

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):  
APRIL 22, 2003

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 12. OTHER EVENTS

Following the issuance of a press release on April 22, 2003 announcing the Company's results for the first quarter ended March 31, 2003, the Company intends to provide supplemental information regarding the Company's operations that is too voluminous for a press release. The Company is attaching this supplementary operating and financial data as Exhibit 99.1 and the press release as Exhibit 99.2 to this Current Report on Form 8-K.

ITEM 7. FINANCIAL STATEMENTS, PRO FORMA FINANCIAL INFORMATION AND EXHIBITS.

(c) Exhibits

Exhibit No.  
- - - - -

- 99.1 Boston Properties, Inc. Supplemental Operating and Financial Data for the quarter ended March 31, 2003.
- 99.2 The Boston Properties, Inc. press release dated April 22, 2003.

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: April 22, 2003

BOSTON PROPERTIES, INC.

/s/ Douglas T. Linde

-----  
By: Douglas T. Linde  
Chief Financial Officer

[BOSTON PROPERTIES LOGO]

SUPPLEMENTAL OPERATING AND FINANCIAL DATA  
FOR THE QUARTER ENDED MARCH 31, 2003BOSTON PROPERTIES, INC.  
FIRST QUARTER 2003

INDEX - -----	
-----	
-----	
-----	PAGE
COMPANY BACKGROUND	3
INVESTOR INFORMATION	4-5
FINANCIAL HIGHLIGHTS	6
CONSOLIDATED BALANCE SHEETS	7
CONSOLIDATED INCOME STATEMENTS	8
FUNDS FROM OPERATIONS	9
FUNDS AVAILABLE FOR DISTRIBUTION AND RATIOS	
10 CAPITAL STRUCTURE	11
DEBT ANALYSIS	12-15
UNCONSOLIDATED JOINT VENTURES	16-17
PORTFOLIO OVERVIEW-SQUARE FOOTAGE	
18 PROPERTY LISTING	19-
22 TOP 20 TENANTS	23
PORTFOLIO OVERVIEW-FFO	
24 OCCUPANCY ANALYSIS	25
OFFICE PROPERTIES-LEASE EXPIRATION ROLL OUT	26
OFFICE/TECHNICAL PROPERTIES-LEASE EXPIRATION ROLL OUT	27
INDUSTRIAL PROPERTIES-LEASE EXPIRATION ROLL OUT	28
RETAIL PROPERTIES - LEASE EXPIRATION ROLL OUT	29
GRAND TOTAL - OFFICE, OFFICE/TECHNICAL, INDUSTRIAL AND RETAIL PROPERTIES	30
BOSTON AREA LEASE EXPIRATION ROLL OUT	31-32
WASHINGTON DC AREA LEASE EXPIRATION ROLL OUT	33-
34 SAN FRANCISCO AREA LEASE EXPIRATION ROLL OUT	35-36
NEW YORK AREA LEASE EXPIRATION ROLL OUT	37-38
PRINCETON AREA LEASE EXPIRATION ROLL OUT	39-40
OTHER AREA LEASE EXPIRATION ROLL OUT	41-42
CBD/SUBURBAN LEASE EXPIRATION ROLL OUT	43-44
HOTEL PERFORMANCE	45
SAME PROPERTY PERFORMANCE	46
RECONCILIATION TO SAME PROPERTY PERFORMANCE	47
IN-SERVICE PROPERTY PERFORMANCE	48
CAPITAL EXPENDITURES	49
VALUE CREATION PIPELINE - ACQUISITIONS/DISPOSITIONS	50
VALUE CREATION PIPELINE - DEVELOPMENT	51
VALUE CREATION PIPELINE - LAND PARCELS	52
DEFINITIONS	53

BOSTON PROPERTIES, INC.  
FIRST QUARTER 2003  
COMPANY BACKGROUND

-----

Boston Properties, Inc. (the "Company"), a self-administered and self-managed real estate investment trust, 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 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.

On March 18, 2003, Boston Properties Limited Partnership, the Company's Operating Partnership ("BPLP") closed on an offering of \$300 million in aggregate principal amount of its 5.625% senior unsecured notes due 2015. The notes were priced at 99.898% of their face amount to yield 5.636%. BPLP's bonds have been rated Baa2, BBB and BBB by Moody's, Standard & Poor's and FitchRatings, respectively.

Since the Company's initial offering in June 1997, the Company has acquired 51 properties adding approximately 20.1 million square feet to its portfolio, representing an investment of approximately \$5.8 billion, and the Company has delivered 35 development properties adding approximately 7.2 million square feet to its portfolio, representing an investment of approximately \$1.6 billion. In addition, the Company is constructing four office properties and one retail property for a total anticipated investment of approximately \$839.2 million. The Company owns or controls land where it can develop an additional 8.8 million square feet.

3

BOSTON PROPERTIES, INC.  
FIRST QUARTER 2003

-----  
INVESTOR INFORMATION

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

KEY MANAGEMENT:

Mortimer B. Zuckerman            Chairman of the Board  
  
Edward H. Linde                    President, CEO and Director  
  
Robert E. Burke                   Executive Vice President, Operations  
  
Douglas T. Linde                  Senior Vice President, CFO and Treasurer

-----  
RESEARCH COVERAGE

-----  
EQUITY

A.G. Edwards & Sons, Inc.            David AuBuchon            (314) 955-5452  
Banc of America Securities Int'l    Lee Schalop                (212) 847-5677  
Bear Stearns                         Ross Smotrich             (212) 272-8046  
Credit Suisse First Boston         Lawrence D. Raiman        (212) 538-2380  
Deutsche Bank                        Louis Taylor               (212) 469-4912  
Friedman, Billings & Ramsey       David Loeb                 (703) 469-1289  
Goldman Sachs                        David Kostin               (212) 902-6781  
Green Street Advisors               Jim Sullivan                (949) 640-8780  
J.P. Morgan                          Anthony Paolone            (212) 622-6682  
Lehman Brothers                     Stuart Axelrod             (212) 526-3410  
McDonald Investments, Inc.         Anatole Pevnev             (216) 263-4783  
Merrill Lynch                         Steve Sakwa                (212) 449-0335  
Morgan Stanley                       Greg Whyte                 (212) 761-6331  
Prudential Securities                James Sullivan             (212) 778-2515  
RBC Capital Markets                 Jay Leupp                  (415) 633-8588  
Citigroup Smith Barney             Jonathan Litt               (212) 816-0231  
The Penobscot Group                Fred Carr                  (617) 649-9600  
UBS Warburg                          Keith Mills                 (212) 713-3098

-----  
DEBT

RATING AGENCIES:

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

ANALYSTS:

Banc of America Securities         Chris Brown                (704) 386-2524  
Bear Stearns                         Susan Berliner             (212) 272-0217  
BNP Paribas                          Erich Marriott             (212) 841-3186  
Credit Suisse First Boston         Thierry Perrein            (212) 538-8618  
Deutsche Bank                        Scott O'Shea               (212) 469-7190  
J.P. Morgan                          Mark Streeter              (212) 834-5086  
Merrill Lynch                        John Forrey                (212) 449-1812  
Citigroup Smith Barney             Thomas Cook               (212) 723-1112  
U.S. Bancorp Piper Jaffray         Stephen Manaker            (212) 284-9457

-----  
TIMING

Quarterly results for 2003 will be announced according to the following anticipated schedule:

Second Quarter                      Late July  
Third Quarter                         Late October  
Fourth Quarter                        Late January

4

COMMON STOCK DATA (NYSE: BXP)

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 NEW YORK STOCK EXCHANGE CLOSING PRICES):

1ST  
 QUARTER  
 2003 4TH  
 QUARTER  
 2002 3RD  
 QUARTER  
 2002 2ND  
 QUARTER  
 2002 -----  
 -----  
 -----  
 -----  
 -----  
 -----  
 -----  
 -- HIGH  
 PRICE \$  
 39.2900 \$  
 37.4300 \$  
 39.8700 \$  
 41.5500  
 LOW PRICE  
 \$ 34.9900  
 \$ 33.9300  
 \$ 34.5600  
 \$ 37.8800  
 CLOSING  
 PRICE \$  
 37.9000 \$  
 36.8600 \$  
 37.2000 \$  
 39.9500  
 DIVIDENDS  
 PER SHARE  
 -  
 ANNUALIZED  
 (1) \$ 2.44  
 \$ 2.44 \$  
 2.44 \$  
 2.44  
 CLOSING  
 DIVIDEND  
 YIELD -  
 ANNUALIZED  
 6.44%  
 6.62%  
 6.56%  
 6.11%  
 CLOSING  
 SHARES,  
 COMMON  
 UNITS AND  
 PREFERRED  
 UNITS (IF  
 CONVERTED)  
 OUTSTANDING  
 (THOUSANDS)  
 125,597  
 125,038  
 125,031  
 125,017  
 CLOSING  
 MARKET  
 VALUE OF  
 SHARES AND  
 UNITS  
 OUTSTANDING  
 (THOUSANDS)  
 \$  
 4,760,126  
 \$  
 4,608,901  
 \$  
 4,651,153  
 \$  
 4,994,429

(1) REFLECTS DIVIDEND INCREASE FROM \$0.58 PER SHARE TO \$0.61 PER SHARE EFFECTIVE Q2 2002.

BPLP UNSECURED SENIOR NOTES

SETTLEMENT  
 DATE  
 12/13/2002  
 1/17/2003

3/18/2003  
 PRINCIPAL  
 AMOUNT  
 \$750,000,000  
 \$175,000,000  
 \$300,000,000  
 YIELD  
 6.296%  
 6.280%  
 5.636%  
 COUPON  
 6.250%  
 6.250%  
 5.625%  
 DISCOUNT  
 99.650%  
 99.763%  
 99.898%  
 RATINGS:  
 MOODY'S  
 Baa2  
 (stable)  
 Baa2  
 (stable)  
 Baa2  
 (stable)  
 S&P BBB  
 (stable)  
 BBB  
 (stable)  
 BBB  
 (stable)  
 FITCH BBB  
 (stable)  
 BBB  
 (stable)  
 BBB  
 (stable)  
 MATURITY  
 DATE  
 1/15/2013  
 1/15/2013  
 4/15/2015

FINANCIAL HIGHLIGHTS

-----  
 (UNAUDITED AND IN THOUSANDS, except per share data)

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 or results of operations can be found on page 53.

THREE MONTHS  
 ENDED -----  
 -----  
 -----  
 -----  
 MARCH 31, 2003  
 DECEMBER 31,  
 2002 -----  
 -----  
 ----- INCOME  
 ITEMS: Revenue  
 \$ 319,680 (1) \$  
 333,597 (1)  
 Straight line  
 rent (FASB 13)  
 \$ 10,866 \$  
 11,938 Lease  
 termination  
 fees (included  
 in revenues) \$  
 1,761 \$ 3,724  
 Capitalized  
 interest \$  
 4,453 \$ 4,719  
 Capitalized  
 wages \$ 1,172 \$  
 1,057 Operating  
 Margins  
 [(rental  
 revenue -  
 rental  
 expenses)/rental  
 revenue] 68.3%  
 (2) 69.0%(2)

Net income available to common shareholders \$ 185,045 \$ 260,146 Funds from operations (FFO) available to common shareholders before net derivative losses and after cash basis early surrender lease income (3) \$ 102,735 \$ 113,464 FFO per share before net derivative losses and after cash basis early surrender lease income - diluted (3) \$ 1.03 \$ 1.14 Net income available to common shareholders per share - basic \$ 1.93 \$ 2.73 Net income available to common shareholders per share - diluted \$ 1.91 \$ 2.70

Dividends per share \$ 0.61 \$ 0.61 Funds available for distribution (FAD) (4) \$ 107,962 \$

112,377 RATIOS:  
 Interest Coverage Ratio (excluding capitalized interest) - cash basis (5) 2.65 2.87  
 Interest Coverage Ratio (including capitalized interest) - cash basis (5) 2.50 2.69 FFO Payout Ratio (6) 59.22% 53.51% FAD Payout Ratio (7) 65.77% 62.88%

MARCH 31, 2003  
 DECEMBER 31, 2002 -----  
 -----

CAPITALIZATION:  
 Total Debt \$ 4,980,113 \$ 5,147,220 Price @ Quarter End \$ 37.9000 \$ 36.8600 Equity Value @ Quarter End \$ 4,760,126 \$ 4,608,901 Total Market Capitalization \$ 9,740,239 \$ 9,756,121 Debt/Total Market Capitalization (8) 51.13% 52.76%

THREE MONTHS ENDED -----

-----  
-----  
SEPTEMBER 30,  
2002 JUNE 30,  
2002 -----  
-----

----- INCOME  
ITEMS: Revenue  
\$ 301,193 (1) \$  
283,323  
Straight line  
rent (FASB 13)  
\$ 12,244 \$  
12,216 Lease  
termination  
fees (included  
in revenues) \$  
1,858 \$ 1,227  
Capitalized  
interest \$  
4,684 \$ 5,261  
Capitalized  
wages \$ 1,562 \$  
1,185 Operating  
Margins  
[(rental  
revenue -  
rental  
expenses)/rental  
revenue] 67.0%  
(2) 69.6%(2)  
Net income  
available to  
common  
shareholders \$  
71,541 \$ 54,775  
Funds from  
operations  
(FFO) available  
to common  
shareholders  
before net  
derivative  
losses and  
after cash  
basis early  
surrender lease  
income (3) \$  
98,980 \$ 98,165  
FFO per share  
before net  
derivative  
losses and  
after cash  
basis early  
surrender lease  
income -  
diluted (3) \$  
1.00 \$ 1.02 Net  
income  
available to  
common  
shareholders  
per share -  
basic \$ 0.75 \$  
0.60 Net income  
available to  
common  
shareholders  
per share -  
diluted \$ 0.74  
\$ 0.59  
Dividends per  
share \$ 0.61 \$  
0.61 Funds  
available for  
distribution  
(FAD) (4) \$  
95,901 \$ 87,470  
RATIOS:  
Interest  
Coverage Ratio  
(excluding  
capitalized  
interest) -  
cash basis (5)  
2.70 2.71  
Interest  
Coverage Ratio  
(including  
capitalized  
interest) -  
cash basis (5)  
2.52 2.51 FFO  
Payout Ratio  
(6) 61.00%

59.80% FAD  
Payout Ratio  
(7) 73.44%  
78.15%  
SEPTEMBER 30,  
2002 JUNE 30,  
2002 -----

-----  
CAPITALIZATION:  
Total Debt \$  
5,466,692 \$  
4,415,724 Price  
@ Quarter End \$  
37.2000 \$  
39.9500 Equity  
Value @ Quarter  
End \$ 4,651,153  
\$ 4,994,429  
Total Market  
Capitalization  
\$ 10,117,845 \$  
9,410,153  
Debt/Total  
Market  
Capitalization  
(8) 54.03%  
46.93%

- (1) Includes gross revenues from hotels of \$13,246, \$24,779 and \$20,007 for the three months ended March 31, 2003, December 31, 2002 and September 30, 2002, respectively.
- (2) Exclusive of the gross up of reimbursable electricity amounts totaling \$5,391, \$6,476, \$6,329 and \$6,404 for the quarters ended March 31, 2003, December 31, 2002, September 30, 2002 and June 30, 2002 and March 31, 2002, respectively.
- (3) For a quantitative reconciliation of the differences between FFO and Income from operations before minority interests and income from unconsolidated joint ventures as the most comparable GAAP financial measure, see page 9.
- (4) For a quantitative reconciliation of the differences between funds available for distribution and funds from operations before net derivative losses and after cash basis early surrender lease income, see page 10.
- (5) For additional detail, see page 10.
- (6) Gross dividend to common shareholders plus distributions to common operating partnership holders divided by FFO per share before net derivative losses and after cash basis early surrender lease income - diluted
- (7) Gross dividends to common shareholders plus distributions to common Operating Partnership holders divided by funds available for distributions.
- (8) For additional detail, see page 53.

6

-----  
CONSOLIDATED BALANCE SHEETS  
-----

(IN THOUSANDS)

MARCH 31, 2003  
DECEMBER 31, 2002 -----  
-----  
(unaudited) ASSETS  
Real estate \$  
7,745,475 \$ 7,781,684  
Development in  
progress 418,798  
448,576 Land held for  
future development  
216,537 215,866 Real  
estate held for sale -  
224,585 Less  
accumulated  
depreciation (846,002)  
(822,933) -----  
-----  
----- Total  
real estate 7,534,808  
7,847,778 Cash and  
cash equivalents  
384,418 55,275 Escrows  
20,804 41,906 Tenant  
and other receivables,  
net 23,193 20,458  
Accrued rental income,  
net 148,034 165,321  
Deferred charges, net  
165,559 176,545  
Prepaid expenses and  
other assets 30,144  
18,015 Investments in  
unconsolidated joint  
ventures 101,794  
101,905 -----  
-----



----- TOTAL  
ASSETS \$ 8,408,754 \$  
8,427,203  
=====

-----  
LIABILITIES AND  
STOCKHOLDERS' EQUITY  
Liabilities: Mortgage  
notes and bonds  
payable \$ 3,758,406 \$  
4,267,119 Unsecured  
senior notes, net of  
discount 1,221,707  
747,375 Unsecured  
bridge loan - 105,683  
Unsecured line of  
credit - 27,043  
Accounts payable and  
accrued expenses  
63,319 73,846  
Dividends and  
distributions payable  
81,128 81,226 Interest  
rate contracts 13,663  
14,514 Accrued  
interest payable  
37,534 25,141 Other  
liabilities 63,992  
81,085 -----

----- Total  
liabilities 5,239,749  
5,423,032 -----  
-----

-----  
Commitments and  
contingencies - - ----  
-----

-----  
Minority interests  
860,182 844,581 -----  
-----

-----  
Series A Convertible  
Redeemable Preferred  
Stock, liquidation  
preference \$50.00 per  
share, 0 issued and  
outstanding at March  
31, 2003, December 31,  
2002 and September 30,  
2002 and 2,000,000  
outstanding at June  
30, 2002 - - -----  
-----

-----  
Stockholders' Equity:  
Excess stock, \$.01 par  
value, 150,000,000  
shares authorized,  
none issued or  
outstanding Common  
stock, \$.01 par value,  
250,000,000 shares  
authorized,  
95,928,738,  
95,362,990, 95,273,202  
and 91,545,294  
outstanding,  
respectively 959 954  
Additional paid-in  
capital 2,010,764  
1,982,689 Earnings in  
excess of  
dividends/(dividends  
in excess of earnings)  
325,114 198,586  
Treasury common stock,  
at cost (2,722)  
(2,722) Unearned  
compensation (8,448)  
(2,899) Accumulated  
other comprehensive  
loss (16,844) (17,018)  
-----

-----  
- Total stockholders'  
equity 2,308,823  
2,159,590 -----  
-----

----- TOTAL  
LIABILITIES AND  
STOCKHOLDERS' EQUITY \$  
8,408,754 \$ 8,427,203  
=====

SEPTEMBER 30, 2002  
JUNE 30, 2002 -----

(unaudited)

(unaudited) ASSETS

Real estate \$  
8,139,450 \$ 6,972,779  
Development in  
progress 412,981  
431,288 Land held for  
future development  
213,769 203,518 Real  
estate held for sale  
- - Less accumulated  
depreciation  
(836,418) (795,852) -  
-----  
- Total real estate  
7,929,782 6,811,733  
Cash and cash  
equivalents 28,793  
81,640 Escrows 28,200  
22,776 Tenant and  
other receivables,  
net 48,716 31,298  
Accrued rental  
income, net 156,818  
146,100 Deferred  
charges, net 148,435  
148,239 Prepaid  
expenses and other  
assets 38,752 16,081  
Investments in  
unconsolidated joint  
ventures 101,819  
100,804 -----  
----- TOTAL  
ASSETS \$ 8,481,315 \$  
7,358,671

LIABILITIES AND  
STOCKHOLDERS' EQUITY

Liabilities: Mortgage  
notes and bonds  
payable \$ 4,422,692 \$  
4,415,724 Unsecured  
senior notes, net of  
discount - -  
Unsecured bridge loan  
1,000,000 - Unsecured  
line of credit 44,000  
- Accounts payable  
and accrued expenses  
69,097 52,655  
Dividends and  
distributions payable  
81,329 83,707  
Interest rate  
contracts 15,115  
11,568 Accrued  
interest payable  
18,265 17,635 Other  
liabilities 70,292  
65,142 -----  
----- Total  
liabilities 5,720,790  
4,646,431 -----

Commitments and  
contingencies - - -

Minority interests  
804,229 825,730 -----

Series A Convertible  
Redeemable Preferred  
Stock, liquidation  
preference \$50.00 per  
share, 0 issued and  
outstanding at March  
31, 2003, December  
31, 2002 and  
September 30, 2002  
and 2,000,000  
outstanding at June  
30, 2002 - 100,000 --

-----  
- Stockholders'  
Equity: Excess stock,  
\$.01 par value,  
150,000,000 shares  
authorized, none  
issued or outstanding  
Common stock, \$.01  
par value,  
250,000,000 shares  
authorized,  
95,928,738,  
95,362,990,  
95,273,202 and  
91,545,294  
outstanding,  
respectively 953 915  
Additional paid-in  
capital 1,977,560  
1,821,762 Earnings in  
excess of  
dividends/(dividends  
in excess of  
earnings) (2,532)  
(16,152) Treasury  
common stock, at cost  
(2,722) (2,722)  
Unearned compensation  
(3,355) (3,598)  
Accumulated other  
comprehensive loss  
(13,608) (13,695) ---  
-----  
Total stockholders'  
equity 1,956,296  
1,786,510 -----  
-----  
TOTAL  
LIABILITIES AND  
STOCKHOLDERS' EQUITY  
\$ 8,481,315 \$  
7,358,671  
=====

-----  
CONSOLIDATED INCOME STATEMENTS  
-----

(IN THOUSANDS, EXCEPT FOR PER SHARE AMOUNTS)  
(UNAUDITED)

THREE MONTHS  
ENDED -----  
-----  
-----  
----- 31-  
MAR-03 31-  
DEC-02 30-  
SEP-02 30-  
JUN-02 -----  
-----  
-----  
Revenue:  
Rental Base  
Rent (1) (2)  
\$ 247,353 \$  
253,948 \$  
229,453 \$  
231,296  
Recoveries  
from tenants  
39,881 38,184  
34,884 35,549  
Parking and  
other 14,195  
13,217 13,056  
12,458 -----  
-----  
-----  
----- Total  
rental  
revenue  
301,429  
305,349  
277,393  
279,303 Hotel  
revenues  
13,246 24,779  
20,007 -  
Development



minority  
 interest in  
 Operating  
 Partnership  
 75,188 82,294  
 71,152 72,078  
 Minority  
 interest in  
 Operating  
 Partnership  
 (7) (18,523)  
 (19,920)  
 (18,071)  
 (18,867) ----  
 -----  
 -----  
 -----  
 -----

Income before  
 gain on  
 sales, net of  
 minority  
 interest  
 56,665 62,374  
 53,081 53,211  
 Gain on sales  
 of real  
 estate, net  
 52,912  
 187,562 - - -  
 -----  
 -----  
 -----

Income before  
 gain on sales  
 of land held  
 for  
 development  
 109,577  
 249,936  
 53,081 53,211  
 Gain on sales  
 of land held  
 for  
 development,  
 net - - 3,644  
 -----  
 -----  
 -----

- Income  
 before  
 discontinued  
 operations  
 109,577  
 249,936  
 56,725 53,211  
 Income from  
 discontinued  
 operations,  
 net of  
 minority  
 interest  
 1,940 4,529  
 3,032 3,207  
 Gain on sales  
 of real  
 estate from  
 discontinued  
 operations,  
 net of  
 minority  
 interest  
 73,528 7,645  
 11,910 - ----  
 -----  
 -----  
 -----

Income before  
 extraordinary  
 items and  
 preferred  
 dividend  
 185,045  
 262,110  
 71,667 56,418  
 extraordinary  
 items -  
 (1,964) - - -  
 -----  
 -----  
 -----

Income before  
 preferred



-----  
 Income before  
 minority  
 interests and  
 income from  
 unconsolidated  
 joint ventures  
 \$ 72,133 \$  
 80,049 Add:  
 Real estate  
 depreciation  
 and  
 amortization  
 (1) 51,791  
 56,072 Income  
 from  
 discontinued  
 operations  
 2,355 5,503  
 Income from  
 unconsolidated  
 joint ventures  
 2,658 2,083  
 Loss from early  
 extinguishment  
 of debt  
 associated with  
 the sale of  
 2300 N Street  
 1,474 - Less:  
 Minority  
 property  
 partnership's  
 share of funds  
 from operations  
 866 1,390  
 Preferred  
 dividends and  
 distributions  
 5,771 5,926 ---  
 -----

-----  
 Funds from  
 operations  
 (FFO) 123,774  
 136,391 Add  
 (subtract): Net  
 derivative  
 losses 932  
 1,461 Early  
 surrender lease  
 payments  
 received -  
 contractual  
 basis - - -----  
 -----

----- FFO  
 before net  
 derivative  
 losses and  
 after early  
 surrender lease  
 payments  
 received \$  
 124,706 \$  
 137,852  
 =====

=====  
 FFO available  
 to common  
 shareholders  
 before net  
 derivative  
 losses and  
 after early  
 surrender lease  
 payments  
 received (2) \$  
 102,735 \$  
 113,464  
 =====

=====  
 FFO per share  
 before net  
 derivative  
 losses and  
 after cash  
 basis early  
 surrender lease  
 income - basic  
 \$ 1.07 \$ 1.19  
 =====  
 =====

=====  
 Weighted  
 average shares  
 outstanding -  
 basic 95,733  
 =====

=====

FFO per share  
before net  
derivative  
losses and  
after early  
surrender lease  
payments  
received -  
diluted \$ 1.03  
\$ 1.14

=====

FFO per share  
after net  
derivative  
losses and  
before early  
surrender lease  
payments  
received -  
diluted \$ 1.02  
\$ 1.13

=====

Weighted  
average shares  
outstanding -  
diluted 105,955  
105,631

=====

THREE MONTHS  
ENDED -----

----- 30-  
SEP-02 30-JUN-  
02 -----

----- Income  
before minority  
interests and  
income from  
unconsolidated  
joint ventures  
\$ 67,902 \$  
69,707 Add:  
Real estate  
depreciation  
and  
amortization  
(1) 46,971  
45,032 Income  
from  
discontinued  
operations  
3,687 3,929  
Income from  
unconsolidated  
joint ventures  
2,530 1,659  
Loss from early  
extinguishment  
of debt  
associated with  
the sale of  
2300 N Street -  
- Less:  
Minority  
property  
partnership's  
share of funds  
from operations  
521 593  
Preferred  
dividends and  
distributions  
6,162 8,223 ---

-----

Funds from  
operations  
(FFO) 114,407  
111,511 Add  
(subtract): Net  
derivative  
losses 5,284  
4,826 Early  
surrender lease  
payments  
received -  
contractual  
basis 667 3,926

-----



-----  
 FFO before net  
 derivative  
 losses and  
 after early  
 surrender lease  
 payments  
 received \$  
 120,358 \$  
 120,263  
 =====

-----  
 FFO available  
 to common  
 shareholders  
 before net  
 derivative  
 losses and  
 after early  
 surrender lease  
 payments  
 received (2) \$  
 98,980 \$ 98,165  
 =====

-----  
 FFO per share  
 before net  
 derivative  
 losses and  
 after cash  
 basis early  
 surrender lease  
 income - basic  
 \$ 1.04 \$ 1.07  
 =====

-----  
 Weighted  
 average shares  
 outstanding -  
 basic 94,904  
 91,357  
 =====

-----  
 FFO per share  
 before net  
 derivative  
 losses and  
 after early  
 surrender lease  
 payments  
 received -  
 diluted \$ 1.00  
 \$ 1.02  
 =====

-----  
 FFO per share  
 after net  
 derivative  
 losses and  
 before early  
 surrender lease  
 payments  
 received -  
 diluted \$ 0.95  
 \$ 0.95  
 =====

-----  
 Weighted  
 average shares  
 outstanding -  
 diluted 105,725  
 105,982  
 =====

-----  
 RECONCILIATION TO DILUTED FUNDS FROM OPERATIONS  
 -----

(in thousands, except per share amounts)  
 (unaudited)

MARCH 31, 2003  
 DECEMBER 31,  
 2002 -----  
 -----

-----  
 ----- INCOME  
 SHARES INCOME  
 SHARES  
 (NUMERATOR)  
 (DENOMINATOR)  
 (NUMERATOR)  
 (DENOMINATOR) --  
 -----

-----  
 - Basic FFO  
 before net  
 derivative  
 losses and after  
 early surrender  
 lease income \$  
 124,706 116,207  
 \$ 137,852  
 115,800 Effect  
 of Dilutive  
 Securities  
 Convertible  
 Preferred Units  
 5,771 9,199  
 5,926 9,236  
 Convertible  
 Preferred Stock  
 - - - - Stock  
 Options and  
 other - 1,022 -  
 1,082 -----  
 -----

-----  
 -- Diluted FFO  
 before net  
 derivative  
 losses and after  
 early surrender  
 lease payments  
 received \$  
 130,477 126,428  
 \$ 143,778  
 126,118  
 =====  
 =====  
 =====

Company's share  
 of diluted FFO  
 before net  
 derivative  
 losses and after  
 early surrender  
 lease payments  
 received (3) \$  
 109,348 105,955  
 \$ 120,422  
 105,631  
 =====  
 =====  
 =====

FFO per share  
 before net  
 derivative  
 losses and after  
 early surrender  
 lease payments  
 received - basic  
 \$ 1.07 \$ 1.19  
 =====  
 =====

FFO  
 per share before  
 net derivative  
 losses and after  
 early surrender  
 lease payments  
 received -  
 diluted \$ 1.03 \$  
 1.14  
 =====  
 =====

SEPTMBER 30,  
 2002 JUNE 30,  
 2002 -----  
 -----  
 -----

INCOME SHARES  
 INCOME SHARES  
 (NUMERATOR)  
 (DENOMINATOR)  
 (NUMERATOR)  
 (DENOMINATOR) -  
 -----  
 -----

----- Basic FFO  
 before net  
 derivative  
 losses and  
 after early

surrender lease  
income \$  
120,358 115,402  
\$ 120,263  
111,923 Effect  
of Dilutive  
Securities  
Convertible  
Preferred Units  
6,036 9,344  
6,580 10,342  
Convertible  
Preferred Stock  
126 200 1,643  
2,625 Stock  
Options and  
other - 1,276 -  
1,659 -----  
-----  
-----

Diluted FFO  
before net  
derivative  
losses and  
after early  
surrender lease  
payments  
received \$  
126,520 126,222  
\$ 128,486  
126,549  
=====

Company's share  
of diluted FFO  
before net  
derivative  
losses and  
after early  
surrender lease  
payments  
received (3) \$  
105,974 105,725  
\$ 107,605  
105,982  
=====

FFO per share  
before net  
derivative  
losses and  
after early  
surrender lease  
payments  
received -  
basic \$ 1.04 \$  
1.07  
=====

FFO per share  
before net  
derivative  
losses and  
after early  
surrender lease  
payments  
received -  
diluted \$ 1.00  
\$ 1.02  
=====

- (1) Real estate depreciation includes the Company's share of joint venture real estate depreciation of \$2,514, \$2,848, \$2,170 and \$1,947 less corporate related depreciation of \$674, \$733, \$733 and \$711 for the three months ended March 31, 2003, December 31, 2002, September 30, 2002 and June 30, 2002, respectively.
- (2) Based on weighted average shares for the quarter. Company's share for the quarter ended March 31, 2003, December 31, 2002, September 30, 2002 and June 30, 2002 was 82.38%, 82.31%, 82.24% and 81.63%, respectively.
- (3) Based on weighted average diluted shares for the quarter. Company's share for the quarter ended March 31, 2003, December 31, 2002, September 30, 2002 and June 30, 2002 was 83.81%, 83.76%, 83.76% and 83.75%, respectively.

(in thousands)

Three Months Ended --

-----  
-----  
----- MARCH 31,  
2003 DECEMBER 31,  
2002 -----

Funds from operations  
(FFO) before net  
derivative losses and  
after cash basis  
early surrender lease  
income (see page 9) \$  
124,706 \$ 137,852  
Add: Non real estate  
depreciation 674 733  
Less: Straight-line  
rent (10,866)  
(11,938) Recurring  
capital expenditures  
(1,960) (5,909) Hotel  
improvements,  
equipment upgrades  
and replacements  
(405) (188) 2nd  
generation tenant  
improvements and  
leasing commissions  
(4,187) (8,173) -----  
-----  
Funds available for  
distribution (FAD) \$  
107,962 \$ 112,377  
=====

INTEREST COVERAGE RATIOS

(in thousands, except per share amounts)

	THREE MONTHS ENDED	
	MARCH 31, 2003	DECEMBER 31, 2002
	-----	-----
EXCLUDING CAPITALIZED INTEREST		
Income before minority interests and income from unconsolidated joint ventures	\$ 72,133	\$ 80,049
Add:		
Discontinued operations	2,355	5,503
Interest expense	73,645	71,337
Depreciation	49,824	52,188
Net derivative losses	932	1,461
Prepayment penalty	1,474	-
Income from unconsolidated joint ventures	2,658	2,083
Discontinued Operations - depreciation	127	1,781
Discontinued Operations - interest expense	296	809
Less:		
Straight line rent	(10,866)	(11,938)
Subtotal	192,578	203,273
Divided by:		
Interest expense (1)	72,352	69,901
Interest expense - discontinued operations	296	809
Total interest expense	72,648	70,710
Interest Coverate Ratio	2.65	2.87
	=====	=====

INCLUDING CAPITALIZED INTEREST		
Income before minority interests and income from unconsolidated joint ventures	\$ 72,133	\$ 80,049
Add:		
Discontinued operations	2,355	5,503
Interest expense	73,645	71,337
Depreciation	49,824	52,188
Net derivative losses	932	1,461
Prepayment penantly	1,474	-
Income from unconsolidated joint ventures	2,658	2,083
Discontinued Operations - depreciation	127	1,781
Discontinued Operations - interest expense	296	809
Less:		
Straight line rent	(10,866)	(11,938)
Subtotal	192,578	203,273
Divided by:		
Interest expense (1) (2)	76,805	74,763

Interest expense - discontinued operations	296	809
Total interest expense	77,101	75,572
Interest Coverate Ratio	2.50	2.69

FUNDS AVAILABLE FOR DISTRIBUTION (FAD): -

-----  
-----  
-----  
-----

(in thousands) Three Months Ended -----

-----  
SEPTMBER 30, 2002  
JUNE 30, 2002 -----

-----  
---- Funds from operations (FFO) before net derivative losses and after cash basis early surrender lease income(see page 9) \$120,358 \$120,263 Add: Non real estate depreciation 733 711 Less: Straight-line rent (12,244) (12,216) Recurring capital expenditures (4,266) (3,553) Hotel improvements, equipment upgrades and replacements (394) (852) 2nd generation tenant improvements and leasing commissions (8,286) (16,883) -----

Funds available for distribution (FAD) \$ 95,901 \$ 87,470  
=====

INTEREST COVERAGE RATIOS - -----

-----  
-----  
-----  
-----

----- (in thousands, except per share amounts) Three Months Ended -----

-----  
SEPTMBER 30, 2002  
JUNE 30, 2002 -----

-----  
---- EXCLUDING CAPITALIZED INTEREST Income before minority interests and income from unconsolidated joint ventures \$ 67,902 \$ 69,707 Add: Discontinued operations 3,687 3,929 Interest expense 65,476 64,366 Depreciation 43,933 42,336 Net derivative losses 5,284 4,826 Prepayment penalty - - Income from unconsolidated joint ventures 2,530 1,659 Discontinued Operations - depreciation 1,601 1,466 Discontinued Operations - interest expense 2,949 2,961 Less: Straight line

rent (12,244)  
(12,216) -----  
-----  
----- Subtotal  
181,118 179,034  
Divided by: Interest  
expense (1) 64,202  
63,020 Interest  
expense -  
discontinued  
operations 2,949  
2,961 -----  
-----  
----- Total  
interest expense  
67,151 65,981  
Interest Coverate  
Ratio 2.70 2.71  
=====

=====

INCLUDING CAPITALIZED  
INTEREST Income  
before minority  
interests and income  
from unconsolidated  
joint ventures \$  
67,902 \$ 69,707 Add:  
Discontinued  
operations 3,687  
3,929 Interest  
expense 65,476 64,366  
Depreciation 43,933  
42,336 Net derivative  
losses 5,284 4,826  
Prepayment penantly -  
- Income from  
unconsolidated joint  
ventures 2,530 1,659  
Discontinued  
Operations -  
depreciation 1,601  
1,466 Discontinued  
Operations - interest  
expense 2,949 2,961  
Less: Straight line  
rent (12,244)  
(12,216) -----  
-----  
----- Subtotal  
181,118 179,034  
Divided by: Interest  
expense (1) (2)  
68,867 68,334  
Interest expense -  
discontinued  
operations 2,949  
2,961 -----  
-----  
----- Total  
interest expense  
71,816 71,295  
Interest Coverate  
Ratio 2.52 2.51  
=====

- (1) Excludes amortization of financing costs were \$1,293, \$1,436, \$1,274 and \$1,346 for the quarters ended March 31, 2003, December 31, 2002, September 30, 2002 and June 30, 2000, respectively.
- (2) Includes capitalized interest of \$4,453, \$4,719, \$4,684 and \$5,261 for the quarters ended March 31, 2003, December 31, 2002, September 31, 2002 and June 30, 2002, respectively.

CAPITAL STRUCTURE

DEBT

(IN THOUSANDS)

AGGREGATE PRINCIPAL  
MARCH 31, 2003 -----  
-----  
Mortgage Notes  
Payable \$ 3,758,406  
Unsecured Senior  
Notes, net of  
discount 1,221,707  
Unsecured Line of

Credit - -----  
 ----- Total Debt  
 \$ 4,980,113  
 =====

EQUITY  
 -----  
 (IN THOUSANDS)

COMMON SHARES &  
 UNITS STOCK  
 OUTSTANDING  
 EQUIVALENTS  
 EQUIVALENT (1) --  
 -----  
 -----  
 ----- Common  
 Stock 95,929  
 95,929 \$  
 3,635,709  
 Operating  
 Partnership Units  
 20,471 20,471  
 775,851 Preferred  
 Operating  
 Partnership Units  
 Series One 2,373  
 2,110 79,969  
 Series Two 5,401  
 7,087 268,597 ---  
 -----  
 ----- Total  
 Equity 125,597 \$  
 4,760,126  
 =====  
 =====  
 Total Market  
 Capitalization \$  
 9,740,239  
 =====

(1) Value based on March 31, 2003 closing price of \$37.90

DEBT ANALYSIS  
 -----

DEBT MATURITIES AND PRINCIPAL PAYMENTS  
 -----

(IN THOUSANDS)

2003 (1)  
 2004 2005  
 2006 2007  
 THEREAFTER  
 TOTAL ----  
 ----  
 ----  
 ----  
 - Amount \$  
 56,183 \$  
 776,684 \$  
 289,158 \$  
 282,458  
 \$182,632 \$  
 3,392,998  
 \$  
 4,980,113  
 Weighted  
 Average  
 Rate 5.44%  
 3.65%  
 6.88%  
 7.79%  
 6.59%  
 6.79%  
 6.33%

(1) Consists of remaining portion of 2003.

UNSECURED DEBT  
 -----

UNSECURED LINE OF CREDIT - MATURES JANUARY 17, 2006  
 -----

(IN THOUSANDS)

OUTSTANDING  
 LETTERS OF  
 REMAINING  
 FACILITY  
 @3/31/03

CREDIT  
CAPACITY -  
-----  
-----  
-----  
\$ 605,000  
\$ - \$  
2,781 \$  
602,219

UNSECURED SENIOR NOTES, NET

-----  
(IN THOUSANDS)

OUTSTANDING  
@3/31/03  
-----  
\$ 1,221,707

UNSECURED AND SECURED DEBT ANALYSIS

WEIGHTED  
WEIGHTED  
AVERAGE % OF  
DEBT AVERAGE  
RATE MATURITY -  
-----  
-----  
-----

Unsecured Debt  
24.53% 6.13%  
9.8 years  
Secured Debt  
75.47% 6.40%  
5.0 years -----  
-----  
-----

Total Debt  
100.00% 6.33%  
6.3 years  
=====

FLOATING AND FIXED RATE ANALYSIS

WEIGHTED  
WEIGHTED  
AVERAGE % OF  
DEBT AVERAGE  
RATE MATURITY -  
-----  
-----  
-----

Floating Rate  
Debt 13.95%  
2.99% 0.5 years  
Fixed Rate Debt  
86.05% 6.88%  
6.1 years -----  
-----  
-----

Total Debt  
100.00% 6.33%  
6.3 years  
=====

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 meaning of which is 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 March 31, 2003 to show that the company's operating partnership was in compliance with the terms of the indenture as of such date. 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.

MARCH 31, 2003 -----

-----  
Total Assets:  
Capitalized Property  
Value \$ 10,146,562  
Cash and Cash  
Equivalents 384,418  
Undeveloped Land, at  
Cost 216,537  
Development in  
Process, at Cost  
(including Joint  
Venture %) 475,716 --  
-----  
Total Assets \$  
11,223,233

=====

- Unencumbered Assets	
\$ 3,679,955	-----
----- Secured	
Debt (Fixed and Variable) (1) \$	
3,752,942	
Joint Venture Debt 240,739	
Contingent Liabilities & Letters of Credit 21,617	
Unsecured Debt (2)	
1,225,000	-----
----- Total	
Outstanding Debt \$	
5,240,298	

=====

Consolidated EBITDA:  
Income before  
minority interests  
and income from  
unconsolidated joint  
ventures (per  
Consolidated Income  
Statement) \$ 72,133  
Add: Interest Expense  
(per Consolidated  
Income Statement)  
73,645 Add:  
Depreciation and  
Amortization (per  
Consolidated Income  
Statement) 49,824  
Add: Net derivative  
losses (SFAS No. 133  
) (per Consolidated  
Income Statement) 932  
Add: Loss from early  
extinguishment of  
debt (per  
Consolidated Income  
Statement) 1,474 ----  
-----  
EBITDA 198,008 Add:  
Company share of  
unconsolidated joint  
venture EBITDA 8,310  
Less: EBITDA related  
to sold properties  
from continuing  
operations (2,090) --  
-----  
Consolidated EBITDA \$  
204,228

=====

Adjusted Interest Expense: Interest Expense (per Consolidated Income Statement) \$ 73,645	
Add: Company share of unconsolidated joint venture interest expense 3,483	
Less: amortization of financing costs (1,293)	
Less: interest expense related to sold	

properties from  
continuing operations  
(959) -----  
----- Adjusted  
Interest Expense \$  
74,876  
=====

COVENANT  
RATIOS TEST  
ACTUAL ----  
-----  
-----  
-----

Total  
Outstanding  
Debt/Total  
Assets Less  
than 60%  
46.7%

Secured  
Debt/Total  
Assets Less  
than 50%  
35.6%

Interest  
Coverage  
(Annualized  
Consolidated  
EBITDA to  
Annualized  
Interest  
Expense)  
Greater  
than 1.50x  
2.73

Unencumbered  
Assets/  
Unsecured  
Debt  
Greater  
than 150%  
300.4% ----  
-----  
-----

Unencumbered  
GAAP NOI \$  
59,236 ----  
-----  
-----

----- %  
of  
unencumbered  
NOI to  
Total NOI  
29.0% ----  
-----  
-----

----- #  
of  
unencumbered  
properties  
65 ----  
-----  
-----

- (1) Excludes Fair Value Adjustment of \$5.5 million.
- (2) Excludes Debt Discount of \$3.3 million.

DEBT MATURITIES AND PRINCIPAL PAYMENTS

-----  
(IN THOUSANDS)

PROPERTY  
2003 2004  
2005 2006  
2007

THEREAFTER  
TOTAL - --  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----

-----  
-----  
Citigroup  
Center \$  
4,360 \$  
6,191 \$  
6,651 \$  
7,145 \$  
7,676 \$  
483,253 \$  
515,276 5  
Times  
Square -  
376,726  
(1) - - -  
- 376,726  
Embarcadero  
Center  
One, Two  
and  
Federal  
Reserve  
3,401  
4,809  
5,141  
5,496  
5,877  
278,913  
303,637  
Prudential  
Center  
3,187  
4,591  
4,919  
5,256  
5,619  
259,705  
283,277  
280 Park  
Avenue  
2,120  
3,022  
3,261  
3,519  
3,798  
248,794  
264,514  
Times  
Square  
Tower -  
254,379 -  
- - -  
254,379  
599  
Lexington  
Avenue - -  
225,000 -  
- -  
225,000  
Embarcadero  
Center  
Four 2,473  
3,544  
3,797  
4,061  
4,346  
129,711  
147,932  
Embarcadero  
Center  
Three  
1,667  
2,351  
2,506  
2,671  
132,726 -  
141,921  
Riverfront  
Plaza  
2,056  
2,905  
3,104  
3,314  
3,540  
95,327  
110,246  
Democracy  
Center  
1,383  
1,961  
2,103  
2,257  
2,421  
93,728  
103,853  
Embarcadero  
Center

West Tower  
 1,096  
 1,546  
 1,649  
 90,415 - -  
 94,706 601  
 and 651  
 Gateway  
 Boulevard  
 626 899  
 977 1,062  
 1,155  
 83,566  
 88,285 100  
 East Pratt  
 Street  
 1,385  
 1,964  
 2,100  
 2,246  
 2,401  
 78,105  
 88,201  
 Reservoir  
 Place  
 2,163  
 3,061  
 3,279  
 60,065 - -  
 68,568 One  
 & Two  
 Reston  
 Overlook  
 619 65,908  
 - - - -  
 66,527  
 202, 206 &  
 214  
 Carnegie  
 Center 462  
 663 719  
 780 845  
 58,217  
 61,686 New  
 Dominion  
 Technology  
 Park,  
 Building  
 One 43 91  
 654 1,282  
 1,378  
 54,042  
 57,490  
 Capital  
 Gallery  
 980 1,404  
 1,524  
 50,651 - -  
 54,559  
 504, 506 &  
 508  
 Carnegie  
 Center 738  
 1,052  
 1,136  
 1,221  
 1,314  
 40,915  
 46,376

(1) This loan was refinanced on April 14, 2003.

BOSTON PROPERTIES, INC.  
 FIRST QUARTER 2003  
 DEBT MATURITIES AND PRINCIPAL PAYMENTS

-----  
 (IN THOUSANDS)

PROPERTY  
 2003 2004  
 2005 2006 -  
 -----  
 -----  
 -----  
 -----  
 -----  
 -----  
 -----  
 -----  
 ----- 10  
 & 20  
 Burlington  
 Mall Rd & 91

Hartwell 432  
688 741 795  
10 Cambridge  
Center 378  
607 659 715  
2600 Tower  
Oaks  
Boulevard -  
30,978 - -  
1301 New  
York Avenue  
922 1,315  
1,417 1,531  
Sumner  
Square 364  
518 557 599  
Eight  
Cambridge  
Center 369  
557 601 649  
510 Carnegie  
Center 408  
588 635 683  
Lockheed  
Martin  
Building 450  
641 685 732  
University  
Place 496  
702 752 806  
Reston  
Corporate  
Center 429  
612 654 698  
Shaws  
Supermarket  
21,539 (1) -  
- - NIMA  
Building 371  
530 566 604  
Bedford  
Business  
Park 480 690  
751 818 191  
Spring  
Street 276  
443 482  
18,773 New  
Dominion  
Technology  
Park, Bldg.  
2 - - 11,329  
- 101  
Carnegie  
Center 263  
375 406  
6,622  
Montvale  
Center 121  
173 189  
6,762  
Hilltop  
Business  
Center 126  
200 214 230

-----  
-----  
-----  
--- 56,183  
776,684  
289,158  
282,458 ----  
-----  
-----  
-----  
Unsecured  
Senior Notes  
-----  
-----  
Unsecured  
Line of  
Credit - - -  
-----  
-----  
-----  
----- \$  
56,183 \$  
776,684 \$  
289,158  
\$282,458

=====  
=====  
=====  
=====

PROPERTY 2007  
THEREAFTER  
TOTAL - -----  
-----  
-----  
-----  
-----  
-----  
-----

- 10 & 20  
Burlington  
Mall Rd & 91  
Hartwell 855  
35,589 39,100  
10 Cambridge  
Center 777  
31,436 34,572  
2600 Tower  
Oaks  
Boulevard - -  
30,978 1301  
New York  
Avenue 1,651  
23,409 30,245  
Sumner Square  
645 26,936  
29,619 Eight  
Cambridge  
Center 702  
24,486 27,364  
510 Carnegie  
Center 735  
23,519 26,568  
Lockheed  
Martin  
Building 782  
21,799 25,089  
University  
Place 864  
20,338 23,958  
Reston  
Corporate  
Center 745  
20,523 23,661  
Shaws  
Supermarket -  
- 21,539 NIMA  
Building 644  
17,785 20,500  
Bedford  
Business Park  
890 16,859  
20,488 191  
Spring Street  
- - 19,974  
New Dominion  
Technology  
Park, Bldg. 2  
- - 11,329  
101 Carnegie  
Center - -  
7,666  
Montvale  
Center - -  
7,245 Hilltop  
Business  
Center 246  
4,336 5,352 -  
-----

--- 182,632  
2,171,291  
3,758,406 ---  
-----  
-----

- Unsecured  
Senior Notes  
- 1,221,707  
1,221,707  
Unsecured  
Line of  
Credit - - -  
-----  
-----

--- \$ 182,632  
\$ 3,392,998 \$  
4,980,113  
=====  
=====  
=====

(1) This loan was repaid on April 1, 2003.

UNCONSOLIDATED JOINT VENTURES

MISCELLANEOUS BALANCE SHEET INFORMATION

(UNAUDITED AND IN THOUSANDS)  
AS OF MARCH 31, 2003)

ONE MARKET 140 265  
FREEDOM SQUARE  
METROPOLITAN  
KENDRICK FRANKLIN  
SQUARE NORTH SQUARE  
STREET STREET -----  
-----  
-----

---- Total Equity  
(1) \$ 347 \$ 11,873 \$  
31,849 \$ 5,568 \$  
22,548 =====  
=====

Mortgage/Construction  
loans payable (1) \$  
18,891 \$ 48,444 \$  
69,656 \$ 14,026 \$  
18,897 =====  
=====

===== BXP's  
nominal ownership  
percentage 25.00%  
50.00% 51.00% 25.00%  
35.00% =====  
=====

TWO 901 DISCOVERY  
FREEDOM NEW YORK  
SQUARE (2) SQUARE  
(3) AVENUE (3)  
COMBINED -----  
-----

-- Total Equity (1)  
\$ 7,719 \$ 8,208 \$  
13,682 \$101,794  
=====

Mortgage/Construction  
loans payable (1) \$  
32,351 \$ 34,312 \$  
4,162 \$240,739  
=====

===== BXP's  
nominal ownership  
percentage 50.00%  
50.00% 25.00%  
=====

RESULTS OF OPERATIONS

FOR THE THREE MONTHS ENDED MARCH 31, 2003

ONE MARKET 140  
265 FREEDOM  
SQUARE  
METROPOLITAN  
KENDRICK  
FRANKLIN SQUARE  
NORTH SQUARE  
STREET STREET -  
-----  
-----  
-----

REVENUE Total

revenue \$ 3,492  
\$ 4,971 \$ 6,293  
\$ 2,875 \$ 3,545

-----  
-----  
-----  
-----

EXPENSES

Operating 1,034  
1,228 2,144 530  
1,197 -----

-----  
-----  
-----

-- SUBTOTAL

2,458 3,743  
4,149 2,345  
2,348 Interest  
1,471 1,889  
2,838 1,059 330  
Depreciation  
and  
amortization  
746 1,297 985  
357 693 -----

-----  
-----  
-----

---- NET INCOME

\$ 241 \$ 557 \$  
326 \$ 929 \$  
1,325

=====  
=====  
=====

BXP's share of  
net income \$ 60  
\$ 279 \$ 166 \$  
279 (5) \$ 463  
BXP's share of  
depreciation &  
amortization  
433 648 503 141  
243 -----

-----  
-----  
-----

BXP's share of  
Funds from  
Operations  
(FFO) \$ 493 (5)  
\$ 927 \$ 669 \$  
420 (5) \$ 706

=====  
=====  
=====

TWO 901  
DISCOVERY  
FREEDOM NEW  
YORK SQUARE  
(2) SQUARE  
(3) AVENUE  
(3) COMBINED

-----  
-----  
-----

---- REVENUE

Total  
revenue \$  
3,144 \$  
2,760 \$ - \$  
27,080 (4) -

-----  
-----  
-----

EXPENSES

Operating  
846 458 -  
7,437 -----

-----  
-----  
-----

SUBTOTAL

2,298 2,302



- 19,643  
Interest 360  
326 - 8,273  
Depreciation  
and  
amortization  
618 473 -  
5,169 -----  
-----  
-----  
-----  
NET INCOME \$  
1,320 \$  
1,503 \$ - \$  
6,201

=====  
=====  
=====  
=====  
BXP's share  
of net  
income \$ 660  
\$ 751 \$ - \$  
2,658 BXP's  
share of  
depreciation  
&  
amortization  
309 237 -  
2,514 -----  
-----  
-----  
-----  
BXP's share  
of Funds  
from  
Operations  
(FFO) \$ 969  
\$ 988 \$ - \$  
5,172  
=====  
=====  
=====  
=====

- (1) Represents the Company's share.
- (2) Boston Properties acquired its joint venture partner's interest and repaid the mortgage indebtedness on April 1, 2003.
- (3) Property is currently under development.
- (4) The impact of the straight-line rent adjustment increased revenue by \$2,044 for the three months ended March 31, 2003.
- (5) Reflects the changes in the allocation percentages pursuant to the achievement of specified investment return thresholds as provided for in the joint venture agreements.

UNCONSOLIDATED JOINT VENTURE DEBT ANALYSIS (\*)

DEBT MATURITIES AND PRINCIPAL PAYMENTS

(IN THOUSANDS)

2003 2004  
2005 2006  
2007  
THEREAFTER  
TOTAL ----  
----  
-----  
-----  
Amount \$  
52,650 \$  
36,314 \$  
6,326 \$  
2,342 \$  
2,534 \$  
140,573 \$  
240,739  
Weighted  
Average  
Rate 2.93%  
3.38%  
4.65%  
7.89%  
7.90%  
7.94%  
6.07%

WEIGHTED  
 WEIGHTED  
 AVERAGE % OF  
 DEBT AVERAGE  
 RATE MATURITY -  
 -----  
 -----  
 Floating Rate  
 Debt 37.27%  
 2.93% 1.0 years  
 Fixed Rate Debt  
 62.73% 7.93%  
 7.9 years -----  
 -----  
 ----- Total  
 Debt 100.00%  
 6.07% 5.3 years  
 =====  
 =====  
 =====

DEBT MATURITIES AND PRINCIPAL PAYMENTS BY PROPERTY

(IN THOUSANDS)

PROPERTY 2003  
 2004 2005 2006  
 2007 THEREAFTER  
 TOTAL -----  
 -----  
 -----  
 Metropolitan  
 Square (1) \$  
 533 \$ 764 \$ 830  
 \$ 901 \$ 978 \$  
 65,650 \$ 69,656  
 Market Square  
 North (2) 602  
 860 926 1,001  
 1,080 43,975  
 48,444 Two  
 Freedom Square  
 (2) - 34,312 -  
 - - 34,312  
 Discovery  
 Square (2),(5)  
 32,351 - - -  
 - 32,351 One  
 Freedom Square  
 (3) 156 221 239  
 258 279 17,738  
 18,891 265  
 Franklin Street  
 (4) 18,897 - -  
 - - 18,897  
 140 Kendrick  
 Street (3) 111  
 157 169 182 197  
 13,210 14,026  
 901 New York  
 Avenue (3) - -  
 4,162 - - -  
 4,162 -----  
 -----  
 -----  
 -----  
 ----- \$  
 52,650 \$ 36,314  
 \$ 6,326 \$ 2,342  
 \$ 2,534 \$  
 140,573 \$  
 240,739  
 =====  
 =====  
 =====  
 =====  
 =====  
 =====

(\*) All amounts represent the Company's share.  
 (1) Boston Properties has a 51% interest in this property.  
 (2) Boston Properties has a 50% interest in this property.  
 (3) Boston Properties has a 25% interest in this property.  
 (4) Boston Properties has a 35% interest in this property.  
 (5) This loan was repaid on April 1, 2003 in conjunction with the acquisition by Boston Properties of its joint venture partner's interest.

PORTFOLIO OVERVIEW - SQUARE FOTTAGE

RENTABLE SQUARE FEET OF IN-SERVICE PROPERTIES BY LOCATION  
AND TYPE OF PROPERTY

-----

GEOGRAPHIC AREA

OFFICE (1)

OFFICE/TECHNICAL

INDUSTRIAL TOTAL

% OF TOTAL - ----

-----

-----

-----

-----

-----

Greater Boston

7,774,526 (2)

545,206 152,009

8,471,741 27.55%

Greater

Washington

5,829,472 (3)

970,865 -

6,800,337 22.11%

Greater San

Francisco

4,714,072 142,366

60,000 4,916,438

15.99% Midtown

Manhattan

6,542,298 - -

6,542,298 21.27%

Princeton/East

Brunswick, NJ

2,317,533 - -

2,317,533 7.54%

Baltimore, MD

641,469 - -

641,469 2.09%

Richmond, VA

901,757 - -

901,757 2.93%

Bucks County, PA

- - 161,000

161,000 0.52% ---

-----

-----

--- 28,721,127

1,658,437 373,009

30,752,573

100.00%

=====

=====

=====

===== %

of Total 93.39%

5.39% 1.21%

100.00%

HOTEL PROPERTIES

-----

NUMBER OF

SQUARE HOTEL

PROPERTIES

ROOMS 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 ----

-----

-----



East Cambridge MA  
1 152,664 100.0%  
32.67 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%  
36.59 Y CBD  
Reservoir Place  
Route 128 Mass  
Turnpike MA 1  
521,060 84.9%  
33.84 Y S 204  
Second Avenue  
Route 128 Mass  
Turnpike MA 1  
40,974 52.7% 36.81  
N S 140 Kendrick  
Street (25%  
ownership) Route  
128 Mass Turnpike  
MA 3 380,987  
100.0% 27.35 Y S  
170 Tracer Lane  
Route 128 Mass  
Turnpike MA 1  
75,073 91.3% 30.82  
N S Waltham Office  
Center Route 128  
Mass Turnpike MA 3  
130,209 87.0%  
31.06 N S 195 West  
Street Route 128  
Mass Turnpike MA 1  
63,500 100.0%  
48.20 N S 200 West  
Street Route 128  
Mass Turnpike MA 1  
248,048 100.0%  
35.62 N S  
(1)Waltham Weston  
Corporate Center  
Route 128 Mass  
Turnpike MA 1  
308,599 43.1%  
33.94 N S 10 & 20  
Burlington Mall  
Road Route 128  
Northwest MA 2  
156,416 88.7%  
30.17 Y S Bedford  
Business Park  
Route 128  
Northwest MA 1  
90,000 100.0%  
20.72 Y S 32  
Hartwell Avenue  
Route 128  
Northwest MA 1  
69,154 100.0%  
29.77 N S 91  
Hartwell Avenue  
Route 128  
Northwest MA 1  
118,486 90.9%  
36.01 Y S 92  
Hayden Avenue  
Route 128  
Northwest MA 1  
31,100 100.0%  
52.49 N S 100  
Hayden Avenue  
Route 128  
Northwest MA 1  
55,924 100.0%  
19.95 N S 33  
Hayden Avenue  
Route 128  
Northwest MA 1  
81,536 42.9% 31.32  
N S Lexington  
Office Park Route  
128 Northwest MA 2  
167,293 85.7%  
30.06 N S 191  
Spring Street  
Route 128  
Northwest MA 1  
162,700 100.0%  
31.12 Y S 181  
Spring Street  
Route 128  
Northwest MA 1  
53,595 41.2% 36.88

N S 201 Spring  
 Street Route 128  
 Northwest MA 1  
 102,500 100.0%  
 32.87 N S 40  
 Shattuck Road  
 Route 128  
 Northwest MA 1  
 120,000 92.2%  
 27.54 N S Quorum  
 Office Park Route  
 128 Northwest MA 2  
 259,918 100.0%  
 19.43 N S Newport  
 Office Park Route  
 128 South MA 1  
 168,829 44.6%  
 25.32 N S ---- ---  
 -----  
 ----- 40  
 7,774,526 88.9%  
 \$33.20 ---- -----  
 -----  
 ---  
 Office/Technical  
 Fourteen Cambridge  
 Center East  
 Cambridge MA 1  
 67,362 100.0%  
 22.00 N CBD  
 Bedford Business  
 Park Route 128  
 Northwest MA 2  
 383,704 100.0%  
 14.84 Y S 17  
 Hartwell Avenue  
 Route 128  
 Northwest MA 1  
 30,000 100.0%  
 11.00 N S 164  
 Lexington Road  
 Route 128  
 Northwest MA 1  
 64,140 100.0%  
 10.57 N S ---- ---  
 -----  
 ----- 5 545,206  
 100.0% \$15.01 ---- ---  
 -----  
 -----  
 Industrial 40-46  
 Harvard Street  
 Route 128  
 Southwest MA 1  
 152,009 72.9% \$  
 7.47 N S ---- ---  
 -----  
 ----- Total  
 Greater Boston: 46  
 8,471,741 89.3%  
 =====  
 =====

- (1) Not included in same property analysis
- (2) 93,935 square feet of space added in Q2 2002 is not included in the same property analysis.

IN-SERVICE PROPERTY LISTING

-----  
 AS OF MARCH 31, 2003

CENTRAL ANNUALIZED  
 ENCUMBERED BUSINESS  
 REVENUE WITH DISTRICT  
 PER SECURED (CBD) OR  
 NUMBER OF SQUARE LEASED  
 LEASED DEBT SUBURBAN  
 SUB MARKET BUILDINGS  
 FEET % SF (Y/N) (S) ---  
 -----  
 -----  
 -----  
 ----- GREATER  
 WASHINGTON, DC Office  
 Capital Gallery  
 Southwest Washington DC  
 1 396,894 100.0% 38.23  
 Y CBD 500 E Street, N.  
 W. Southwest Washington  
 DC 1 242,769 100.0%  
 33.23 N CBD  
 Metropolitan Square

(51% ownership) East  
End Washington DC 1  
585,220 97.9% 39.89 Y  
CBD 1301 New York  
Avenue East End  
Washington DC 1 188,358  
100.0% 30.81 Y CBD  
Market Square North  
(50% ownership) East  
End Washington DC 1  
403,721 100.0% 44.45 Y  
CBD Sumner Square CBD  
Washington DC 1 207,620  
100.0% 34.28 Y CBD  
Decoverly Two  
Montgomery County MD 1  
77,747 100.0% 24.18 N S  
Decoverly Three  
Montgomery County MD 1  
77,040 100.0% 26.01 N S  
Democracy Center  
Montgomery County MD 3  
680,644 95.8% 29.87 Y S  
Montvale Center  
Montgomery County MD 1  
120,823 85.8% 24.04 Y S  
2600 Tower Oaks  
Boulevard Montgomery  
County MD 1 178,887  
100.0% 32.21 Y S  
Orbital Sciences 1&3  
Loudoun County 2  
176,726 100.0% 23.66 N  
S Orbital Sciences 2  
Loudoun County 1  
160,502 100.0% 23.66 N  
S The Arboretum Fairfax  
County VA 1 95,584  
100.0% 25.91 N S One  
Freedom Square (25%  
ownership) Fairfax  
County VA 1 410,308  
100.0% 33.95 Y S One  
Reston Overlook Fairfax  
County VA 1 312,685  
100.0% 24.70 Y S Two  
Reston Overlook Fairfax  
County VA 1 131,594  
82.2% 32.75 Y S (1)  
(2)One Discovery Square  
(50% ownership) Fairfax  
County VA 1 181,019  
100.0% 36.69 Y S (1)  
(2)Two Discovery Square  
(50% ownership) Fairfax  
County VA 1 185,970  
81.9% 30.52 Y S New  
Dominion Technology  
Park Fairfax County VA  
1 235,201 100.0% 26.77  
Y S Reston Corporate  
Center Fairfax County  
VA 2 261,046 100.0%  
26.78 Y S Lockheed  
Martin Building Fairfax  
County VA 1 255,244  
100.0% 30.59 Y S NIMA  
Building Fairfax County  
VA 1 263,870 100.0%  
29.44 Y S -----  
----- 27  
5,829,472 98.0% \$32.27  
-----  
-----

Office/Technical  
(1)Broad Run Business  
Park Loudoun County 1  
127,226 54.7% 21.72 N S  
Sugarland Business  
Park, Building One  
Fairfax County VA 1  
52,797 22.8% 22.12 N S  
Sugarland Business  
Park, Building Two  
Fairfax County VA 1  
59,215 65.9% 20.25 N S  
7435 Boston Boulevard  
Fairfax County VA 1  
103,557 82.3% 15.22 N S  
7451 Boston Boulevard  
Fairfax County VA 1  
47,001 66.1% 15.85 N S  
7450 Boston Boulevard  
Fairfax County VA 1  
62,402 100.0% 20.36 N S  
7374 Boston Boulevard  
Fairfax County VA 1

57,321 100.0% 13.82 N S  
8000 Grainger Court  
Fairfax County VA 1  
90,465 71.9% 13.71 N S  
7500 Boston Boulevard  
Fairfax County VA 1  
79,971 100.0% 14.60 N S  
7501 Boston Boulevard  
Fairfax County VA 1  
75,756 100.0% 22.89 N S  
7601 Boston Boulevard  
Fairfax County VA 1  
103,750 100.0% 13.81 N  
S 7375 Boston Boulevard  
Fairfax County VA 1  
26,865 100.0% 17.83 N S  
8000 Corporate Court  
Fairfax County VA 1  
52,539 100.0% 10.27 N S  
(1)7300 Boston  
Boulevard Fairfax  
County VA 1 32,000  
100.0% 20.86 N S -----  
-----  
---- 14 970,865 81.6%  
\$16.82 -----  
----- Total  
Greater Washington: 41  
6,800,337 95.7%  
=====

- (1) Not included in same property analysis
- (2) We acquired the remaining 50% interest in these assets and repaid all indebtedness on April 1, 2003.

IN-SERVICE PROPERTY LISTING

-----  
AS OF MARCH 31, 2003

CENTRAL ANNUALIZED  
ENCUMBERED BUSINESS  
REVENUE WITH DISTRICT PER  
SECURED (CBD) OR NUMBER OF  
SQUARE LEASED LEASED DEBT  
SUBURBAN SUB MARKET  
BUILDINGS FEET % SF (Y/N)  
(S) -----  
-----  
----- MIDTOWN MANHATTAN  
Office 599 Lexington  
Avenue Park Avenue NY 1  
1,017,354 97.1% 64.73 Y  
CBD 280 Park Avenue Park  
Avenue NY 1 1,167,773  
98.1% 57.09 Y CBD  
Citigroup Center Park  
Avenue NY 1 1,577,959  
99.9% 58.38 Y CBD (1)399  
Park Avenue Park Avenue NY  
1 1,677,433 100.0% 68.32 N  
CBD (1)5 Times Square  
Times Square NY 1  
1,101,779 100.0% 51.36 Y  
CBD -----  
----- Total Midtown  
Manhattan: 5 6,542,298  
99.2% \$60.49 =====

Princeton/East Brunswick,  
NJ Office 101 Carnegie  
Center Princeton NJ 1  
123,659 100.0% \$29.07 Y S  
104 Carnegie Center  
Princeton NJ 1 102,830  
85.2% 32.54 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% 24.57 N S 202  
Carnegie Center Princeton  
NJ 1 128,705 100.0% 30.77  
Y S 210 Carnegie Center  
Princeton NJ 1 161,112  
100.0% 32.19 N S 211  
Carnegie Center Princeton  
NJ 1 47,025 100.0% 25.51 N  
S 212 Carnegie Center  
Princeton NJ 1 148,233  
100.0% 32.78 N S 214  
Carnegie Center Princeton



NJ 1 152,214 92.3% 31.15 Y  
 S 206 Carnegie Center  
 Princeton NJ 1 161,763  
 100.0% 28.98 Y S 302  
 Carnegie Center Princeton  
 NJ 1 65,135 95.5% 31.65 N  
 S 502 Carnegie Center  
 Princeton NJ 1 116,374  
 95.3% 31.70 N S 510  
 Carnegie Center Princeton  
 NJ 1 234,160 100.0% 26.79  
 Y S 504 Carnegie Center  
 Princeton NJ 1 121,990  
 100.0% 27.67 Y S 506  
 Carnegie Center Princeton  
 NJ 1 136,213 88.3% 28.98 Y  
 S 508 Carnegie Center  
 Princeton NJ 1 131,085  
 100.0% 27.23 Y S One Tower  
 Center East Brunswick NJ 1  
 410,887 84.4% 34.23 N S --  
 -----  
 ---- Total Princeton/East  
 B 16 2,317,533 95.0%  
 \$30.42 =====

=====

GREATER SAN FRANCISCO  
 Office Embarcadero Center  
 One CBD San Francisco CA 1  
 836,256 95.3% 43.00 Y CBD  
 Embarcadero Center Two CBD  
 San Francisco CA 1 779,519  
 86.3% 45.79 Y CBD  
 Embarcadero Center Three  
 CBD San Francisco CA 1  
 778,752 85.7% 41.14 Y CBD  
 Embarcadero Center Four  
 CBD San Francisco CA 1  
 935,821 92.6% 61.29 Y CBD  
 Federal Reserve CBD San  
 Francisco CA 1 149,592  
 99.8% 49.59 Y CBD West  
 Tower CBD San Francisco CA  
 1 474,048 96.1% 47.59 Y  
 CBD (1)611 Gateway South  
 San Francisco CA 1 250,825  
 0.0% - N S 601 and 651  
 Gateway South San  
 Francisco CA 2 509,259  
 83.4% 38.02 Y S ---- -----  
 ----- 9  
 4,714,072 85.6% \$47.33 ---  
 -----  
 --- Office/Technical ----  
 -----  
 - Hilltop Office Center  
 South San Francisco CA 9  
 142,366 83.1% \$14.79 Y S -  
 -----  
 ----- Industrial 560  
 Forbes Blvd South San  
 Francisco CA 1 40,000  
 100.0% 10.62 N S 430 Rozzi  
 Place South San Francisco  
 CA 1 20,000 100.0% 11.80 N  
 S -----  
 ----- 2 60,000 100.0%  
 \$10.91 -----  
 ----- Total  
 Greater San Francisco: 20  
 4,916,438 85.7% =====  
 =====

(1) Not included in same property analysis

IN-SERVICE PROPERTY LISTING

-----  
 AS OF MARCH 31, 2003

ANNUALIZED ENCUMBERED REVENUE  
 WITH CENTRAL PER SECURED  
 BUSINESS NUMBER OF SQUARE  
 LEASED LEASED DEBT DISTRICT  
 (CBD) SUB MARKET BUILDINGS  
 FEET % SF (Y/N) OR SUBURBAN  
 (S) -----  
 -----  
 ----- BALTIMORE, MD Office  
 -----  
 ----- 100 East Pratt Street  
 Baltimore MD 1 641,469 98.5%

\$29.62 Y CBD =====

=====

RICHMOND, VA Office  
Riverfront Plaza Richmond VA  
1 901,757 92.1% \$24.85 Y CBD  
=====

=====

BUCKS COUNTY, PA Industrial  
38 Cabot Boulevard Bucks  
County PA 1 161,000 100.0% \$  
4.79 N S =====

=====

Total In-Service Properties:  
131 30,752,573 93.0% =====

TOP 20 TENANTS BY SQUARE FEET LEASED

-----

% OF TENANT  
SQ. FT.  
PORTFOLIO -  
-----  
-----  
-----  
-----  
-----

- 1 U.S. Government	1,397,980	4.55%	2
Citibank, N.A.	1,221,602	3.97%	3
Ernst and Young	1,064,939	3.46%	4
Lockheed Martin Corporation	672,627	2.19%	5
Shearman & Sterling	585,808	1.90%	6
Gillette Company	485,932	1.58%	7
Lehman Brothers	436,723	1.42%	8
Parametric Technology Corp. (1)	380,987	1.24%	9
Washington Group International	365,245	1.19%	10
Deutsche Bank	346,617	1.13%	11
Orbital Sciences Corporation	337,228	1.10%	12
Wachovia	319,966	1.04%	13
TRW, Inc.	318,963	1.04%	14
T. Rowe Price Associates, Inc.	304,129	0.99%	15
Hunton & Williams	301,081	0.98%	16
Digitas	279,182	0.91%	17
Accenture			

(1) 265,622  
 0.86% 18  
 Kirkland &  
 Ellis  
 264,867  
 0.86% 19  
 Tellabs  
 Operations,  
 Inc. 259,918  
 0.85% 20  
 Covance  
 258,831  
 0.84% Total  
 % of  
 Portfolio  
 Square Feet  
 32.09% Total  
 % of  
 Portfolio  
 Revenue  
 33.35%

MAJOR SIGNED DEALS FOR FUTURE DEVELOPMENT

TENANT SQ.  
 FT. -----  
 -----  
 -----  
 -----  
 -----  
 -----

Finnegan  
 Henderson  
 Farabow  
 Garrett &  
 Dunner,  
 LLP (2)  
 348,542  
 U.S.  
 Government  
 257,400  
 O'Melveney  
 & Myers  
 206,958

- (1) These tenants occupy space in a property in which Boston Properties has a 25% interest.
- (2) Includes 97,205 sf of space in a property in which Boston Properties has a 50% interest and the remainder in a property in which Boston Properties has a 25% interest.

PORTFOLIO OVERVIEW

PERCENTAGE OF RENTAL REVENUES LESS OPERATING AND REAL ESTATE TAXES FOR  
 IN-SERVICE PROPERTIES BY LOCATION AND TYPE OF PROPERTY  
 FOR THE QUARTER ENDED MARCH 31, 2003

OFFICE/  
 GEOGRAPHIC  
 AREA OFFICE  
 (1) TECHNICAL  
 INDUSTRIAL  
 HOTEL TOTAL -  
 -----  
 -----  
 -----  
 -----  
 -----  
 -----  
 -----  
 Greater  
 Boston 21.2%  
 0.8% 0.1%  
 1.1% 23.2%  
 Greater  
 Washington  
 12.9% 1.0% -  
 - 13.9%  
 Greater San  
 Francisco  
 16.2% 0.1%  
 0.2% - 16.5%  
 Midtown

Manhattan  
 37.3% - - -  
 37.3%  
 Princeton/East  
 Brunswick, NJ  
 5.2% - - -  
 5.2%  
 Baltimore, MD  
 1.9% - - -  
 1.9%  
 Richmond, VA  
 1.9% - - -  
 1.9% Bucks  
 County, PA -  
 - 0.1% - 0.1%  
 -----  
 -----  
 -----  
 -----  
 - Total 96.6%  
 1.9% 0.3%  
 1.1% 100.0%  
 =====  
 =====  
 =====  
 =====  
 =====

GEOGRAPHIC  
 AREA CBD  
 SUBURBAN  
 TOTAL - -----  
 -----  
 -----  
 -----  
 -----  
 -----  
 -----  
 -----  
 -----  
 Greater  
 Boston 15.7%  
 7.5% 23.2%  
 Greater  
 Washington  
 4.5% 9.4%  
 13.9% Greater  
 San Francisco  
 15.0% 1.6%  
 16.5% Midtown  
 Manhattan  
 37.3% - 37.3%  
 Princeton/East  
 Brunswick, NJ  
 - 5.2% 5.2%  
 Baltimore, MD  
 1.9% - 1.9%  
 Richmond, VA  
 1.9% - 1.9%  
 Bucks County,  
 PA - 0.1%  
 0.1% -----  
 -----  
 -----  
 -----  
 Total 76.3%  
 23.8% 100.0%  
 =====  
 =====  
 =====

(1) Includes Retail Center (Prudential Center and Embarcadero Center).

OCCUPANCY ANALYSIS

SAME PROPERTY OCCUPANCY - BY LOCATION

CBD SUBURBAN  
 TOTAL -----  
 -----  
 -----  
 -----  
 -----  
 -----  
 -----  
 -----  
 -----  
 LOCATION 31-  
 MAR-03 31-  
 MAR-02 31-  
 MAR-03 31-  
 MAR-02 31-  
 MAR-03 31-













Greater  
 Washington -  
 - 81.6% 97.7%  
 81.6% 97.7%  
 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 - -  
 83.1% 82.1%  
 83.1% 82.1%  
 Bucks County,  
 PA n/a n/a  
 n/a n/a n/a  
 n/a -----  
 -----  
 -----  
 -----  
 -----  
 --- Total  
 Portfolio  
 100.0% 100.0%  
 87.3% 96.9%  
 87.8% 97.0%  
 =====  
 =====  
 =====  
 =====  
 =====  
 =====

IN-SERVICE INDUSTRIAL PROPERTIES

-----

LEASE EXPIRATIONS

-----

CURRENT  
 ANNUALIZED  
 ANNUALIZED  
 RENTABLE  
 CURRENT  
 ANNUALIZED  
 REVENUES  
 REVENUES  
 UNDER YEAR  
 OF SQUARE  
 FOOTAGE  
 ANNUALIZED  
 REVENUES  
 UNDER  
 EXPIRING  
 EXPIRING  
 LEASES  
 LEASE  
 SUBJECT TO  
 REVENUES  
 UNDER  
 UNDER  
 EXPIRING  
 LEASES  
 WITH WITH  
 FUTURE  
 PERCENTAGE  
 OF  
 EXPIRATION  
 EXPIRING  
 LEASES  
 EXPIRING  
 LEASES  
 LEASES  
 P.S.F.  
 FUTURE  
 STEP-UPS  
 STEP-UPS -  
 P.S.F.  
 TOTAL  
 SQUARE  
 FEET - - -





56.47  
 4,813,473  
 57.45  
 5.75% 2005  
 93,975  
 3,606,561  
 38.38  
 3,736,052  
 39.76  
 6.45% 2006  
 55,566  
 2,497,448  
 44.95  
 2,527,233  
 45.48  
 3.81% 2007  
 47,479  
 1,920,637  
 40.45  
 2,055,205  
 43.29  
 3.26% 2008  
 61,901  
 2,500,575  
 40.40  
 2,670,280  
 43.14  
 4.25% 2009  
 35,048  
 1,201,172  
 34.27  
 1,287,910  
 36.75  
 2.41% 2010  
 84,321  
 3,265,547  
 38.73  
 3,648,961  
 43.27  
 5.79% 2011  
 41,289  
 2,497,391  
 60.49  
 2,898,528  
 70.20  
 2.83% 2012  
 100,460  
 4,073,451  
 40.55  
 4,645,521  
 46.24  
 6.90%  
 Thereafter  
 530,046  
 25,193,664  
 47.53  
 31,493,579  
 59.42  
 36.39%

(1) Includes \$1,366,400 of annual revenue from the Prudential Center retail kiosks for which there is zero square footage assigned.

GRAND TOTAL OF ALL  
IN-SERVICE PROPERTIES

LEASE EXPIRATION

CURRENT  
 ANNUALIZED  
 ANNUALIZED  
 RENTABLE  
 CURRENT  
 ANNUALIZED  
 REVENUES  
 REVENUES  
 UNDER YEAR  
 OF SQUARE  
 FOOTAGE  
 ANNUALIZED  
 REVENUES  
 UNDER  
 EXPIRING  
 EXPIRING  
 LEASES  
 LEASE  
 SUBJECT TO  
 REVENUES  
 UNDER



47.98  
326,610,731  
58.38  
18.19%

OCCUPANCY BY LOCATION

CBD SUBURBAN  
TOTAL -----  
-----  
-----  
-----  
-----  
-----

LOCATION 31-  
MAR-03 31-  
MAR-02 31-  
MAR-03 31-  
MAR-02 31-  
MAR-03 31-  
MAR-02 - ----  
-----  
-----  
-----  
-----  
-----  
-----

Greater  
Boston 92.4%  
91.9% 85.8%  
93.6% 89.3%  
92.8% Greater  
Washington  
99.4% 99.3%  
94.1% 95.6%  
95.7% 97.2%  
Midtown  
Manhattan  
99.2% 99.2% -  
- 99.2% 99.2%  
Baltimore, MD  
98.5% 98.2% -  
- 98.5% 98.2%  
Princeton/East  
Brunswick, NJ  
- - 95.0%  
89.4% 95.0%  
94.4%  
Richmond, VA  
92.1% 94.4% -  
- 92.1% 89.4%  
Greater San  
Francisco  
91.3% 94.2%  
62.6% 83.7%  
85.7% 92.2%  
Bucks County,  
PA - - 100.0%  
100.0% 100.0%  
100.0% -----  
-----  
-----  
-----  
-----  
-----

----- Total  
Portfolio  
95.5% 96.4%  
89.2% 92.8%  
93.0% 95.1%

=====  
=====  
=====  
=====  
=====  
=====

IN-SERVICE GREATER BOSTON PROPERTIES

LEASE EXPIRATIONS - GREATER BOSTON

OFFICE -----  
-----

-----  
-----  
-----  
ANNUALIZED  
RENTABLE SQUARE  
CURRENT  
ANNUALIZED PER  
REVENUES UNDER  
PER YEAR OF  
LEASE FOOTAGE  
SUBJECT TO  
REVENUES UNDER  
SQUARE EXPIRING  
LEASES SQUARE  
EXPIRATION  
EXPIRING LEASES  
EXPIRING LEASES  
FOOT WITH  
FUTURE STEP-UPS  
FOOT - -----  
-----  
-----  
-----

----- 2003  
186,178 \$  
6,151,291 \$  
33.04 \$  
7,220,021 \$  
38.78 2004  
569,330  
22,193,188  
38.98  
22,499,006  
39.52 2005  
860,062  
34,498,142  
40.11  
35,083,077  
40.79 2006  
549,149  
20,093,990  
36.59  
20,444,355  
37.23 2007  
476,404  
18,984,677  
39.85  
19,635,178  
41.22 2008  
318,472  
10,389,164  
32.62  
10,985,588  
34.49 2009  
976,179  
35,602,391  
36.47  
39,343,548  
40.30 2010  
197,524  
6,877,307 34.82  
7,717,837 39.07  
2011 762,735  
28,440,889  
37.29  
33,578,036  
44.02 2012  
613,127  
22,313,579  
36.39  
24,711,065  
40.30  
Thereafter  
679,652  
26,771,786  
39.39  
34,227,386  
50.36

OFFICE/TECHNICAL  
-----  
-----  
-----  
-----  
-----

-----  
-----  
-----  
ANNUALIZED  
RENTABLE SQUARE  
CURRENT  
ANNUALIZED PER  
REVENUES UNDER  
PER YEAR OF  
LEASE FOOTAGE  
SUBJECT TO  
REVENUES UNDER





- - 2012 -

Thereafter

RETAIL  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----

ANNUALIZED  
RENTABLE  
SQUARE  
CURRENT  
ANNUALIZED  
PER  
REVENUES  
UNDER PER  
YEAR OF  
LEASE  
FOOTAGE  
SUBJECT TO  
REVENUES  
UNDER  
SQUARE  
EXPIRING  
LEASES  
SQUARE  
EXPIRATION  
EXPIRING  
LEASES  
EXPIRING  
LEASES  
FOOT WITH  
FUTURE  
STEP-UPS  
FOOT - - - -

----- 2003  
46,336 \$  
3,787,977  
\$ 81.75 \$  
4,197,717  
\$ 90.59  
2004  
41,351  
3,103,457  
75.05  
3,161,919  
76.47 2005  
59,879  
2,231,245  
37.26  
2,303,245  
38.46 2006  
15,653  
999,001  
63.82  
1,005,681  
64.25 2007  
432 85,923  
198.90  
93,300  
215.97  
2008  
13,833  
720,177  
52.06  
720,177  
52.06 2009  
- - - -  
2010  
38,265  
1,466,557  
38.33  
1,540,777  
40.27 2011  
11,599  
581,328  
50.12  
629,829  
54.30 2012  
52,284  
1,719,316  
32.88  
1,779,540  
34.04

Thereafter  
 345,026  
 10,533,989  
 30.53  
 12,301,530  
 35.65

(1) Includes \$1,366,400 of annual revenue from the Prudential Center retail kiosks for which there is zero square footage assigned.

IN-SERVICE GREATER BOSTON PROPERTIES

QUARTERLY LEASE EXPIRATIONS - GREATER BOSTON

OFFICE -----

ANNUALIZED  
 RENTABLE SQUARE  
 CURRENT  
 ANNUALIZED PER  
 REVENUES UNDER  
 PER YEAR OF  
 LEASE FOOTAGE  
 SUBJECT TO  
 REVENUES UNDER  
 SQUARE EXPIRING  
 LEASES SQUARE  
 EXPIRATION  
 EXPIRING LEASES  
 EXPIRING LEASES  
 FOOT WITH  
 FUTURE STEP-UPS  
 FOOT - -----

----- Q1 2003  
 - \$ - \$ - \$ - \$  
 - Q2 2003  
 79,346  
 2,506,322 31.59  
 2,650,365 33.40  
 Q3 2003 68,477  
 2,519,880 36.80  
 3,449,830 50.38  
 Q4 2003 38,355  
 1,125,088 29.33  
 1,119,826 29.20

----- Total  
 2003 186,178 \$  
 6,151,291 \$  
 33.04 \$  
 7,220,021 \$  
 38.78 =====

===== Q1 2004  
 57,562 \$  
 1,991,543 34.60  
 \$ 1,998,437  
 34.72 Q2 2004  
 78,637  
 2,789,802 35.48  
 2,813,403 35.78  
 Q3 2004 334,637  
 13,779,717  
 41.18  
 14,027,794  
 41.92 Q4 2004  
 98,494  
 3,632,126 36.88  
 3,659,371 37.15

----- Total  
 2004 569,330  
 \$22,193,188 \$  
 38.98





96.21 -----  
 -----  
 -----  
 -----  
 ----- Total  
 2003 46,336 \$  
 3,787,977 \$  
 81.75 \$  
 4,197,717 \$  
 90.59  
 =====  
 =====  
 =====  
 ===== Q1  
 2004 23,776 \$  
 1,911,075  
 80.38 \$  
 1,969,537 \$  
 82.84 Q2 2004  
 9,669 682,665  
 70.60 682,665  
 70.60 Q3 2004  
 3,187 270,095  
 84.75 270,095  
 84.75 Q4 2004  
 4,719 239,622  
 50.78 239,622  
 50.78 -----  
 -----  
 -----  
 ----- Total  
 2004 41,351 \$  
 3,103,457 \$  
 75.05 \$  
 3,161,919 \$  
 76.47  
 =====  
 =====  
 =====  
 =====

IN-SERVICE GREATER WASHINGTON PROPERTIES

-----

LEASE EXPIRATIONS - GREATER WASHINGTON

-----

OFFICE -----  
 -----  
 -----  
 -----  
 -----  
 -----  
 ANNUALIZED  
 RENTABLE SQUARE  
 CURRENT  
 ANNUALIZED PER  
 REVENUES UNDER  
 PER YEAR OF  
 LEASE FOOTAGE  
 SUBJECT TO  
 REVENUES UNDER  
 SQUARE EXPIRING  
 LEASES SQUARE  
 EXPIRATION  
 EXPIRING LEASES  
 EXPIRING LEASES  
 FOOT WITH  
 FUTURE STEP-UPS  
 FOOT - -----  
 -----  
 -----  
 -----  
 ----- 2003  
 115,118 \$  
 3,477,168 \$  
 30.21 \$  
 3,488,347 \$  
 30.30 2004  
 223,328  
 8,295,901 37.15  
 8,400,122 37.61  
 2005 468,812  
 16,822,847  
 35.88  
 17,781,855

37.93 2006  
428,211  
12,284,660  
28.69  
13,408,968  
31.31 2007  
627,655  
20,679,207  
32.95  
20,933,830  
33.35 2008  
453,474  
13,655,652  
30.11  
14,416,923  
31.79 2009  
712,625  
24,512,874  
34.40  
26,232,419  
36.81 2010  
501,777  
19,400,336  
38.66  
25,228,577  
50.28 2011  
1,062,026  
32,702,140  
30.79  
38,792,015  
36.53 2012  
312,983  
10,540,351  
33.68  
13,316,440  
42.55  
Thereafter  
773,480  
21,634,176  
27.97  
27,483,620  
35.53

OFFICE/TECHNICAL

-----  
-----  
-----  
-----  
-----

-----  
-----  
ANNUALIZED  
RENTABLE SQUARE  
CURRENT  
ANNUALIZED PER  
REVENUES UNDER  
PER YEAR OF  
LEASE FOOTAGE  
SUBJECT TO  
REVENUES UNDER  
SQUARE EXPIRING  
LEASES SQUARE  
EXPIRATION  
EXPIRING LEASES  
EXPIRING LEASES  
FOOT WITH  
FUTURE STEP-UPS  
FOOT - -----  
-----  
-----  
-----  
-----

----- 2003  
75,528 \$  
1,049,148 \$  
13.89 \$  
1,049,148 \$  
13.89 2004  
67,791  
1,217,855 17.96  
1,237,019 18.25  
2005 101,345  
1,446,473 14.27  
1,518,693 14.99  
2006 33,400  
527,690 15.80  
569,160 17.04  
2007 163,422  
3,439,114 21.04  
3,546,639 21.70  
2008 - - - -  
2009 - - - -  
2010 79,971  
1,167,906 14.60  
1,167,906 14.60  
2011 57,321  
792,084 13.82  
792,084 13.82

2012 - - - - -  
Thereafter  
135,750  
2,100,261 15.47  
2,329,700 17.16

INDUSTRIAL  
-----  
-----  
-----  
-----  
-----  
-----  
-----

ANNUALIZED  
RENTABLE  
SQUARE  
CURRENT  
ANNUALIZED  
PER  
REVENUES  
UNDER PER  
YEAR OF  
LEASE  
FOOTAGE  
SUBJECT TO  
REVENUES  
UNDER  
SQUARE  
EXPIRING  
LEASES  
SQUARE  
EXPIRATION  
EXPIRING  
LEASES  
EXPIRING  
LEASES  
FOOT WITH  
FUTURE  
STEP-UPS  
FOOT - - - -

-----  
-----  
-----  
-----  
-----  
-----  
-----

----- 2003  
- \$ - \$ -  
\$ - \$ -  
2004 - - -  
- - 2005 -  
- - -  
2006 - - -  
- - 2007 -  
- - -  
2008 - - -  
- - 2009 -  
- - -  
2010 - - -  
- - 2011 -  
- - -  
2012 - - -  
- -

Thereafter  
-----

RETAIL ---  
-----  
-----  
-----  
-----  
-----  
-----

ANNUALIZED  
RENTABLE  
SQUARE  
CURRENT  
ANNUALIZED  
PER  
REVENUES  
UNDER PER  
YEAR OF  
LEASE  
FOOTAGE  
SUBJECT TO  
REVENUES  
UNDER  
SQUARE  
EXPIRING  
LEASES  
SQUARE



EXPIRATION  
 EXPIRING  
 LEASES  
 EXPIRING  
 LEASES  
 FOOT WITH  
 FUTURE  
 STEP-UPS  
 FOOT - - - -

-----  
 -----  
 -----  
 -----  
 -----  
 -----

----- 2003  
 810 \$  
 25,880 \$  
 31.95 \$  
 25,880  
 \$31.95  
 2004 3,026  
 141,873  
 46.88  
 144,898  
 47.88 2005  
 4,274  
 141,615  
 33.13  
 144,134  
 33.72 2006  
 3,309  
 114,577  
 34.63  
 114,942  
 34.74 2007  
 16,548  
 426,048  
 25.75  
 452,000  
 27.31 2008  
 16,338  
 598,212  
 36.61  
 685,147  
 41.94 2009  
 - - - - -  
 2010  
 10,277  
 379,567  
 36.93  
 440,272  
 42.84 2011  
 11,221  
 475,535  
 42.38  
 535,392  
 47.71 2012  
 7,519  
 154,829  
 20.59  
 189,058  
 25.14  
 Thereafter  
 17,153  
 551,814  
 32.17  
 870,684  
 50.76

IN-SERVICE GREATER WASHINGTON PROPERTIES

-----

QUARTERLY LEASE EXPIRATIONS - GREATER WASHINGTON

-----

OFFICE -----  
 -----  
 -----  
 -----  
 -----

ANNUALIZED  
 RENTABLE SQUARE  
 CURRENT  
 ANNUALIZED PER  
 REVENUES UNDER  
 PER YEAR OF  
 LEASE FOOTAGE







47.88 Q3  
 2004 - - - -  
 - Q4 2004 -  
 -----  
 -----  
 -----  
 -----  
 -----  
 - Total 2004  
 3,026 \$  
 141,873 \$  
 46.88 \$  
 144,898 \$  
 47.88  
 =====  
 =====  
 =====  
 =====

IN-SERVICE GREATER SAN FRANCISCO PROPERTIES

-----

LEASE EXPIRATIONS - GREATER SAN FRANCISCO

-----

OFFICE -----  
 -----  
 -----  
 -----  
 -----

ANNUALIZED  
 RENTABLE SQUARE  
 CURRENT  
 ANNUALIZED PER  
 REVENUES UNDER  
 PER YEAR OF  
 LEASE FOOTAGE  
 SUBJECT TO  
 REVENUES UNDER  
 SQUARE EXPIRING  
 LEASES SQUARE  
 EXPIRATION  
 EXPIRING LEASES  
 EXPIRING LEASES  
 FOOT WITH  
 FUTURE STEP-UPS  
 FOOT - -----  
 -----  
 -----  
 -----  
 -----

----- 2003  
 353,717 \$  
 13,079,585 \$  
 36.98 \$  
 13,158,200 \$  
 37.20 2004  
 565,173  
 25,769,922  
 45.60  
 25,623,068  
 45.34 2005  
 362,763  
 16,511,396  
 45.52  
 16,724,043  
 46.10 2006  
 885,615  
 43,334,697  
 48.93  
 45,065,058  
 50.89 2007  
 439,671  
 20,864,579  
 47.45  
 21,544,272  
 49.00 2008  
 206,253  
 8,165,192 39.59  
 8,612,229 41.76  
 2009 254,262  
 11,159,278  
 43.89  
 11,836,192  
 46.55 2010  
 183,923  
 11,046,074  
 60.06

12,919,894  
70.25 2011  
192,689  
17,982,929  
93.33  
18,475,523  
95.88 2012  
122,682  
5,240,737 42.72  
5,755,399 46.91  
Thereafter  
187,954  
7,690,557 40.92  
8,059,952 42.88  
OFFICE/TECHNICAL

-----  
-----  
-----  
-----

-----  
-----  
ANNUALIZED  
RENTABLE SQUARE  
CURRENT  
ANNUALIZED PER  
REVENUES UNDER  
PER YEAR OF  
LEASE FOOTAGE  
SUBJECT TO  
REVENUES UNDER  
SQUARE EXPIRING  
LEASES SQUARE  
EXPIRATION  
EXPIRING LEASES  
EXPIRING LEASES  
FOOT WITH  
FUTURE STEP-UPS  
FOOT - -----

-----  
-----  
-----  
-----

----- 2003  
32,520 \$  
552,179 \$ 16.98  
\$ 552,179 \$  
16.98 2004  
14,500 237,624  
16.39 243,984  
16.83 2005  
47,069 661,887  
14.06 688,817  
14.63 2006  
10,500 163,584  
15.58 175,044  
16.67 2007  
10,350 128,880  
12.45 158,400  
15.30 2008 - -  
- - 2009 - -  
- - 2010 - -  
- - 2011 - -  
- - 2012 - -  
- -  
Thereafter - -  
- - -

INDUSTRIAL  
-----  
-----  
-----  
-----  
-----  
-----  
-----

ANNUALIZED  
RENTABLE  
SQUARE  
CURRENT  
ANNUALIZED  
PER  
REVENUES  
UNDER PER  
YEAR OF  
LEASE  
FOOTAGE  
SUBJECT TO  
REVENUES  
UNDER  
SQUARE  
EXPIRING  
LEASES  
SQUARE  
EXPIRATION







10,763,653  
37.99  
10,769,144  
38.01 -----  
-----  
-----  
Total 2003  
353,717 \$  
13,079,585 \$  
36.98 \$  
13,158,200  
37.20 =====  
=====

===== Q1 2004  
35,049  
1,868,897 53.32  
1,885,155 53.79  
Q2 2004 147,317  
6,265,281 42.53  
6,268,653 42.55  
Q3 2004 240,734  
11,354,635  
47.17  
11,164,947  
46.38 Q4 2004  
142,073  
6,281,110 44.21  
6,304,313 44.37  
-----  
-----  
-----

- - - - - Total  
2004 565,173 \$  
25,769,922 \$  
45.60 \$  
25,623,068 \$  
45.34 =====  
=====

OFFICE/TECHNICAL  
-----  
-----  
-----  
-----  
-----

-----  
ANNUALIZED  
RENTABLE SQUARE  
CURRENT  
ANNUALIZED PER  
REVENUES UNDER  
PER YEAR OF  
LEASE FOOTAGE  
SUBJECT TO  
REVENUES UNDER  
SQUARE EXPIRING  
LEASES SQUARE  
EXPIRATION  
EXPIRING LEASES  
EXPIRING LEASES  
FOOT WITH  
FUTURE STEP-UPS  
FOOT - -----  
-----  
-----  
-----

----- Q1 2003  
- \$ - \$ - \$ - \$  
- Q2 2003 9,265  
183,068 19.76  
183,068 19.76  
Q3 2003 17,047  
258,408 15.16  
258,408 15.16  
Q4 2003 6,208  
110,703 17.83  
110,703 17.83 -  
-----  
-----

----- Total  
2003 32,520 \$  
552,179 \$ 16.98  
\$ 552,179 \$  
16.98 =====  
=====

===== Q1 2004  
- \$ - \$ - \$ - \$

Q2 2004 5,000  
 77,940 15.59  
 80,040 16.01 Q3  
 2004 5,500  
 102,936 18.72  
 105,576 19.20  
 Q4 2004 4,000  
 56,748 14.19  
 58,368 14.59 --  
 -----  
 -----  
 ----- Total  
 2004 14,500 \$  
 237,624 \$ 16.39  
 \$ 243,984 \$  
 16.83 =====  
 =====  
 =====  
 =====  
 =====

INDUSTRIAL --  
 -----  
 -----  
 -----  
 -----  
 -----

ANNUALIZED  
 RENTABLE  
 SQUARE  
 CURRENT  
 ANNUALIZED  
 PER REVENUES  
 UNDER PER  
 YEAR OF LEASE  
 FOOTAGE  
 SUBJECT TO  
 REVENUES  
 UNDER SQUARE  
 EXPIRING  
 LEASES SQUARE  
 EXPIRATION  
 EXPIRING  
 LEASES  
 EXPIRING  
 LEASES FOOT  
 WITH FUTURE  
 STEP-UPS FOOT  
 -----  
 -----  
 -----  
 -----  
 -----

Q1 2003 - \$ -  
 \$ - \$ - \$ -  
 Q2 2003 - - -  
 - - Q3 2003 -  
 - - - - Q4  
 2003 - - - -  
 -----  
 -----  
 -----

---- Total  
 2003 - \$ - \$  
 - \$ - -  
 =====  
 =====  
 =====

===== Q1  
 2004 - - - -  
 - Q2 2004 - -  
 - - - Q3 2004  
 - - - - Q4  
 2004 40,000  
 424,836 10.62  
 434,436 10.86  
 -----  
 -----  
 -----

-- Total 2004  
 40,000 \$  
 424,836 \$  
 10.62 \$  
 434,436 \$  
 10.86  
 =====  
 =====  
 =====



LEASE EXPIRATIONS - MIDTOWN MANHATTAN

OFFICE -----

-----  
 -----  
 -----

-----  
 ANNUALIZED  
 RENTABLE SQUARE  
 CURRENT  
 ANNUALIZED PER  
 REVENUES UNDER  
 PER YEAR OF  
 LEASE FOOTAGE  
 SUBJECT TO  
 REVENUES UNDER  
 SQUARE EXPIRING  
 LEASES SQUARE  
 EXPIRATION  
 EXPIRING LEASES  
 EXPIRING LEASES  
 FOOT WITH  
 FUTURE STEP-UPS  
 FOOT - -----

-----  
 -----  
 -----

----- 2003  
 73,300 \$  
 4,037,832 \$  
 55.09 \$  
 4,037,832 \$  
 55.09 2004  
 164,723  
 9,617,761 58.39  
 9,632,785 58.48  
 2005 110,791  
 7,474,863 67.47  
 7,513,787 67.82  
 2006 481,316  
 30,957,905  
 64.32  
 31,391,517  
 65.22 2007  
 182,649  
 10,909,717  
 59.73  
 11,012,612  
 60.29 2008  
 462,395  
 26,948,656  
 58.28  
 28,368,522  
 61.35 2009  
 259,553  
 14,502,653  
 55.88  
 17,075,638  
 65.79 2010  
 287,774  
 18,957,973  
 65.88  
 20,024,751  
 69.58 2011  
 363,724  
 21,211,117  
 58.32  
 24,578,487  
 67.57 2012  
 891,075  
 54,043,460  
 60.65  
 55,103,779  
 61.84  
 Thereafter  
 3,006,625  
 176,622,252  
 58.74  
 213,692,730  
 71.07

OFFICE/TECHNICAL

-----  
 -----  
 -----

-----  
 ANNUALIZED  
 RENTABLE SQUARE  
 CURRENT











FOOTAGE SUBJECT TO  
REVENUES UNDER SQUARE  
EXPIRING LEASES  
SQUARE EXPIRATION  
EXPIRING LEASE  
EXPIRING LEASES  
EXPIRING LEASES FOOT  
WITH FUTURE STEP-UPS  
FOOT - -----  
-----  
-----  
-----

----- Q1  
2003 - - \$ - \$ - \$ -  
\$ - Q2 2003 - - - -  
- Q3 2003 - - - -  
Q4 2003 - 1,956  
261,210 133.54  
261,210 133.54 -----  
-----  
-----

----- Total 2003  
- 1,956 \$ 261,210 \$  
133.54 \$ 261,210  
\$133.54  
=====

----- Q1 2004 -  
- \$ - \$ - \$ - Q2  
2004 - 350 47,161  
134.75 49,955 142.73  
Q3 2004 - - - -  
Q4 2004 - 1,300  
136,869 105.28  
136,869 105.28 -----  
-----  
-----

----- Total 2004  
- 1,650 \$ 184,030 \$  
111.53 \$ 186,824  
\$113.23  
=====

IN-SERVICE PRINCETON/EAST BRUNSWICK PROPERTIES  
-----

LEASE EXPIRATIONS - PRINCETON/EAST BRUNSWICK  
-----

OFFICE -----  
-----  
-----  
-----  
-----

-----  
ANNUALIZED  
RENTABLE SQUARE  
CURRENT  
ANNUALIZED PER  
REVENUES UNDER  
PER YEAR OF  
LEASE FOOTAGE  
SUBJECT TO  
REVENUES UNDER  
SQUARE EXPIRING  
LEASES SQUARE  
EXPIRATION  
EXPIRING LEASES  
EXPIRING LEASES  
FOOT WITH  
FUTURE STEP-UPS  
FOOT - -----  
-----  
-----  
-----

----- 2003  
90,814 \$  
2,543,625 \$  
28.01 \$  
2,543,625 \$  
28.01 2004  
420,341  
12,983,843  
30.89  
12,983,843  
30.89 2005  
227,213  
7,131,373 31.39  
7,206,707 31.72  
2006 87,691  
2,970,070 33.87  
3,120,535 35.59  
2007 503,911  
14,483,270  
28.74  
15,638,390  
31.03 2008 - -  
- - - 2009  
161,514  
5,198,541 32.19  
5,812,786 35.99  
2010 154,917  
5,106,368 32.96  
5,603,900 36.17  
2011 254,941  
7,770,051 30.48  
8,611,534 33.78  
2012 - - - -  
Thereafter  
281,175  
8,416,748 29.93  
9,323,763 33.16

OFFICE/TECHNICAL  
-----  
-----  
-----  
-----

-- ANNUALIZED  
RENTABLE SQUARE  
CURRENT  
ANNUALIZED PER  
REVENUES UNDER  
PER YEAR OF  
LEASE FOOTAGE  
SUBJECT TO  
REVENUES UNDER  
SQUARE EXPIRING  
LEASES SQUARE  
EXPIRATION  
EXPIRING LEASES  
EXPIRING LEASES  
FOOT WITH  
FUTURE STEP-UPS  
FOOT - -----  
-----  
-----  
-----

----- 2003 -  
\$ - \$ - \$ - \$ -  
2004 - - - -  
2005 - - - -  
2006 - - - -  
2007 - - - -  
2008 - - - -  
2009 - - - -  
2010 - - - -  
2011 - - - -  
2012 - - - -  
Thereafter - -  
- - -

INDUSTRIAL  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----

--  
ANNUALIZED  
RENTABLE  
SQUARE  
CURRENT  
ANNUALIZED









WITH FUTURE

STEP-UPS

FOOT - ----

-----  
-----  
-----  
-----  
-----  
-----  
-----

----- Q1

2003 - \$ -

\$ - \$ - \$ -

Q2 2003 - -

- - - Q3

2003 - - -

- - Q4 2003

-----  
-----  
-----  
-----

----- Total

2003 - \$ -

\$ - \$ - \$ -

=====

=====

=====

===== 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

=====

=====

=====

=====

IN-SERVICE OTHER PROPERTIES

-----

LEASE EXPIRATIONS

OTHER PROPERTIES (RICHMOND, VA, BALTIMORE, MD, BUCKS COUNTY, PA)

-----

OFFICE -----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----





--  
ANNUALIZED  
RENTABLE  
SQUARE  
CURRENT  
ANNUALIZED  
PER  
REVENUES  
UNDER PER  
YEAR OF  
LEASE  
FOOTAGE  
SUBJECT TO  
REVENUES  
UNDER  
SQUARE  
EXPIRING  
LEASES  
SQUARE  
EXPIRATION  
EXPIRING  
LEASES  
EXPIRING  
LEASES  
FOOT WITH  
FUTURE  
STEP-UPS  
FOOT - ---  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----

2003 \$ - \$  
- \$ - \$ -  
\$ - 2004  
161,000  
771,048  
4.79  
771,048  
4.79 2005  
-----

2006 - - -  
- - 2007 -  
- - -  
2008 - - -  
- - 2009 -  
- - -  
2010 - - -  
- - 2011 -  
- - -  
2012 - - -  
- -

Thereafter  
- - - -  
RETAIL ---  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----

ANNUALIZED  
RENTABLE  
SQUARE  
CURRENT  
ANNUALIZED  
PER  
REVENUES  
UNDER PER  
YEAR OF  
LEASE  
FOOTAGE  
SUBJECT TO  
REVENUES  
UNDER  
SQUARE  
EXPIRING  
LEASES  
SQUARE  
EXPIRATION  
EXPIRING  
LEASES  
EXPIRING  
LEASES  
FOOT WITH  
FUTURE  
STEP-UPS  
FOOT - ---  
-----



-----  
 -- ----- Total  
 2003 115,753 \$  
 2,615,940 \$ 22.60 \$  
 2,632,436 \$ 22.74  
 =====  
 =====  
 =====  
 ===== Q1 2004 - \$  
 - \$ - \$ - \$ - Q2  
 2004 9,483 284,813  
 30.03 292,859 30.88  
 Q3 2004 66,935  
 1,451,075 21.68  
 1,479,528 22.10 Q4  
 2004 1,990 63,268  
 31.79 65,113 32.72 -  
 -----

-----  
 ----- Total  
 2004 78,408 \$  
 1,799,155 \$ 22.95 \$  
 1,837,499 \$ 23.44  
 =====  
 =====  
 =====

OFFICE/TECHNICAL ---  
 -----  
 -----  
 -----

----- ANNUALIZED  
 RENTABLE SQUARE  
 CURRENT ANNUALIZED  
 PER REVENUES UNDER  
 PER YEAR OF LEASE  
 FOOTAGE SUBJECT TO  
 REVENUES UNDER  
 SQUARE EXPIRING  
 LEASES SQUARE  
 EXPIRATION EXPIRING  
 LEASES EXPIRING  
 LEASES FOOT WITH  
 FUTURE STEP-UPS FOOT  
 -----  
 -----  
 -----

----- Q1 2003 -  
 \$ - \$ - \$ - \$ - Q2  
 2003 - - - - Q3  
 2003 - - - - Q4  
 2003 - - - - -  
 -----  
 -----

----- Total 2003 -  
 \$ - \$ - \$ - \$ -  
 =====  
 =====

===== Q1 2004 - \$  
 - \$ - \$ - \$ - Q2  
 2004 - - - - Q3  
 2004 - - - - Q4  
 2004 - - - - -  
 -----  
 -----

----- Total 2004 -  
 \$ - \$ - \$ - \$ -  
 =====  
 =====

INDUSTRIAL -----  
 -----  
 -----  
 -----

--- ANNUALIZED  
 RENTABLE SQUARE  
 CURRENT ANNUALIZED  
 PER REVENUES UNDER  
 PER YEAR OF LEASE  
 FOOTAGE SUBJECT TO  
 REVENUES UNDER  
 SQUARE EXPIRING

LEASES SQUARE  
 EXPIRATION EXPIRING  
 LEASES EXPIRING  
 LEASES FOOT WITH  
 FUTURE STEP-UPS FOOT

----- Q1 2003 -  
 \$ - \$ - \$ - \$ - Q2  
 2003 - - - - - Q3  
 2003 - - - - - Q4  
 2003 - - - - -

----- Total 2003 -  
 \$ - \$ - \$ - \$ -

===== Q1 2004 - \$  
 - \$ - \$ - \$ - Q2  
 2004 161,000 771,048  
 4.79 771,048 4.79 Q3  
 2004 - - - - - Q4  
 2004 - - - - -

----- Total 2004  
 161,000 \$ 771,048 \$  
 4.79 \$ 771,048 \$  
 4.79

RETAIL -----

ANNUALIZED RENTABLE  
 SQUARE CURRENT  
 ANNUALIZED PER  
 REVENUES UNDER PER  
 YEAR OF LEASE  
 FOOTAGE SUBJECT TO  
 REVENUES UNDER  
 SQUARE EXPIRING  
 LEASES SQUARE  
 EXPIRATION EXPIRING  
 LEASES EXPIRING  
 LEASES FOOT WITH  
 FUTURE STEP-UPS FOOT

----- Q1 2003 -  
 \$ - \$ - \$ - \$ - Q2  
 2003 - - - - - Q3  
 2003 - - - - - Q4  
 2003 1,171 8,721.00  
 7.45 8,721.00 7.45 -

----- Total  
 2003 1,171 \$  
 8,721.00 \$ 7.45 \$  
 8,721.00 \$ 7.45

===== Q1 2004  
 2,183 \$ 62,855.52 \$  
 28.79 \$ 62,855.52 \$  
 28.79 Q2 2004 - - -  
 - Q3 2004 - - - -  
 - Q4 2004 - - - -

----- Total  
 2004 2,183 \$  
 62,855.52 \$ 28.79 \$  
 62,855.52 \$ 28.79



151,710  
6,379,849  
42.05  
7,125,834  
46.97 2011  
434,991  
21,828,532  
50.18  
26,039,335  
59.86 2012  
308,360  
13,808,689  
44.78  
14,711,433  
47.71  
Thereafter  
830,454  
30,159,559  
36.32  
37,931,263  
45.68

GREATER  
WASHINGTON  
-----  
-----  
-----  
-----  
-----  
-----

ANNUALIZED  
RENTABLE  
SQUARE  
CURRENT  
ANNUALIZED  
PER  
REVENUES  
UNDER PER  
YEAR OF  
LEASE  
FOOTAGE  
SUBJECT TO  
REVENUES  
UNDER  
SQUARE  
EXPIRING  
LEASES  
SQUARE  
EXPIRATION  
EXPIRING  
LEASES  
EXPIRING  
LEASES  
FOOT WITH  
FUTURE  
STEP-UPS  
FOOT - - - -

-----  
-----  
-----  
-----  
-----  
-----

-----  
---- 2003  
25,528 \$  
926,408  
\$36.29 \$  
937,586 \$  
36.73 2004  
144,043  
6,003,093  
41.68  
6,078,504  
42.20 2005  
203,504  
8,054,802  
39.58  
8,508,706  
41.81 2006  
32,550  
1,270,384  
39.03  
1,341,656  
41.22 2007  
275,177  
9,462,942  
34.39  
9,349,857  
33.98 2008  
31,917  
1,179,830  
36.97

1,356,217  
42.49 2009  
435,116  
15,361,362  
35.30  
16,952,829  
38.96 2010  
213,929  
7,512,919  
35.12  
11,351,236  
53.06 2011  
106,022  
3,475,437  
32.78  
4,294,606  
40.51 2012  
80,350  
3,090,428  
38.46  
3,010,554  
37.47  
Thereafter  
55,969  
2,501,937  
44.70  
3,398,560  
60.72

NEW YORK -  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----

ANNUALIZED  
RENTABLE  
SQUARE  
CURRENT  
ANNUALIZED  
PER  
REVENUES  
UNDER PER  
YEAR OF  
LEASE  
FOOTAGE  
SUBJECT TO  
REVENUES  
UNDER  
SQUARE  
EXPIRING  
LEASES  
SQUARE  
EXPIRATION  
EXPIRING  
LEASES  
EXPIRING  
LEASES  
FOOT WITH  
FUTURE  
STEP-UPS  
FOOT - ---

-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----

---- 2003  
75,256 \$  
4,299,042  
\$ 57.13 \$  
4,299,042  
\$ 57.13  
2004  
166,373  
9,801,791  
58.91  
9,819,609  
59.02 2005  
112,305  
7,746,354  
68.98  
7,805,390  
69.50 2006  
496,541  
31,605,739  
63.65  
32,054,963

64.56 2007  
183,475  
11,092,922  
60.46  
11,212,050  
61.11 2008  
465,627  
27,097,990  
58.20  
28,534,398  
61.28 2009  
259,553  
14,502,653  
55.88  
17,075,638  
65.79 2010  
292,804  
19,286,970  
65.87  
20,431,247  
69.78 2011  
378,719  
22,516,549  
59.45  
26,143,771  
69.03 2012  
896,714  
54,664,789  
60.96  
55,922,077  
62.36  
Thereafter  
3,158,681  
189,933,439  
60.13  
231,107,781  
73.17

SAN  
FRANCISCO

-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----

ANNUALIZED  
RENTABLE  
SQUARE  
CURRENT  
ANNUALIZED  
PER  
REVENUES  
UNDER PER  
YEAR OF  
LEASE  
FOOTAGE  
SUBJECT TO  
REVENUES  
UNDER  
SQUARE  
EXPIRING  
LEASES  
SQUARE  
EXPIRATION  
EXPIRING  
LEASES  
EXPIRING  
LEASES  
FOOT WITH  
FUTURE  
STEP-UPS  
FOOT - ---

-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----

---- 2003  
149,583 \$  
6,227,277  
\$ 41.63 \$  
6,300,401  
\$ 42.12  
2004  
555,970  
25,266,902  
45.45  
25,109,340  
45.16 2005  
326,282





- - 2005 -  
- - - -  
2006 - - -  
- - 2007 -  
- - - -  
2008 - - -  
- - 2009 -  
- - - -  
2010 - - -  
- - 2011 -  
- - - -  
2012 - - -  
- - - -

Thereafter  
- - - -  
OTHER ----

-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----

-----  
ANNUALIZED  
RENTABLE  
SQUARE  
CURRENT  
ANNUALIZED  
PER  
REVENUES  
UNDER PER  
YEAR OF  
LEASE  
FOOTAGE  
SUBJECT TO  
REVENUES  
UNDER  
SQUARE  
EXPIRING  
LEASES  
SQUARE  
EXPIRATION  
EXPIRING  
LEASES  
EXPIRING  
LEASES  
FOOT WITH  
FUTURE  
STEP-UPS  
FOOT - ----

-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----

-----  
---- 2003  
116,924 \$  
2,624,661  
\$ 22.45 \$  
2,641,157  
\$ 22.59  
2004  
80,591  
1,862,011  
23.10  
1,900,355  
23.58 2005  
404,455  
10,283,758  
25.43  
10,632,726  
26.29 2006  
626,885  
17,912,620  
28.57  
18,399,333  
29.35 2007  
95,793  
3,049,284  
31.83  
3,137,020  
32.75 2008  
8,959  
230,179  
25.69  
247,535  
27.63 2009  
31,164  
752,492  
24.15  
867,509

27.84 2010  
28,840  
575,540  
19.96  
693,372  
24.04 2011  
4,618  
122,066  
26.43  
139,614  
30.23 2012  
30,566  
955,188  
31.25  
1,219,278  
39.89  
Thereafter  
6,532  
228,676  
35.01  
243,830  
37.33

SUBURBAN PROPERTIES

LEASE EXPIRATIONS

GREATER  
BOSTON ---  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
ANNUALIZED  
RENTABLE  
SQUARE  
CURRENT  
ANNUALIZED  
PER  
REVENUES  
UNDER PER  
YEAR OF  
LEASE  
FOOTAGE  
SUBJECT TO  
REVENUES  
UNDER  
SQUARE  
EXPIRING  
LEASES  
SQUARE  
EXPIRATION  
EXPIRING  
LEASES  
EXPIRING  
LEASES  
FOOT WITH  
FUTURE  
STEP-UPS  
FOOT - ---  
-----  
-----  
-----  
-----  
-----  
-- 2003  
300,192 \$  
6,362,375  
\$21.19 \$  
7,431,105  
\$24.75  
2004  
304,763  
9,905,600  
32.50  
9,962,860  
32.69 2005  
319,398  
10,066,164  
31.52  
10,173,782  
31.85 2006  
642,834  
15,796,039







40.85 2010  
7,724  
168,000  
21.75  
231,720  
30.00 2011  
- - - -  
2012 - - -  
- -  
Thereafter  
- - - -

NEW JERSEY  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----

ANNUALIZED  
RENTABLE  
SQUARE  
CURRENT  
ANNUALIZED  
PER  
REVENUES  
UNDER PER  
YEAR OF  
LEASE  
FOOTAGE  
SUBJECT TO  
REVENUES  
UNDER  
SQUARE  
EXPIRING  
LEASES  
SQUARE  
EXPIRATION  
EXPIRING  
LEASES  
EXPIRING  
LEASES  
FOOT WITH  
FUTURE  
STEP-UPS  
FOOT - - - -

-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-- 2003  
90,814 \$  
2,543,625  
\$28.01 \$  
2,543,625  
\$28.01  
2004  
423,245  
13,031,843  
30.79  
13,031,843  
30.79 2005  
227,213  
7,131,373  
31.39  
7,206,707  
31.72 2006  
87,691  
2,970,070  
33.87  
3,120,535  
35.59 2007  
503,911  
14,483,270  
28.74  
15,638,390  
31.03 2008  
- - - -  
2009  
161,514  
5,198,541  
32.19  
5,812,786  
35.99 2010  
154,917  
5,106,368  
32.96  
5,603,900  
36.17 2011

254,941  
 7,770,051  
 30.48  
 8,611,534  
 33.78 2012  
 - - - -  
 Thereafter  
 281,175  
 8,416,748  
 29.93  
 9,323,763  
 33.16  
 OTHER -----  
 -----  
 -----  
 -----  
 -----  
 -----  
 -----  
 -----  
 ANNUALIZED  
 RENTABLE  
 SQUARE  
 CURRENT  
 ANNUALIZED  
 PER  
 REVENUES  
 UNDER PER  
 YEAR OF  
 LEASE  
 FOOTAGE  
 SUBJECT TO  
 REVENUES  
 UNDER  
 SQUARE  
 EXPIRING  
 LEASES  
 SQUARE  
 EXPIRATION  
 EXPIRING  
 LEASES  
 EXPIRING  
 LEASES  
 FOOT WITH  
 FUTURE  
 STEP-UPS  
 FOOT - ---  
 -----  
 -----  
 -----  
 -----  
 -----  
 -----  
 -----  
 -- 2003 -  
 \$ - \$ - \$  
 - \$ - 2004  
 161,000  
 771,048  
 4.79  
 771,048  
 4.79 2005  
 - - - -  
 2006 - - -  
 - - 2007 -  
 - - - -  
 2008 - - -  
 - - 2009 -  
 - - - -  
 2010 - - -  
 - - 2011 -  
 - - - -  
 2012 - - -  
 - -  
 Thereafter  
 - - - -

HOTEL PERFORMANCE

LONG WHARF MARRIOTT - BOSTON

FIRST  
 QUARTER  
 FIRST  
 QUARTER  
 PERCENT  
 2003 2002



CHANGE ---  
 -----  
 -----  
 -  
 Occupancy  
 71.8%  
 76.1%  
 -5.7%  
 Average  
 Daily Rate  
 \$166.87  
 \$181.80  
 -8.2%  
 REVPAR  
 \$119.87  
 \$138.29  
 -13.3%  
 Hotel  
 Revenues  
 Less Hotel  
 Operating  
 Expenses  
 (in  
 thousands)  
 \$ 929 \$  
 1,320  
 -29.6%

CAMBRIDGE CENTER MARRIOTT

-----  
 FIRST  
 QUARTER  
 FIRST  
 QUARTER  
 PERCENT  
 2003 2002  
 CHANGE ---  
 -----  
 -----  
 -  
 Occupancy  
 64.1%  
 65.7%  
 -2.4%  
 Average  
 Daily Rate  
 \$147.18  
 \$160.43  
 -8.3%  
 REVPAR \$  
 94.39  
 \$105.25  
 -10.4%  
 Hotel  
 Revenues  
 Less Hotel  
 Operating  
 Expenses  
 (in  
 thousands)  
 \$ 715 \$  
 1,150  
 -37.8%

RESIDENCE INN BY MARRIOTT

-----  
 FIRST  
 QUARTER  
 FIRST  
 QUARTER  
 PERCENT  
 2003 2002  
 CHANGE ---  
 -----  
 -----  
 -  
 Occupancy  
 69.5%  
 80.3%  
 -13.4%  
 Average  
 Daily Rate  
 \$117.25  
 \$125.84  
 -6.8%  
 REVPAR \$  
 81.45  
 \$101.01

~~-10.4%~~  
~~Hotel~~  
~~Revenues~~  
~~Less Hotel~~  
~~Operating~~  
~~Expenses~~  
~~(in~~  
~~thousands)~~  
~~\$ 436~~ ~~\$~~  
~~502~~ ~~25.1%~~

TOTAL HOTEL PERFORMANCE

-----  
 -----  
 FIRST  
 QUARTER  
 FIRST  
 QUARTER  
 PERCENT  
 2003 2002  
 CHANGE ---  
 -----  
 -----  
 -  
 Occupancy  
~~68.2%~~  
~~72.7%~~  
~~-6.2%~~  
 Average  
 Daily Rate  
~~\$148.41~~  
~~\$161.33~~  
~~-8.0%~~  
 REVPAR  
~~\$101.39~~  
~~\$117.00~~  
~~-13.3%~~  
 Hotel  
 Revenues  
 Less Hotel  
 Operating  
 Expenses  
 (in  
 thousands)  
~~\$ 2,080~~ ~~\$~~  
~~3,052~~  
~~-31.8%~~

SAME PROPERTY PERFORMANCE

OFFICE, OFFICE/TECHNICAL, INDUSTRIAL AND HOTEL PROPERTIES

-----  
 -----  
 OFFICE  
 OFFICE/TECHNICAL  
 INDUSTRIAL  
 HOTEL TOTAL ---  
 -----  
 -----  
 -----  
 -----  
 Number of  
 Properties 92  
 26 4 3 125  
 Square feet  
 24,067,474  
 1,499,391  
 373,009 937,874  
 26,877,748  
 Percent of in-  
 service  
 properties  
 83.8% 90.4%  
 100.0% 100.0%  
 84.8% Occupancy  
 @ 3/31/02 94.5%  
 97.0% 100.0% -  
 94.7% Occupancy  
 @ 3/31/03 94.0%  
 92.0% 89.0% -  
 93.9% Percent  
 change from 1st  
 quarter 2003  
 over 1st  
 quarter 2002:  
 (1) Rental

revenue 3.2%  
 -3.3% 2.4%  
 -24.1% 2.5%  
 Operating  
 expenses and  
 real estate  
 taxes 6.9%  
 39.1% 30.7%  
 -18.4% 6.9%  
 Rental revenue  
 less operating  
 expenses and  
 real estate  
 taxes 1.4%  
 -13.7% -6.2%  
 -26.7% 0.3%  
 Rental revenue  
 less operating  
 expenses and  
 real estate  
 taxes - without  
 hotels 0.9%  
 Rental revenue  
 - cash basis  
 2.1% -3.1% 3.8%  
 -24.1% 1.5%  
 Rental revenue  
 less operating  
 expenses and  
 real estate  
 taxes - cash  
 basis -0.3%  
 -13.7% -4.1%  
 -26.7% -1.3%  
 Rental revenue  
 less operating  
 expenses and  
 real estate  
 taxes - cash  
 basis - without  
 hotels -0.7%

SAME PROPERTY LEASE ANALYSIS - QUARTER ENDED MARCH 31, 2003

OFFICE  
 OFFICE/TECHNICAL  
 INDUSTRIAL TOTAL -

--- Vacant space  
 available @1/01/03  
 (sf) 1,285,555  
 113,334 -  
 1,398,889 Square  
 footage of leases  
 expiring or  
 terminated  
 01/01/03-03/31/03  
 518,367 36,139  
 41,168 595,674 ---

Total space for  
 lease (sf)  
 1,803,922 149,473  
 41,168 1,994,563

===== New  
 tenants (sf)  
 285,519 2,700 -  
 288,219 Renewals  
 (sf) 216,028 2,000  
 218,028 -----

----- Total  
 space leased (sf)  
 501,547 4,700 -  
 506,247

===== Space  
 available @  
 3/31/03 (sf)  
 1,302,375 144,773  
 41,168 1,488,316

===== Net

(increase)/decrease  
in available space  
(sf) (16,820)  
(31,439) (41,168)  
(89,427) Average  
lease term  
(months) 122 33 -  
121 2nd generation  
TI/Comm PSF \$ 8.34  
\$ 0.86 \$ - \$ 8.27  
Increase  
(decrease) in 2nd  
generation net  
rents (2) 16.4%  
-14.0% - 16.2%

- (1) See page 47 for a quantitative reconciliation.  
(2) Represents increase in net rents on a "cash to cash" basis.  
(Actual net rent at time of expiration vs. initial net rent of new lease.)

RECONCILIATION TO SAME PROPERTY PERFORMANCE

OFFICE -----  
-----  
-----  
-----  
--- FOR THE  
THREE MONTHS  
ENDED -----  
-----  
-- \$ % 31-MAR-  
03 31-DEC-02  
CHANGE CHANGE -  
-----  
-----  
-- Rental  
Revenue 225,675  
217,451 Less  
Termination  
Income 1,761  
487 -----  
---- Rental  
revenue-  
subtotal  
223,914 216,964  
6,950 3.2%  
Operating  
expenses and  
real estate  
taxes 77,428  
72,453 4,975  
6.9% -----  
-----  
- Rental  
revenue less  
operating  
expenses and  
real estate  
taxes 146,486  
144,511 1,975  
1.4% =====  
===== =====  
==== Rental  
revenue-  
subtotal  
223,914 216,963  
Straight Line  
Rent 4,305  
1,878 2,427 ---  
-----  
---- Rental  
revenue-cash  
basis 219,609  
215,085 4,524  
2.1% Less:  
Operating  
expenses and  
real estate  
taxes 77,428  
72,453 4,975  
6.9% -----  
-----  
- Rental  
revenue less  
operating  
expenses and  
real estate  
taxes-cash  
basis 142,181

142,632 (451)  
-0.3% =====  
=====

OFFICE/TECHNICAL

FOR THE THREE MONTHS ENDED --

----- \$ %  
31-MAR-03 31-  
DEC-02 CHANGE  
CHANGE -----

Rental Revenue  
5,667 5,862  
Less  
Termination  
Income -- -- --

Rental revenue-  
subtotal 5,667  
5,862 (195)  
-3.3% Operating  
expenses and  
real estate  
taxes 1,597  
1,148 449 39.1%

----- Rental  
revenue less  
operating  
expenses and  
real estate  
taxes 4,070  
4,714 (644)  
-13.7% =====

===== ==  
Rental revenue-  
subtotal 5,667  
5,862 Straight  
Line Rent 110  
126 (16) -----

Rental revenue-  
cash basis  
5,557 5,736  
(179) -3.1%  
Less: Operating  
expenses and  
real estate  
taxes 1,597  
1,148 449 39.1%

----- Rental  
revenue less  
operating  
expenses and  
real estate  
taxes-cash  
basis 3,960  
4,588 (628)  
-13.7% =====

INDUSTRIAL ----

FOR THE THREE MONTHS ENDED --

----- \$  
% 31-MAR-03 31-  
DEC-02 CHANGE  
CHANGE -----

Rental Revenue  
598 584 Less  
Termination  
Income -- -- --

- --- Rental  
revenue-  
subtotal 598  
584 14 2.4%  
Operating  
expenses and  
real estate  
taxes 179 137  
42 30.7% --- --

-----  
Rental revenue

less operating  
 expenses and  
 real estate  
 taxes 419 447  
 (28) -6.2% ===  
 === == =====  
 Rental revenue-  
 subtotal 598  
 584 Straight  
 Line Rent (27)  
 (18) (9) --- --  
 - - - - -  
 Rental revenue-  
 cash basis 625  
 602 23 3.8%  
 Less: Operating  
 expenses and  
 real estate  
 taxes 179 137  
 42 30.7% --- --  
 - - - - -  
 Rental revenue  
 less operating  
 expenses and  
 real estate  
 taxes-cash  
 basis 446 465  
 (19) -4.1% ===  
 === == =====

HOTEL ----  
 -----  
 -----  
 -----  
 -----  
 -----  
 -----

FOR THE  
 THREE  
 MONTHS  
 ENDED ----  
 -----  
 -----  
 ----- \$  
 % 31-MAR-  
 03 31-DEC-  
 02 CHANGE  
 CHANGE ---  
 -----  
 -----

Rental  
 Revenue  
 3,335  
 4,397 Less  
 Termination  
 Income --  
 -- - - - -  
 ----

Rental  
 revenue-  
 subtotal  
 3,335  
 4,397  
 (1,062)  
 -24.1%  
 Operating  
 expenses  
 and real  
 estate  
 taxes  
 1,115  
 1,367  
 (252)  
 -18.4% ---  
 -----  
 -----

Rental  
 revenue  
 less  
 operating  
 expenses  
 and real  
 estate  
 taxes  
 2,220  
 3,030  
 (810)  
 -26.7%  
 =====  
 =====  
 =====  
 =====  
 Rental  
 revenue-

subtotal  
 3,335  
 4,397  
 Straight  
 Line Rent  
 6 11 (5) -  
 -----  
 -----  
 - Rental  
 revenue-  
 cash basis  
 3,329  
 4,386  
 (1,057)  
 -24.1%  
 Less:  
 Operating  
 expenses  
 and real  
 estate  
 taxes  
 1,115  
 1,367  
 (252)  
 -18.4% ---  
 -----  
 -----  
 Rental  
 revenue  
 less  
 operating  
 expenses  
 and real  
 estate  
 taxes-cash  
 basis  
 2,214  
 3,019  
 (805)  
 -26.7%  
 =====  
 =====  
 =====  
 =====  
 TOTAL ----  
 -----  
 -----  
 -----  
 -----  
 -----  
 --- FOR  
 THE THREE  
 MONTHS  
 ENDED ----  
 -----  
 -----  
 ----- \$ %  
 31-MAR-03  
 31-DEC-02  
 CHANGE  
 CHANGE ---  
 -----  
 -----  
 -----  
 Rental  
 Revenue  
 235,275  
 228,294  
 Less  
 Termination  
 Income  
 1,761 487  
 -----  
 -----  
 Rental  
 revenue-  
 subtotal  
 233,514  
 227,806  
 5,708 2.5%  
 Operating  
 expenses  
 and real  
 estate  
 taxes  
 80,319  
 75,105  
 5,214 6.9%  
 -----  
 -----  
 -----  
 Rental  
 revenue  
 less  
 operating  
 expenses  
 and real

estate  
 taxes  
 153,195  
 152,701  
 494 0.3%  
 =====  
 =====  
 =====  
 Rental  
 revenue-  
 subtotal  
 233,514  
 227,806  
 Straight  
 Line Rent  
 4,394  
 1,997  
 2,397 ----  
 ----  
 -- Rental  
 revenue-  
 cash basis  
 229,120  
 225,809  
 3,311 1.5%  
 Less:  
 Operating  
 expenses  
 and real  
 estate  
 taxes  
 80,319  
 75,105  
 5,214 6.9%  
 ----  
 ----  
 Rental  
 revenue  
 less  
 operating  
 expenses  
 and real  
 estate  
 taxes-cash  
 basis  
 148,801  
 150,704  
 (1,903)  
 -1.3%  
 =====  
 =====  
 =====

PROPERTY PERFORMANCE

ALL IN-SERVICE PROPERTIES - QUARTER ENDED MARCH 31, 2003

OFFICE  
 OFFICE/TECHNICAL  
 INDUSTRIAL TOTAL -  
 -----  
 -----  
 - Vacant  
 space available @  
 01/01/03 (sf)  
 1,837,929 113,334  
 - 1,951,263  
 Property  
 dispositions  
 (54,141) - -  
 (54,141) New  
 development sf  
 completed 308,599  
 - - 308,599 Square  
 footage of leases  
 expiring or  
 terminated  
 01/01/03 -  
 03/31/03 516,856  
 36,139 41,168  
 594,163 -----  
 -----  
 - Total space for  
 lease (sf)  
 2,609,243 149,473  
 41,168 2,799,884  
 =====



```

=====
=====
===== New
tenants (sf)
439,882 2,700 -
442,582 Renewals
(sf) 216,028 2,000
218,028 -----
-----
- Total space
leased (sf)
655,910 4,700 -
660,610 (2)
=====
=====
===== Space
available @
03/31/03 (sf)
1,953,333 144,773
41,168 2,139,274
=====
=====
===== Net
(increase)/decrease
in available space
(sf) (115,404)
(31,439) (41,168)
(188,011) Average
lease term
(months) 122 33 -
121 2nd generation
TI/Comm PSF $ 8.34
$ 0.86 $ - $ 8.27
Increase
(decrease) in 2nd
generation net
rents (1) 16.4%
-14.0% - 16.2%

```

- (1) Represents increase in net rents on a "cash to cash" basis (actual net rent at time of expiration vs. initial net rent of new lease).
- (2) Details of 1st and 2nd Generation Space:

```

TOTAL 1ST
GENERATION
2ND
GENERATION
LEASED -----
-----
----- Boston
142,763
292,850
435,613
Washington -
43,299 43,299
New York
11,600 18,495
30,095 San
Francisco -
99,871 99,871
Princeton -
51,732 51,732
-----
-----
154,363
506,247
660,610
=====
=====
=====

```

HISTORICALLY GENERATED CAPITAL EXPENDITURES,  
TENANT IMPROVEMENT COSTS AND LEASING COMMISSIONS

HISTORICAL CAPITAL EXPENDITURES  
(IN THOUSANDS)

```

Q1 2003 2002
2001 2000 --
-----
-----
-- Recurring
capital
expenditures

```

\$ 1,960 \$  
 16,674 \$  
 11,770 \$  
 11,201  
 Planned non-  
 recurring  
 capital  
 expenditures  
 associated  
 with  
 acquisition  
 properties  
 (1) 2,324  
 31,908  
 45,052  
 25,782 Hotel  
 improvements,  
 equipment  
 upgrades and  
 replacements  
 405 3,218  
 9,230 5,697  
 -----  
 -----  
 -----  
 ---- \$ 4,689  
 \$ 51,800 \$  
 66,052 \$  
 42,680  
 =====  
 =====  
 =====  
 =====

2ND GENERATION TENANT IMPROVEMENTS AND LEASING COMMISSIONS (2)  
 (IN THOUSANDS, EXCEPT PER SHARE AMOUNTS)

Q1 2003 2002  
 2001 2000 -----  
 -----  
 -----  
 ----- Office  
 Square feet  
 501,547  
 2,122,409  
 2,394,291  
 2,913,599 -----  
 -----  
 -----  
 ----- Tenant  
 improvement and  
 lease  
 commissions  
 p.s.f. \$ 8.34 \$  
 20.17 \$ 17.47 \$  
 13.82 -----  
 -----  
 -----  
 ---  
 Office/Technical  
 Square feet  
 4,700 347,321  
 348,178 694,536  
 -----  
 -----  
 -----  
 ----- Tenant  
 improvement and  
 lease  
 commissions  
 p.s.f. \$ 0.86 \$  
 1.42 \$ 3.13 \$  
 2.95 -----  
 -----  
 -----  
 -- Industrial  
 Square feet -  
 244,904 -  
 209,125 -----  
 -----  
 -----  
 ----- Tenant  
 improvement and  
 lease  
 commissions  
 p.s.f. \$ - \$  
 0.62 \$ - \$ 1.38  
 -----  
 -----  
 -----  
 Average tenant  
 improvement and  
 lease  
 commission  
 p.s.f. \$ 8.27 \$  
 16.01 \$ 15.65 \$



7700 Boston  
 Boulevard  
 Mar-02  
 82,224  
 16,558,000  
 6,024,563  
 7702 Boston  
 Boulevard  
 Mar-02  
 43,171  
 8,916,000  
 2,758,255  
 681 Gateway  
 - Land Jul-  
 02 N/A  
 8,000,000  
 3,278,659  
 Herndon  
 Lumber Site  
 - Land Jul-  
 02 N/A  
 5,200,000  
 1,152,784  
 Belvidere  
 garage  
 spaces Sep-  
 02 N/A  
 1,305,000  
 103,030  
 Belvidere  
 garage  
 spaces Oct-  
 02 N/A  
 1,035,000  
 81,715 One  
 and Two  
 Independence  
 Square Nov-  
 02 917,459  
 345,000,000  
 227,791,468  
 2391 West  
 Winton  
 Avenue Dec-  
 02 220,213  
 10,800,000  
 9,288,323  
 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  
 -----  
 -----  
 -----  
 - Total  
 Dispositions  
 3,054,202  
 \$983,133,000  
 \$417,260,566  
 =====  
 =====  
 =====

(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.

VALUE CREATION PIPELINE - CONSTRUCTION IN PROGRESS  
 -----  
 AS OF MARCH 31, 2003

INITIAL  
 STABILIZATION  
 # OF  
 INVESTMENT  
 DEVELOPMENT  
 PROPERTIES

OCCUPANCY  
DATE  
LOCATION  
BUILDINGS  
SQUARE FEET  
TO DATE - - -  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----

-- Shaws  
Supermarket  
Q2 2003 Q2  
2003 Boston,  
MA 1 57,235  
22,682,556  
New Dominion  
Tech,  
Building Two  
Q2 2004 Q2  
2004  
Herndon, VA  
1 257,400  
12,454,202  
Two Freedom  
Square (50%  
ownership)  
Q3 2002 Q3  
2004 Reston,  
VA 1 423,530  
41,427,242  
Times Square  
Tower Q1  
2004 Q1 2005  
New York, NY  
1 1,234,464  
399,292,257  
901 New York  
Avenue (25%  
ownership)  
Q3 2004 Q3  
2005  
Washington,  
D.C. 1  
538,463  
16,875,314 -  
-----

Total  
Development  
Properties 5  
2,511,092  
\$492,731,571  
== =====  
=====

Anticipated  
Total Amount  
Current  
Total  
Construction  
Drawn at  
Future  
Equity  
Percentage  
Development  
Properties  
Investment  
(1) Loan  
March 31,  
2003  
Requirement  
Leased - - -  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----

---- Shaws  
Supermarket  
24,034,000  
24,000,000  
21,539,503 -  
- 100% New  
Dominion  
Tech,  
Building Two  
67,589,000  
65,000,000  
11,328,662  
1,463,460  
100% Two  
Freedom





LOCATION  
 PARCELS  
 ACREAGE  
 SQUARE  
 FEET - ---  
 -----  
 -----  
 -----  
 -----  
 -----  
 Princeton,  
 NJ (1) 14  
 149.9  
 1,900,000  
 Framingham,  
 MA (2) 1  
 21.5  
 300,000  
 Cambridge,  
 MA (3) 1  
 2.6  
 165,000 --  
 -----  
 ----- 16  
 174.0  
 2,365,000  
 === =====  
 =====

- (1) \$20.00/FAR plus an earnout calculation.
- (2) Subject to ground lease.
- (3) Prior to January 23, 2004, the cost will be \$28.32/SF of land area. Land area is approximately 108,000 SF.

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 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. In addition to FFO (as defined by NAREIT), we also disclose FFO after specific supplemental adjustments. Although our FFO as adjusted clearly differs from NAREIT's definition of FFO as well that of other real estate companies, we believe it provides a meaningful presentation of our operating performance. In addition, we believe that to further understand our performance, FFO and FFO as adjusted should be compared with our reported net income and cash flows in accordance with GAAP, as presented in our consolidated financial statements. 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 make adjustments to FFO, as defined by NAREIT, including net derivative losses and early surrender lease adjustments. FFO 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), as a measure of our liquidity, or as an indicator of our ability to make cash distributions.

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. 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), 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 (i) the actual aggregate number of outstanding common partnership units of our operating partnership (including common partnership units held by the company) and (ii) 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 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.

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

## NEWS

[FRB LOGO]

BOSTON PROPERTIES, INC.  
111 HUNTINGTON AVENUE  
BOSTON, MA 02199  
(NYSE: BXP)

AT THE COMPANY  
Douglas T. Linde  
Chief Financial Officer  
(617) 236-3300

AT FRB/WEBER SHANDWICK  
Marilynn Meek - General Info. (212) 445-8431  
Suzie Pileggi - Media (212) 445-8170

FOR IMMEDIATE RELEASE:  
April 22, 2003

## BOSTON PROPERTIES, INC. ANNOUNCES FIRST QUARTER 2003 RESULTS

REPORTS DILUTED FFO PER SHARE OF \$1.03                      REPORTS DILUTED EPS OF \$1.91

BOSTON, MA, APRIL 22, 2003 - BOSTON PROPERTIES, INC. (NYSE: BXP), a real estate investment trust, today reported results for the first quarter ended March 31, 2003.

Funds from Operations (FFO) for the quarter ended March 31, 2003 were \$102.7 million, or \$1.07 per share basic and \$1.03 per share diluted before an accounting charge related to the application of SFAS No. 133, "Accounting for Derivative Instruments and Hedging Activities". This compares to FFO of \$88.9 million, or \$0.98 per share basic and \$0.93 per share diluted for the quarter ended March 31, 2002. This represents a 10.8% quarter to quarter increase in diluted FFO per share. The weighted average number of basic and diluted shares outstanding totaled 95,733,238 and 105,954,957, respectively, for the quarter ended March 31, 2003 and 90,932,427 and 105,767,653, respectively, for the same quarter last year.

Net income available to common shareholders per share (EPS) for the quarter ended March 31, 2003 was \$1.93 basic and \$1.91 on a diluted basis. This includes \$1.31 per share, on a diluted basis, related to net gains on sales of properties. EPS for the first quarter 2002 was \$0.60 on a diluted basis. This includes \$0.06 per share, on a diluted basis, related to net gains on sales of properties. Excluding the net gains on sales of properties this represents an 11.1% quarter to quarter increase in diluted EPS.

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

As of March 31, 2003, the Company's portfolio consisted of 139 properties comprising more than 40.9 million square feet, including five properties under development totaling 2.5 million square feet. The overall leasing rate for the properties in service as of March 31, 2003 was 93.0%.

As reported in our proxy statement the Company is proposing to expand the number of Independent Directors on its Board through the nomination of three new directors:

- o Lawrence S. Bacow is the President of and a Director for Tufts University. He previously served as Chancellor of the Massachusetts Institute of Technology.
- o William M. Daley is the President of SBC Communications, Inc. He served as United States Secretary of Commerce from January 1997 to July 2000 and as Chairman of the 2000 presidential election campaign of Vice President Al Gore.
- o David A. Twardock is the President and Chief Executive Officer of Prudential Mortgage Capital Company, LLC, the real estate affiliate of Prudential Financial, Inc.

Ivan G. Seidenberg has decided not to stand for reelection as director due to his commitments as president and CEO of Verizon Communications.

Significant events of the first quarter include:

- o The Company's Operating Partnership closed on the following private offerings in reliance on Rule 144A: On January 17, 2003, \$175.0 million senior unsecured notes due 2013, yielding 6.28% and on March 18, 2003, \$300.0 million senior unsecured notes due 2015, yielding 5.636%.
- o The Company sold the following assets: The Candler Building in Baltimore, Maryland for \$63.1 million (\$117 psf) on January 28, 2003; 875 Third Avenue in New York City for \$370.1 million (\$520 psf) on February 4, 2003; and 2300 N Street in Washington, D.C. for \$122.0 million (\$422 psf) on March 18, 2003.
- o In connection with the above transactions, the Company used the net proceeds to pay off the following secured and unsecured indebtedness:

Date Debt

Amount -----  
-----  
-----  
-----  
----- (in  
thousands)  
January 17,  
2003 Unsecured  
Bridge Loan\* \$  
105,683 January  
17, 2003 Quorum  
Office Park  
28,756 January  
17, 2003  
Orbital  
Sciences, Phase  
II 23,590  
January 17,  
2003 302  
Carnegie Center  
7,594 January  
28, 2003  
Waltham Weston  
Corporate  
Center 45,000  
January 28,  
2003 40  
Shattuck Road  
15,939 February  
4, 2003 111  
Huntington  
Avenue 203,000  
February 4,  
2003 875 Third  
Avenue 146,902  
March 18, 2003  
2300 N Street  
66,000 -----  
----- \$  
642,464  
=====

\* Incurred in connection with the acquisition of 399 Park Avenue

- o The Company extended its \$605.0 million unsecured revolving credit agreement for a three-year term expiring on January 17, 2006 with a one-year extension provision. The interest rate on borrowings has been reduced from LIBOR + 1.45% to LIBOR + 0.70%, subject to adjustment in the event of a change in the Company's Operating Partnership's unsecured debt ratings.
- o The Company leased 206,958 square feet of space at Times Square Tower in New York City to the law firm O'Melveny & Myers. The firm will be relocating from Citigroup Center and its other space in New York City. Times Square Tower is a 47-story, approximately 1.2 million square foot office tower in Times Square, New York City that the Company expects to complete by the first quarter of 2004. This project is now approximately 17% pre-leased.
- o The Company placed-in-service its Waltham Weston Corporate Center development project, a 304,050 square foot office property in Waltham, Massachusetts. This project is 43.1% leased.
- o The Company issued restricted stock awards as the primary form of long-term incentive compensation primarily for officer level employees and has included the related expense as a charge against earnings over the vesting period.

Transactions completed subsequent to March 31, 2003:

- o The Company used the net proceeds from its Operating Partnership's \$300.0 million offering of senior unsecured notes, a draw of approximately \$139.7 million from its unsecured line of credit and other excess available funds to:
  - o Refinance its mortgage loan secured by the Five Times Square property in New York City totaling \$376.7 million on April 14, 2003.
  - o Repay the Shaw's Supermarket mortgage loan secured by the property at the Prudential Center in Boston totaling \$21.5 million on April 1, 2003.
  - o Acquire the remaining 50% outside interest in its Discovery Square joint venture on April 1, 2003 for cash of \$18.3 million and the assumption of the mortgage debt on the property of approximately \$32.4 million. Subsequent to the acquisition, the Company repaid in full the mortgage debt on the property totaling \$64.7 million.

Boston Properties will host a conference call tomorrow, April 23, 2003 at 10:00 AM (Eastern Time), open to the general public, to discuss the results of this year's first quarter. The number to call for this interactive teleconference is

(800) 374-1372. A replay of the conference call will be available through April 30, 2003 by dialing (800) 642-1687 and entering the passcode 9637741. An audio-webcast will be archived and can be accessed at [WWW.BOSTONPROPERTIES.COM](http://WWW.BOSTONPROPERTIES.COM) in the Investor section under the header AUDIO ARCHIVE.

Additionally, a copy of Boston Properties' first quarter 2003 "Supplemental Operating and Financial Data" and this press release are available on the Investor section of the Company's website at [WWW.BOSTONPROPERTIES.COM](http://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 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, REGULATORY CHANGES AND OTHER RISKS AND UNCERTAINTIES DETAILED FROM TIME TO TIME IN THE COMPANY'S FILINGS WITH THE SECURITIES AND EXCHANGE COMMISSION.

Financial tables follow.

BOSTON PROPERTIES, INC.  
 CONSOLIDATED STATEMENTS OF OPERATIONS

THREE MONTHS  
 ENDED MARCH 31,

-----  
 -----  
 ----- 2003  
 2002 -----  
 -----  
 -----

(UNAUDITED AND  
 IN THOUSANDS,  
 EXCEPT FOR PER  
 SHARE AMOUNTS)

Revenue Rental:  
 Base rent  
 \$247,353  
 \$218,017

Recoveries from  
 tenants 39,881  
 32,976 Parking  
 and other  
 14,195 12,096 -

-----  
 - Total rental  
 revenue 301,429  
 263,089 Hotel  
 revenue 13,246  
 - Development  
 and management  
 services 4,590  
 3,698 Interest  
 and other 415  
 1,272 -----

----- Total  
 revenue 319,680  
 268,059 -----  
 -----

-----  
 Expenses  
 Operating  
 Rental 99,102  
 86,298 Hotel  
 11,171 -  
 General and  
 administrative  
 11,399 11,069  
 Interest 73,645  
 60,815  
 Depreciation

and  
 amortization  
 49,824 41,550  
 Net derivative  
 losses 932 303  
 Loss from early  
 extinguishment  
 of debt 1,474 -  
 Loss on  
 investments in  
 securities -  
 4,297 -----  
 -----  
 ----- Total  
 expenses  
 247,547 204,332  
 -----  
 -----

--- Income  
 before minority  
 interests in  
 property  
 partnerships,  
 income from  
 unconsolidated  
 joint ventures,  
 minority  
 interest in  
 Operating  
 Partnership,  
 gain on sale of  
 real estate,  
 discontinued  
 operations and  
 preferred  
 dividend 72,133  
 63,727 Minority  
 interests in  
 property  
 partnerships  
 397 471 Income  
 from  
 unconsolidated  
 joint ventures  
 2,658 1,682 ---  
 -----  
 -----

Income before  
 minority  
 interest in  
 Operating  
 Partnership,  
 gain on sale of  
 real estate,  
 discontinued  
 operations and  
 preferred  
 dividend 75,188  
 65,880 Minority  
 interest in  
 Operating  
 Partnership  
 (18,523)  
 (17,818) -----  
 -----  
 -----

Income before  
 gain on sale of  
 real estate,  
 discontinued  
 operations and  
 preferred  
 dividend 56,665  
 48,062 Gain on  
 sale of real  
 estate, net of  
 minority  
 interest 52,912  
 -----  
 -----

----- Income  
 before  
 discontinued  
 operations and  
 preferred  
 dividend  
 109,577 48,062  
 Discontinued  
 Operations:  
 Income from  
 discontinued  
 operations, net  
 of minority  
 interest 1,940  
 3,106 Gains on  
 sales of real  
 estate from

discontinued  
operations, net  
of minority  
interest 73,528  
5,840 -----  
-----

Income before  
preferred  
dividend  
185,045 57,008  
Preferred  
dividend -  
(1,643) -----  
-----

----- Net  
income  
available to  
common  
shareholders  
\$185,045 \$  
55,365  
=====

=====

Basic earnings  
per share:  
Income  
available to  
common  
shareholders  
before  
discontinued  
operations \$  
1.14 \$ 0.51  
Discontinued  
operations, net  
of minority  
interest 0.79  
0.10 -----  
-----

----- Net  
income  
available to  
common  
shareholders \$  
1.93 \$ 0.61  
=====

=====

Weighted  
average number  
of common  
shares  
outstanding  
95,733 90,932  
=====

=====

Diluted  
earnings per  
share: Income  
available to  
common  
shareholders  
before  
discontinued  
operations \$  
1.13 \$ 0.50  
Discontinued  
operations, net  
of minority  
interest 0.78  
0.10 -----  
-----

----- Net  
income  
available to  
common  
shareholders \$  
1.91 \$ 0.60  
=====

=====

Weighted  
average number  
of common and  
common  
equivalent  
shares  
outstanding  
96,755 92,783  
=====

MARCH 31, DECEMBER  
31, 2003 2002 -----

----- (IN  
THOUSANDS, EXCEPT  
FOR SHARE AMOUNTS)  
(UNAUDITED) ASSETS  
Real estate \$  
7,745,475 \$  
7,781,684  
Development in  
progress 418,798  
448,576 Land held  
for future  
development 216,537  
215,866 Real estate  
held for sale, net -  
224,585 Less:  
accumulated  
depreciation  
(846,002) (822,933)

-----  
Total real estate  
7,534,808 7,847,778  
Cash and cash  
equivalents 384,418  
55,275 Cash held in  
escrows 20,804  
41,906 Tenant and  
other receivables,  
net 23,193 20,458  
Accrued rental  
income, net 148,034  
165,321 Deferred  
charges, net 165,559  
176,545 Prepaid  
expenses and other  
assets 30,144 18,015  
Investments in  
unconsolidated joint  
ventures 101,794  
101,905 -----  
----- Total  
assets \$ 8,408,754 \$  
8,427,203

=====

LIABILITIES AND  
STOCKHOLDERS' EQUITY

Liabilities:  
Mortgage notes  
payable \$ 3,758,406  
\$ 4,267,119  
Unsecured senior  
notes, net of  
discount 1,221,707  
747,375 Unsecured  
bridge loan -  
105,683 Unsecured  
line of credit -  
27,043 Accounts  
payable and accrued  
expenses 63,319  
73,846 Dividends and  
distributions  
payable 81,128  
81,226 Interest rate  
contracts 13,663  
14,514 Accrued  
interest payable  
37,534 25,141 Other  
liabilities 63,992  
81,085 -----

----- Total  
liabilities  
5,239,749 5,423,032

-----  
Commitments and  
contingencies - - -

-----  
Minority interests  
860,182 844,581 -----

-----  
Series A Convertible  
Redeemable Preferred  
Stock, liquidation  
preference \$50.00  
per share, 0 shares  
outstanding in 2003  
and 2002 - - -----

```

-----
Stockholders'
equity: Excess
stock, $.01 par
value, 150,000,000
shares authorized,
none issued or
outstanding - -
Common stock, $.01
par value,
250,000,000 shares
authorized,
96,007,638 and
95,441,890 shares
issued and
95,928,738 and
95,362,990 shares
outstanding in 2003
and 2002,
respectively 959 954
Additional paid-in
capital 2,010,764
1,982,689 Earnings
in excess of
dividends 325,114
198,586 Treasury
common stock, at
cost (2,722) (2,722)
Unearned
compensation (8,448)
(2,899) Accumulated
other comprehensive
loss (16,844)
(17,018) -----
----- Total
stockholders' equity
2,308,823 2,159,590
-----
-----
Total liabilities
and stockholders'
equity $ 8,408,754 $
8,427,203
=====
=====

```

BOSTON PROPERTIES, INC.  
FUNDS FROM OPERATIONS (1)

THREE MONTHS  
ENDED MARCH 31,  
-----  
--- 2003 2002 -  
-----

(IN THOUSANDS,  
EXCEPT FOR PER  
SHARE AMOUNTS)  
(UNAUDITED)  
Income before  
minority  
interests in  
property  
partnerships,  
income from  
unconsolidated  
joint ventures,  
minority  
interest in  
Operating  
Partnership,  
gain on sale of  
real estate,  
discontinued  
operations and  
preferred  
dividend \$  
72,133 \$ 63,727  
Add: Real  
estate  
depreciation  
and  
amortization  
51,791 44,499  
Income from  
discontinued  
operations  
2,355 3,801  
Income from  
unconsolidated  
joint ventures  
2,658 1,682



Loss from early extinguishment of debt associated with the sale of 2300 N Street 1,474 - Less: Minority interests in property partnerships' share of funds from operations (866) (719) Preferred dividends and distributions (5,771) (8,400)

-- Funds from operations 123,774 104,590 Add (subtract): Net derivative losses (SFAS No. 133) 932 303 Early surrender lease adjustment (2) - 3,927

Funds from operations before net derivative losses (SFAS No. 133) and after early surrender lease adjustment \$ 124,706 \$ 108,820

Funds from operations available to common shareholders before net derivative losses (SFAS No. 133) and after early surrender lease adjustment \$ 102,735 \$ 88,929

Weighted average shares outstanding - basic 95,733 90,932

FFO per share basic before net derivative losses (SFAS No. 133) and after early surrender adjustment \$ 1.07 \$ 0.98

FFO per share basic after net derivative losses (SFAS No. 133) and before early surrender lease adjustment \$ 1.07 \$ 0.94

Weighted average shares outstanding - diluted 105,955 105,768

```

=====
FFO per share
diluted before
net derivative
losses (SFAS
No. 133) and
after early
surrender lease
adjustment $
1.03 $ 0.93
=====
FFO per share
diluted after
net derivative
losses (SFAS
No. 133) and
before early
surrender lease
adjustment $
1.02 $ 0.90
=====

```

- (1) Pursuant to the revised definition of Funds from Operations adopted by the Board of Governors of the National Association of Real Estate Investment TshsflowsNinEIT", 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. In addition to FFO (as defined by NAREIT), we also disclose FFO after specific supplemental adjustments. Although our FFO as adjusted clearly differs from NAREIT's definition of FFO as well that of other real estate companies, we believe it provides a meaningful presentation of our operating performance. In addition, we believe that to further understand our performance, FFO and FFO as adjusted should be compared with our reported net income and ca 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 make adjustments to FFO, as defined by NAREIT, including net derivative losses and early surrender lease adjustments. FFO 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), as a measure of our liquidity, or as an indicator of our ability to make cash distributions.
- (2) Represents cash received under contractual obligations.

BOSTON PROPERTIES, INC.  
PORTFOLIO LEASING PERCENTAGES

```

% LEASED BY LOCATION -----
-----
MARCH 31, 2003 DECEMBER 31,
2002 -----
-----
----- Greater Boston
89.3% 91.8% Greater
Washington, D.C. 95.7% 95.9%
Midtown Manhattan 99.2%
98.4% Baltimore, MD 98.5%
97.6% Richmond, VA 92.1%
91.8% Princeton/East
Brunswick, NJ 95.0% 93.3%
Greater San Francisco 85.7%
87.4% Bucks County, PA
100.0% 100.0% -----
----- Total
Portfolio 93.0% 93.9%
=====
=====

```

```

% LEASED BY TYPE -----
-----
MARCH 31, 2003 DECEMBER 31,
2002 -----
-----
----- Class A Office
Portfolio 93.3% 94.1%
Office/Technical Portfolio
87.8% 89.7% Industrial
Portfolio 89.0% 100.0% -----

```

-----  
Total Portfolio 93.0% 93.9%

=====

=====