weston, MA | 1 | 50.0 | 400,000 |
| Waltham, MA | 1 | 4.3 | 202,000 |
| Andover, MA | 1 | 74.0 | 350,000 |
| Washington, D.C. | 1 | 10.0 | 110,000 |
| | 25 | 372.7 | 7,488,000 |

VALUE CREATION PIPELINE - LAND PURCHASE OPTIONS
as of December 31, 2003

| <u>Location</u> | <u>No. of Parcels</u> | <u>Acreage</u> | <u>Developable Square Feet</u> |
|----------------------|-----------------------|----------------|--------------------------------|
| Princeton, NJ (1) | 14 | 149.9 | 1,900,000 |
| Washington, D.C. (2) | 2 | 4.6 | 1,432,000 |
| Framingham, MA (3) | 1 | 21.5 | 300,000 |
| Cambridge, MA (4) | 1 | 2.6 | 165,000 |
| | 18 | 178.6 | 3,797,000 |

(1) \$20.00 per developable square foot plus an earnout calculation.

(2) One parcel is subject to ground lease. The other parcels' option expires on 3/16/05 if there is no tenant.

(3) Subject to ground lease.

(4) Prior to January 23, 2004, the cost will be \$28.32/SF of land area. Land area is approximately 108,000 SF.

53

Boston Properties, Inc.
Fourth Quarter 2003

Definitions

This section contains a brief explanation of certain non-GAAP financial measures we provide in other sections of this document, and a statement of the reasons why management believes these measures provide useful information to investors about the company's financial condition or results of operations. Additional detail can be found in the company's most recent annual report on Form 10-K and other documents filed with the SEC from time to time.

Funds from Operations:

Pursuant to the revised definition of Funds from Operations adopted by the Board of Governors of the National Association of Real Estate Investment Trusts ("NAREIT"), we calculate Funds from Operations, or "FFO," by adjusting net income (loss) (computed in accordance with accounting principles generally accepted in the United States of America ("GAAP"), including non-recurring items), for gains (or losses) from sales of properties, real estate related depreciation and amortization, and after adjustment for unconsolidated partnerships and joint ventures. The use of FFO, combined with the required primary GAAP presentations, has been fundamentally beneficial, improving the understanding of operating results of REITs among the investing public and making comparisons of REIT operating results more meaningful. Management generally considers FFO to be a useful measure for reviewing the comparative operating and financial performance of the Company because, by excluding gains and losses related to sales of previously depreciated operating real estate assets and excluding real estate asset depreciation and amortization (which can vary among owners of identical assets in similar condition based on historical cost accounting and useful life estimates), FFO can help one compare the operating performance of a company's real estate between periods or as compared to different companies.

Our 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 addition to presenting FFO in accordance with the NAREIT definition, we also disclose FFO after specific supplemental adjustments, including net derivative losses and early surrender lease adjustments. Although our FFO as adjusted clearly differs from NAREIT's definition of FFO, as well as that of other REITs and real estate companies, we believe it provides a meaningful supplemental measure of our operating performance. FFO should not be considered as an alternative to net income (determined in accordance with GAAP) as an indication of our performance. FFO does not represent cash generated from operating activities determined in accordance with GAAP and is not a measure of liquidity or an indicator of our ability to make cash distributions. We believe that to further understand our performance, FFO and FFO as adjusted should be compared with our reported net income and considered in addition to cash flows in accordance with GAAP, as presented in our consolidated financial statements.

Funds Available for Distribution (FAD)

In addition to FFO, we present Funds Available for Distribution (FAD) by (1) adding to FFO non-real estate depreciation, (2) eliminating the effect of straight-line rent, and (3) subtracting: recurring capital expenditures; hotel improvements, equipment upgrades and replacements; and second generation tenant improvement and leasing commissions. In addition, this calculation includes all non-cash compensation expense related to restricted securities. Although our FAD as adjusted differs from that of other real estate companies, we believe it provides a meaningful indicator of our ability to fund cash needs and to make cash distributions to equity owners. In addition, we believe that to further understand our liquidity, FAD should be compared with our cash flows in accordance with GAAP, as presented in our consolidated financial statements. Our computation of FAD may not be comparable to FAD reported by other REITs or real estate companies and FAD does not represent cash generated from operating activities determined in accordance with GAAP, and should not be considered as an alternative to net income (determined in accordance with GAAP) as an indication of our performance, as an alternative to net cash flows from operating activities (determined in accordance with GAAP), or as a measure of our liquidity.

Debt to Total Market Capitalization Ratio

Debt to total market capitalization ratio, defined as total consolidated debt as a percentage of the market value of our outstanding equity securities plus our total consolidated debt, is a measure of leverage commonly used by analysts in the REIT sector. Total market capitalization is the sum of our total indebtedness outstanding on a consolidated basis (excluding unconsolidated joint venture debt) and the market value of our outstanding equity securities calculated using the closing stock price per share of common stock of the company multiplied by the sum of (1) the actual aggregate number of outstanding common partnership units of our operating partnership (including common partnership units held by the company) and (2) the number of common partnership units issuable upon conversion of preferred partnership units of our operating partnership. We are presenting this ratio because our degree of leverage could affect our ability to obtain additional financing for working capital, capital expenditures, acquisitions, development or other general corporate purposes. Investors should understand that our debt to total market capitalization ratio is in part a function of the market price of the common stock of Boston Properties, Inc., and as such will fluctuate with changes in such price and does not necessarily reflect our capacity to incur additional debt to finance our activities or our ability to manage our existing debt obligations. However, for a company like ours, whose assets are primarily income-producing real estate, the debt to total market capitalization ratio may provide investors with an alternate indication of leverage, so long as it is 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 our outstanding indebtedness.

Net Operating Income (NOI)

NOI is a non-GAAP financial measure equal to net income, the most directly comparable GAAP financial measure, plus corporate general and administrative expense, depreciation and amortization, interest expense, minority interest in Operating Partnership, net derivative losses and losses from early extinguishment of debt, less interest income, development and management income, gains from property dispositions, gains on sale from discontinued operations, income from discontinued operations, income from unconsolidated joint ventures and minority interest in property partnerships. In some cases we also present NOI on a cash basis, which is NOI after eliminating the effects of straight-lining of rent. We use NOI internally as a performance measure and believe NOI provides useful information to investors regarding our financial condition and results of operations because it reflects only those income and expense items that are incurred at the property level. Therefore, we believe NOI is a useful measure for evaluating the operating performance of our real estate assets. Our management also uses NOI to evaluate regional property level performance and to make decisions about resource allocations. Further, we believe NOI is useful to investors as a performance measure because, when compared across periods, NOI reflects 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. NOI excludes certain components from net income in order to provide results that are more closely related to a property's results of operations. 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. In addition, depreciation and amortization, because of historical cost accounting and useful life estimates, may distort

operating performance at the property level. NOI presented by us may not be comparable to NOI reported by other REITs that define NOI differently. We believe that in order to facilitate a clear understanding of our operating results, NOI should be examined in conjunction with net income as presented in our consolidated financial statements. NOI should not be considered as an alternative to net income as an indication of our performance or to cash flows as a measure of liquidity or ability to make distributions.

If you would like to receive this document in a different electronic format, please call investor relations at 617-236-3322.



FRB | WEBER SHANDWICK
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FOR IMMEDIATE RELEASE:

January 27, 2004

BOSTON PROPERTIES, INC. ANNOUNCES
FOURTH QUARTER 2003 RESULTS

Reports diluted FFO per share of \$1.05

Reports diluted EPS of \$0.61

BOSTON, MA, January 27, 2004 – Boston Properties, Inc. (NYSE: BXP), a real estate investment trust, today reported results for the fourth quarter ended December 31, 2003.

Results for the quarter ended December 31, 2003

Funds from Operations (FFO) for the quarter ended December 31, 2003 were \$106.9 million, or \$1.09 per share basic and \$1.05 per share diluted. This compares to FFO for the quarter ended December 31, 2002 of \$113.5 million, or \$1.19 per share basic and \$1.14 per share diluted before the application of SFAS No. 133, "Accounting for Derivative Instruments and Hedging Activities," as amended. The weighted average number of basic and diluted shares outstanding totaled 97,944,897 and 107,187,540, respectively, for the quarter ended December 31, 2003 and 95,313,371 and 105,630,130, respectively, for the same quarter last year.

Diluted FFO for the fourth quarter 2002 included approximately \$0.11 per share generated by One and Two Independence Square, The Candler Building, 875 Third Avenue and 2300 N Street properties, which were sold as part of our capital recycling program in connection with the acquisition of 399 Park Avenue in September 2002. Diluted FFO for the fourth quarter of 2003 included approximately \$0.05 per share of higher interest costs compared to the fourth quarter of 2002 primarily as a result of the interest on \$1.475 billion of floating-rate debt being refinanced during 2003 with longer-term, unsecured fixed-rate debt at an average interest rate of approximately 5.95% and after taking into account the interest expense associated with the sold properties. After eliminating the contribution to FFO from the sold properties and excluding the effects of the refinancing of our floating-rate debt, diluted FFO per share would have increased by 6.8% between the two periods.

Net income available to common shareholders per share (EPS) for the quarter ended December 31, 2003 was \$0.62 basic and \$0.61 on a diluted basis. This compares to EPS for the fourth quarter of 2002 of \$2.73 basic and \$2.70 on a diluted basis. EPS for the fourth quarter of 2002 included \$2.08, on a diluted basis, related to gains on sales of real estate and discontinued operations. Excluding the impact of these items, diluted EPS was \$0.62 for the quarter ended December 31, 2002.

Results for the year ended December 31, 2003

FFO for the year ended December 31, 2003 were \$412.1 million, or \$4.25 per share basic and \$4.09 per share diluted before the application of SFAS No. 133, "Accounting for Derivative Instruments and Hedging Activities," as amended and early surrender lease adjustment. FFO for the year ended 2003 compares to FFO of \$399.5 million, or \$4.29 per share basic and \$4.09 per share diluted for the year ended December 31, 2002. The weighted average number of basic and diluted shares outstanding totaled 96,899,873 and 106,861,317, respectively, for the year ended December 31, 2003 and 93,144,747 and 105,799,277, respectively, for the year ended December 31, 2002.

EPS for the year ended December 31, 2003 was \$3.77 basic and \$3.71 on a diluted basis. This includes \$1.35 per share, on a diluted basis, related to gains on sales of real estate and discontinued operations. EPS for the year ended December 31, 2002 was \$4.73 basic and \$4.66 on a diluted basis. This includes \$2.44 per share, on a diluted basis, related to gains on sales of real estate and discontinued operations. Excluding the impact of these items, diluted EPS was \$2.36 for the year ended December 31, 2003 and \$2.22 for the year ended December 31, 2002.

The reported results are unaudited and there can be no assurance that the results will not vary from the final information for the quarter and year ended December 31, 2003. In the opinion of management, all adjustments considered necessary for a fair presentation of these reported results have been made.

As of December 31, 2003, the Company's portfolio consisted of 140 properties comprising approximately 43.9 million square feet, including three properties under construction totaling 2.0 million square feet. The overall percentage of leased space for the properties in service as of December 31, 2003 was 92.1%.

Significant events of the fourth quarter include:

- On October 8, 2003, the Company acquired 1333 New Hampshire Avenue, a 315,000 square foot Class A office property in Washington, D.C. at a purchase price of approximately \$111.6 million. The acquisition was financed with borrowings under the Company's unsecured revolving credit facility and available cash. The property is 100% leased.
- On November 7, 2003, the Company executed a contract for the sale of Sugarland Business Park-Building Two, an office/technical property totaling approximately 59,000 square feet located in Herndon, Virginia for \$7.1 million. The sale is subject

to the satisfaction of customary closing conditions and, although there can be no assurances that the sale will be consummated on the terms currently contemplated or at all, we have no reason to believe that the closing will not occur as expected by the end of February 2004.

- On December 12, 2003, the Company executed a contract for the sale of Hilltop Office Center, comprised of nine office/technical properties totaling approximately 143,000 square feet located in South San Francisco, California. The Company has a 35.7% interest in these properties. The sale is subject to the satisfaction of customary closing conditions and, although there can be no assurances that the sale will be consummated on the terms currently contemplated or at all, we have no reason to believe that the closing will not occur as expected by the end of February 2004.
- On December 18, 2003, the Company executed a 10-year lease commencing in June 2004 for 141,348 square feet at its 611 Gateway Boulevard property located in South San Francisco, California. The previously unoccupied development property is now approximately 55% leased.

Transactions completed subsequent to December 31, 2003:

- On January 16, 2004, the Company sold 430 Rozzi Place, an industrial property totaling approximately 20,000 square feet located in South San Francisco, California for \$2.5 million. The Company had a 35.7% interest in this property.
- On January 23, 2004, the Company refinanced its \$493.5 million construction loan secured by the Times Square Tower property in New York City. The loan bore interest at LIBOR + 1.95% per annum and was scheduled to mature in November 2004. At December 31, 2003, the outstanding balance under the loan was \$332.9 million. This loan facility totaling \$475.0 million is comprised of two tranches. The first tranche consists of a \$300.0 million loan commitment which bears interest at LIBOR + 0.90% per annum and matures in January 2006, with a one year extension option. The second tranche consists of a \$175.0 million term loan which bears interest at LIBOR + 1.00% per annum and matures in January 2007, unless the maturity date of the first tranche is not extended, in which case it will mature in January 2006.
- On January 26, 2004, the Company executed a contract to acquire 1330 Connecticut Avenue, a 259,000 square foot Class A office property in Washington, D.C. at a purchase price of approximately \$86.6 million. In addition, the Company will be obligated to fund an additional \$11.0 million for tenant and capital improvements during approximately the first two years of ownership. The acquisition will be financed with the assumption of mortgage indebtedness secured by the property totaling approximately \$52.0 million bearing interest at a fixed rate of 7.58% per annum and maturing in 2011 and through borrowings under the Company's unsecured revolving credit facility and available cash. The acquisition is subject to the satisfactory assignment and assumption of the in-place mortgage indebtedness and customary closing conditions and, although there can be no assurances that the acquisition

will be consummated on the terms currently contemplated or at all, we have no reason to believe that the closing will not occur.

EPS and FFO Per Share Guidance:

The Company's guidance for the first quarter of 2004 and the full year of 2004 for EPS (diluted) and FFO per share (diluted) is set forth and reconciled below. The reconciliation of projected EPS to projected FFO per share, as provided below, is consistent with the Company's historical computations.

| | First Quarter 2004 | | | | Full Year 2004 | | | |
|--|--------------------|---|---------|----|----------------|---|---------|--|
| | Low | - | High | | Low | - | High | |
| Projected EPS (diluted) | \$ 0.53 | - | \$ 0.55 | | \$ 2.33 | - | \$ 2.43 | |
| Add: | | | | | | | | |
| Projected Company Share of Real Estate Depreciation and Amortization | \$ 0.46 | - | \$ 0.46 | \$ | 1.85 | - | \$ 1.85 | |
| Less: | | | | | | | | |
| Dilutive Impact of Preferred Securities | \$ 0.04 | - | \$ 0.04 | \$ | 0.15 | - | \$ 0.15 | |
| Projected FFO per Share (diluted) | \$ 0.95 | - | \$ 0.97 | \$ | 4.03 | - | \$ 4.13 | |

The foregoing estimates reflect management's view of current and future market conditions, including certain assumptions with respect to rental rates, occupancy levels and earnings impact of the events referenced in this release. There can be no assurance that the Company's actual results will not differ materially from the estimates set forth above.

Boston Properties will host a conference call tomorrow, January 28, 2004 at 10:00 AM (Eastern Time), open to the general public, to discuss the fourth quarter and full fiscal year 2003 results, the 2004 projections and other related matters. The number to call for this interactive teleconference is (800) 218-0530. A replay of the conference call will be available through February 4, 2004 by dialing (800) 405-2236 and entering the passcode 564857. An audio-webcast will also be archived and may be accessed at www.bostonproperties.com in the Investors section under the heading *Audio Archive*.

Additionally, a copy of Boston Properties' fourth quarter 2003 "Supplemental Operating and Financial Data" and this press release are available in the Investors section of the Company's website at www.bostonproperties.com. These materials are also available by contacting Investor Relations at (617) 236-3322 or by written request to:

Investor Relations
 Boston Properties, Inc.
 111 Huntington Avenue, Suite 300
 Boston, MA 02199-7610

Boston Properties is a fully integrated, self-administered and self-managed real estate investment trust that develops, redevelops, acquires, manages, operates and owns a diverse portfolio of Class A office, industrial and hotel properties. The Company is one

of the largest owners and developers of Class A office properties in the United States, concentrated in four core markets – Boston, Midtown Manhattan, Washington, D.C. and San Francisco.

This press release contains forward-looking statements within the meaning of the Federal securities laws. You can identify these statements by our use of the words "expects," "plans," "estimates," "projects," "intends," "believes" and similar expressions that do not relate to historical matters. You should exercise caution in interpreting and relying on forward-looking statements because they involve known and unknown risks, uncertainties and other factors which are, in some cases, beyond Boston Properties' control and could materially affect actual results, performance or achievements. These factors include, without limitation, the ability to enter into new leases or renew leases on favorable terms, dependence on tenants' financial condition, the uncertainties of real estate development and acquisition activity, the ability to effectively integrate acquisitions, the costs and availability of financing, the effects of local economic and market conditions, the impact of newly adopted accounting principles on period-to-period comparisons of financial results, regulatory changes and other risks and uncertainties detailed from time to time in the Company's filings with the Securities and Exchange Commission. The Company does not undertake a duty to update forward-looking statements, including its expected operating results for the first quarter of 2004 and the full year of 2004.

Financial tables follow.

BOSTON PROPERTIES, INC.
CONSOLIDATED STATEMENTS OF OPERATIONS

| | Three months ended December 31, | | Year ended December 31, | |
|--|------------------------------------|------------|----------------------------|------------|
| | 2003 | 2002 | 2003 | 2002 |
| (in thousands, except for per share amounts) (unaudited) | | | | |
| Revenue | | | | |
| Rental: | | | | |
| Base rent | \$ 258,269 | \$ 253,730 | \$ 1,007,422 | \$ 931,634 |
| Recoveries from tenants | 38,204 | 38,136 | 157,304 | 141,416 |
| Parking and other | 12,213 | 13,217 | 53,601 | 50,827 |
| Total rental revenue | 308,686 | 305,083 | 1,218,327 | 1,123,877 |
| Hotel revenue | 22,082 | 24,779 | 70,083 | 44,786 |
| Development and management services | 4,550 | 2,769 | 18,185 | 10,748 |
| Interest and other | 866 | 700 | 3,033 | 5,504 |
| Total revenue | 336,184 | 333,331 | 1,309,628 | 1,184,915 |
| Expenses | | | | |
| Operating: | | | | |
| Rental | 98,973 | 98,234 | 400,639 | 368,047 |
| Hotel | 15,992 | 17,562 | 52,250 | 31,086 |
| General and administrative | 11,749 | 12,703 | 45,359 | 47,292 |
| Interest | 75,001 | 72,410 | 299,436 | 263,067 |
| Depreciation and amortization | 56,232 | 52,129 | 210,072 | 179,726 |
| Net derivative losses | — | 1,461 | 1,038 | 11,874 |
| Loss from early extinguishment of debt | — | 2,386 | 1,474 | 2,386 |
| Loss on investments in securities | — | — | — | 4,297 |
| Total expenses | 257,947 | 256,885 | 1,010,268 | 907,775 |
| Income before minority interests in property partnerships, income from unconsolidated joint ventures, minority interest in Operating Partnership, gains on sales of real estate and other assets, discontinued operations and preferred dividend | 78,237 | 76,446 | 299,360 | 277,140 |
| Minority interests in property partnerships | 313 | 191 | 1,604 | 2,171 |
| Income from unconsolidated joint ventures | 662 | 2,083 | 6,016 | 7,954 |
| Income before minority interest in Operating Partnership, gains on sales of real estate and other assets, discontinued operations and preferred dividend | 79,212 | 78,720 | 306,980 | 287,265 |
| Minority interest in Operating Partnership | (18,879) | (19,289) | (74,642) | (73,980) |
| Income before gains on sales of real estate and other assets, discontinued operations and preferred dividend | 60,333 | 59,431 | 232,338 | 213,285 |
| Gains on sales of real estate and other assets, net of minority | — | 187,562 | 57,574 | 190,443 |

| | | | | |
|--|-----------|------------|------------|------------|
| interest | | | | |
| Income before discontinued operations and preferred dividend | 60,333 | 246,993 | 289,912 | 403,728 |
| Discontinued Operations: | | | | |
| Income from discontinued operations, net of minority interest | 259 | 5,508 | 2,176 | 15,310 |
| Gains on sales of real estate from discontinued operations, net of minority interest | — | 7,645 | 73,234 | 25,345 |
| Income before preferred dividend | 60,592 | 260,146 | 365,322 | 444,383 |
| Preferred dividend | — | — | — | (3,412) |
| Net income available to common shareholders | \$ 60,592 | \$ 260,146 | \$ 365,322 | \$ 440,971 |
| Basic earnings per share: | | | | |
| Income available to common shareholders before discontinued operations | \$ 0.62 | \$ 2.59 | \$ 2.99 | \$ 4.30 |
| Discontinued operations, net of minority interest | — | 0.14 | 0.78 | 0.43 |
| Net income available to common shareholders | \$ 0.62 | \$ 2.73 | \$ 3.77 | \$ 4.73 |
| Weighted average number of common shares outstanding | 97,945 | 95,313 | 96,900 | 93,145 |
| Diluted earnings per share: | | | | |
| Income available to common shareholders before discontinued operations | \$ 0.61 | \$ 2.56 | \$ 2.94 | \$ 4.23 |
| Discontinued operations, net of minority interest | — | 0.14 | 0.77 | 0.43 |
| Net income available to common shareholders | \$ 0.61 | \$ 2.70 | \$ 3.71 | \$ 4.66 |
| Weighted average number of common and common equivalent shares outstanding | 100,100 | 96,395 | 98,486 | 94,612 |

**BOSTON PROPERTIES, INC.
CONSOLIDATED BALANCE SHEETS**

| | December 31, 2003 | December 31, 2002 |
|--|---|----------------------|
| | (in thousands, except for share amounts) (unaudited) | |
| <u>ASSETS</u> | | |
| Real estate | \$ 8,202,958 | \$ 7,781,684 |
| Development in progress | 542,600 | 448,576 |
| Land held for future development | 232,098 | 215,866 |
| Real estate held for sale, net | 5,604 | 224,585 |
| Less: accumulated depreciation | (1,001,435) | (822,933) |
| Total real estate | 7,981,825 | 7,847,778 |
| Cash and cash equivalents | 22,686 | 55,275 |
| Cash held in escrows | 21,321 | 41,906 |
| Tenant and other receivables, net of allowance for doubtful accounts of \$3,157 and \$3,682, respectively | 18,425 | 20,458 |
| Accrued rental income, net of allowance of \$5,030 and \$4,744, respectively | 189,852 | 165,321 |
| Deferred charges, net | 188,855 | 176,545 |
| Prepaid expenses and other assets | 39,350 | 18,015 |
| Investments in unconsolidated joint ventures | 88,786 | 101,905 |
| Total assets | \$ 8,551,100 | \$ 8,427,203 |
| <u>LIABILITIES AND STOCKHOLDERS' EQUITY</u> | | |
| Liabilities: | | |
| Mortgage notes payable | \$ 3,471,400 | \$ 4,267,119 |
| Unsecured senior notes, net of discount | 1,470,320 | 747,375 |
| Unsecured bridge loan | — | 105,683 |
| Unsecured line of credit | 63,000 | 27,043 |
| Accounts payable and accrued expenses | 92,026 | 73,846 |
| Dividends and distributions payable | 84,569 | 81,226 |
| Interest rate contracts | 8,191 | 14,514 |
| Accrued interest payable | 50,931 | 25,141 |
| Other liabilities | 80,367 | 81,085 |
| Total liabilities | 5,320,804 | 5,423,032 |
| Commitments and contingencies | — | — |
| Minority interests | 830,133 | 844,581 |
| Stockholders' equity: | | |
| Excess stock, \$0.01 par value, 150,000,000 shares authorized, none issued or outstanding | — | — |
| Preferred stock, \$0.01 par value, 50,000,000 shares authorized, none issued or outstanding | — | — |
| Common stock, \$0.01 par value, 250,000,000 shares authorized, 98,309,077 and 95,441,890 shares issued and 98,230,177 and 95,362,990 shares outstanding in 2003 and 2002, respectively | 982 | 954 |

| | | |
|--|--------------|--------------|
| Additional paid-in capital | 2,104,158 | 1,982,689 |
| Earnings in excess of dividends | 320,900 | 198,586 |
| Treasury common stock, at cost | (2,722) | (2,722) |
| Unearned compensation | (6,820) | (2,899) |
| Accumulated other comprehensive loss | (16,335) | (17,018) |
| Total stockholders' equity | 2,400,163 | 2,159,590 |
| Total liabilities and stockholders' equity | \$ 8,551,100 | \$ 8,427,203 |

BOSTON PROPERTIES, INC.
FUNDS FROM OPERATIONS (1)

| | Three months ended December 31, | | Year ended December 31, | |
|--|---|------------|----------------------------|------------|
| | 2003 | 2002 | 2003 | 2002 |
| | (in thousands, except for per share amounts) (unaudited) | | | |
| Net income available to common shareholders | \$ 60,592 | \$ 260,146 | \$ 365,322 | \$ 440,971 |
| Add: | | | | |
| Preferred dividend | — | — | — | 3,412 |
| Minority interest in Operating Partnership | 18,879 | 19,289 | 74,642 | 73,980 |
| Less: | | | | |
| Minority interests in property partnerships | 313 | 191 | 1,604 | 2,171 |
| Income from unconsolidated joint ventures | 662 | 2,083 | 6,016 | 7,954 |
| Gains on sales of real estate and other assets, net of minority interest | — | 187,562 | 57,574 | 190,443 |
| Income from discontinued operations, net of minority interest | 259 | 5,508 | 2,176 | 15,310 |
| Gains on sales of real estate from discontinued operations, net of minority interest | — | 7,645 | 73,234 | 25,345 |
| Income before minority interests in property partnerships, income from unconsolidated joint ventures, minority interest in Operating Partnership, gains on sales of real estate and other assets, discontinued operations and preferred dividend | 78,237 | 76,446 | 299,360 | 277,140 |
| Add: | | | | |
| Real estate depreciation and amortization | 57,500 | 56,072 | 216,235 | 192,574 |
| Income from discontinued operations | 339 | 6,720 | 2,759 | 18,779 |
| Income from unconsolidated joint ventures | 662 | 2,083 | 6,016 | 7,954 |
| Loss from early extinguishment of debt associated with the sale of real estate | — | 2,386 | 1,474 | 2,386 |
| Less: | | | | |
| Minority interests in property partnerships' share of funds from operations | (945) | (1,390) | (3,458) | (3,223) |
| Preferred dividends and distributions | (4,443) | (5,926) | (21,249) | (28,711) |
| Funds from operations | 131,350 | 136,391 | 501,137 | 466,899 |
| Add: | | | | |
| Net derivative losses (SFAS No. 133) | — | 1,461 | 1,038 | 11,874 |
| Early surrender lease adjustment (2) | — | — | — | 8,520 |
| Funds from operations before net derivative losses (SFAS No. 133) and after early surrender lease adjustment | \$ 131,350 | \$ 137,852 | \$ 502,175 | \$ 487,293 |
| Funds from operations available to common shareholders before net derivative losses (SFAS No. 133) and after early surrender lease adjustment | \$ 106,931 | \$ 113,464 | \$ 412,073 | \$ 399,489 |
| Weighted average shares outstanding - basic | 97,945 | 95,313 | 96,900 | 93,145 |
| FFO per share basic before net derivative losses (SFAS No. 133) and after early surrender lease adjustment | \$ 1.09 | \$ 1.19 | \$ 4.25 | \$ 4.29 |
| FFO per share basic after net derivative losses (SFAS No. 133) and before early surrender lease adjustment | \$ 1.09 | \$ 1.18 | \$ 4.24 | \$ 4.11 |
| Weighted average shares outstanding - diluted | 107,188 | 105,630 | 106,861 | 105,799 |
| FFO per share diluted before net derivative losses (SFAS No. 133) and after early surrender lease adjustment | \$ 1.05 | \$ 1.14 | \$ 4.09 | \$ 4.09 |
| FFO per share diluted after net derivative losses (SFAS No. 133) and before early surrender lease adjustment | \$ 1.05 | \$ 1.13 | \$ 4.08 | \$ 3.92 |

(1) Pursuant to the revised definition of Funds from Operations adopted by the Board of Governors of the National Association of Real Estate Investment Trusts ("NAREIT"), we calculate Funds from Operations, or "FFO," by adjusting net income (loss) (computed in accordance with accounting

principles generally accepted in the United States of America (“GAAP”), including non-recurring items), for gains (or losses) from sales of properties, real estate related depreciation and amortization, and after adjustment for unconsolidated partnerships and joint ventures.

The use of FFO, combined with the required primary GAAP presentations, has been fundamentally beneficial, improving the understanding of operating results of REITs among the investing public and making comparisons of REIT operating results more meaningful. Management generally considers FFO to be a useful measure for reviewing the comparative operating and financial performance of the Company because, by excluding gains and losses related to sales of previously depreciated operating real estate assets and excluding real estate asset depreciation and amortization (which can vary among owners of identical assets in similar condition based on historical cost accounting and useful life estimates), FFO can help one compare the operating performance of a company’s real estate between periods or as compared to different companies.

Our 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 addition to presenting FFO in accordance with the NAREIT definition, we also disclose FFO after specific supplemental adjustments, including net derivative losses and early surrender lease adjustment. Although our FFO as adjusted clearly differs from NAREIT’s definition of FFO, as well as that of other REITs and real estate companies, we believe it provides a meaningful supplemental measure of our operating performance. FFO should not be considered as an alternative to net income (determined in accordance with GAAP) as an indication of our performance. FFO does not represent cash generated from operating activities determined in accordance with GAAP and is not a measure of liquidity or an indicator of our ability to make cash distributions. We believe that to further understand our performance, FFO and FFO as adjusted should be compared with our reported net income and considered in addition to cash flows in accordance with GAAP, as presented in our consolidated financial statements.

(2) Represents cash received under contractual obligations.

BOSTON PROPERTIES, INC.
PORTFOLIO LEASING PERCENTAGES

| | % Leased by Location | |
|------------------------------|----------------------|-------------------|
| | December 31, 2003 | December 31, 2002 |
| Greater Boston | 88.9% | 91.8% |
| Greater Washington, D.C. | 95.1% | 95.9% |
| Midtown Manhattan | 99.4% | 98.4% |
| Baltimore, MD | 95.1% | 97.6% |
| Richmond, VA | 89.2% | 91.8% |
| Princeton/East Brunswick, NJ | 93.4% | 93.3% |
| Greater San Francisco | 82.4% | 87.4% |
| Bucks County, PA | 100.0% | 100.0% |
| Total Portfolio | 92.1% | 93.9% |

| | % Leased by Type | |
|----------------------------|-------------------|-------------------|
| | December 31, 2003 | December 31, 2002 |
| Class A Office Portfolio | 92.7% | 94.1% |
| Office/Technical Portfolio | 89.4% | 89.7% |
| Industrial Portfolio | 56.6% | 100.0% |
| Total Portfolio | 92.1% | 93.9% |