SEC Form 4												
FORM 4	UNITED S	TATES S	ECURITIES			-	GE CO	OMMIS	SION			
			Washingt	9			OMB APPROVAL					
Check this box if no longer subject to Section 16. Form 4 or Form 5 obligations may continue. See Instruction 1(b).	STATEN	Filed pursuan	t to Section 16(a) c tion 30(h) of the Inv	es Exchange /		IIP	Estim	Number: ated average burd per response:	3235-0287 en 0.5			
1. Name and Address of Reporting Perso <u>PESTER ROBERT E</u>	BOS	er Name and Ticker <u>FON PROPE</u> <u>FNERSHIP</u> [5. Relationship of Reporting Person(s) to Issuer (Check all applicable) Director 10% Owner X Officer (give title Other (specify below) below)							
(Last) (First) C/O BOSTON PROPERTIES, IN(FOUR EMBARCADERO CENTE		3. Date of Earliest Transaction (Month/Day/Year) 02/15/2022							e Vice	President of (GP	
(Street) SAN FRANCISCO	94111	4. If Am	endment, Date of (Driginal	Filed	(Month/Day/Y	'ear)	6. Indiv Line) X	Form filed	by One	Filing (Check A Reporting Pers than One Repo	on
(City) (State)	(Zip)	—							Person	by wor		orang
Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned												
1. Title of Security (Instr. 3) Date (Month			action 2A. Deemed Execution Date, if any (Month/Day/Year)			3. Transaction Code (Instr.4. Securities Acquired (A Disposed Of (D) (Instr. 3, 5)8)			5. Amount of Securities Beneficially Owned Follo Reported	,	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Indirect Beneficial Ownership (Instr. 4)
				Code	v	Amount	(A) or (D)	Price	Transaction((Instr. 3 and			(1150.4)
Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., puts, calls, warrants, options, convertible securities)												

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1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	3A. Deemed Execution Date, if any (Month/Day/Year)	4. Transa Code (8)	action of		6. Date Exercisable and Expiration Date (Month/Day/Year)		7. Title and Amount of Securities Underlying Derivative Security (Instr. 3 and 4)		8. Price of Derivative Security (Instr. 5)	9. Number of derivative Securities Beneficially Owned Following Reported Transaction(s) (Instr. 4)	10. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	11. Nature of Indirect Beneficial Ownership (Instr. 4)	
				Code	v	(A)	(D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares				
LTIP Units ⁽¹⁾	(2)	02/15/2022		A		3,048		(2)(3)	(2)	Common OP Units	3,048	\$0.25	71,346	D	

Explanation of Responses:

1. Represents units of limited partnership interest in the Issuer earned (i.e., for which the performance-based hurdles have been met) pursuant to Boston Properties, Inc.'s ("BXP's"), the Issuer's sole general partner's, 2019 Multi-Year Long-Term Incentive Program").

2. Conditioned upon minimum allocations to the capital accounts of the LTIP Units for federal income tax purposes, each LTIP Unit may be converted, at the election of the Issuer or the holder, into a common unit of limited partnership interest in the Issuer ("Common OP Unit"). Each Common OP Unit acquired upon conversion of an LTIP Unit may be presented for redemption, at the election of the holder, for cash equal to the then fair market value of a share of Common Stock of BXP, except that BXP may, at its election, acquire each Common OP Unit so presented for one share of BXP's Common Stock. LTIP Units have no expiration date.

3. The 3,048 LTIP Units earned pursuant to the Program vested 50% upon being earned and 50% will vest on February 4, 2023.

Remarks:

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

<u>02/17/2022</u>

** Signature of Reporting Person Date

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

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

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

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

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