

## **Boston Properties Signs 400,000 SF Lease With Ropes & Gray at Prudential Center**

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BOSTON, July 16 /PRNewswire-FirstCall/ -- Boston Properties, Inc. (NYSE: BXP), a real estate investment trust, and Ropes & Gray, announced today that they have executed a lease for Ropes & Gray to relocate its Boston office to the Prudential Tower. The firm will occupy more than 400,000 square feet of office space in the top floors of the 52-story, 1.2 million square foot office building beginning in the fall of 2010.

Bryan Koop, Senior Vice President and Regional Manager of Boston Properties, said "Ropes & Gray was extremely thorough in their analysis of the Prudential Tower in terms of recruiting and retaining their associates, with customer convenience also a top priority. Real estate is clearly a strategic part of their growth plans. We are thrilled to have Ropes & Gray join us at Prudential Center."

"We are delighted to partner with Boston Properties, and we look forward to our upcoming tenancy in the Prudential Tower," said Brad Malt, the Chairman of Ropes & Gray. "The Prudential Tower will provide a dynamic new space to accommodate our future growth, and the Back Bay location offers an appealing mix of central location, cultural and recreational amenities, as well as convenience for our clients, attorneys and staff."

Ropes & Gray was represented in this transaction by the Meredith & Grew team of President Thomas J. Hynes, Jr., Executive Vice President Ronald K. Perry, Senior Vice President Kristin E. Blount, and Vice President Roger W. Breslin.

The Prudential Center is a 3.2 million square foot urban center, comprised of 2.6 million square feet of office space and 620,000 square feet of retail space. The complex provides direct access to the Massachusetts Turnpike and on-site access to the MBTA Green Line, as well as the largest parking garage in New England, with space for 3,660 cars. In 2006, Prudential Center was the recipient of the Urban Land Institute Award for Excellence as best mixed-use project on an international basis. Additionally, the Prudential Tower was the recipient of the 2006 BOMA Best Building of the Year Award.

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 properties that also includes one hotel. The Company is one of the largest owners and developers of Class-A office properties in the United States, concentrated in five select markets - Boston, Midtown Manhattan, Washington, D.C., San Francisco, and Princeton, N.J. Visit the Company's web site at <http://www.bostonproperties.com>.

Ropes & Gray LLP provides comprehensive legal services to leading businesses and individuals around the world. Clients benefit from expertise combined with unwavering standards for integrity, service, and responsiveness. With offices in preeminent centers of finance, technology and government, Ropes & Gray is ideally positioned to address today's most pressing legal and business issues. Capabilities include antitrust, bankruptcy and business restructuring, corporate mergers and acquisitions, employee benefits, environmental, health care, intellectual property and technology, international, investment management, labor and employment, life sciences, litigation, private equity and venture capital, private client services, real estate and tax. The firm has offices in Boston, New York, Palo Alto, San Francisco, and Washington, D.C.

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 the Company's accounting policies and 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. Boston Properties does not undertake a duty to update or revise any forward-looking statement whether as a result of new information, future events or otherwise.

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