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Silver Line Corridor Industry Impact

Program Panelist

Boston Properties

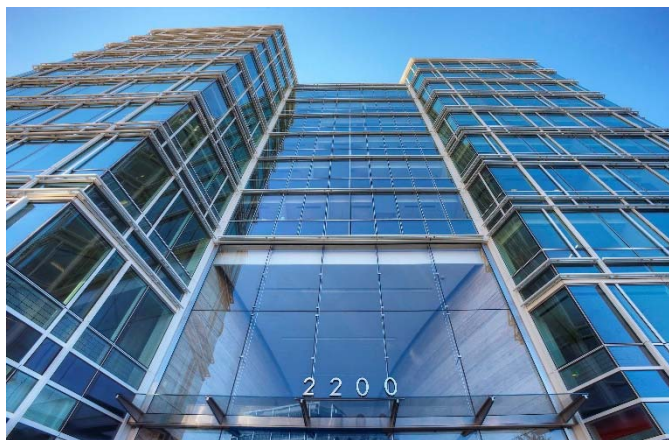
Pete Otteni – *Senior Vice President, Development*

***Moderator* – Kevin Pavuk, Structural Technologies**

***Presentation* 5:30 to 7:00 p.m.**

***Reception* 7:00 to 8:00 p.m.**

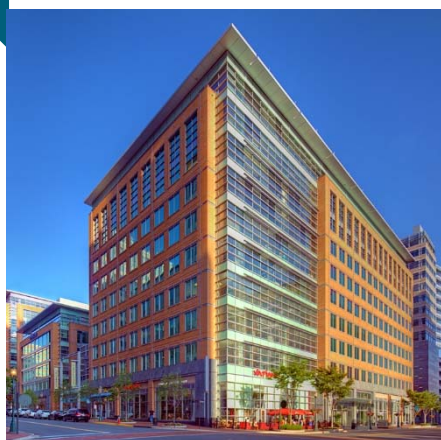




WBC Silver Line Corridor Development Panel

April 24, 2018

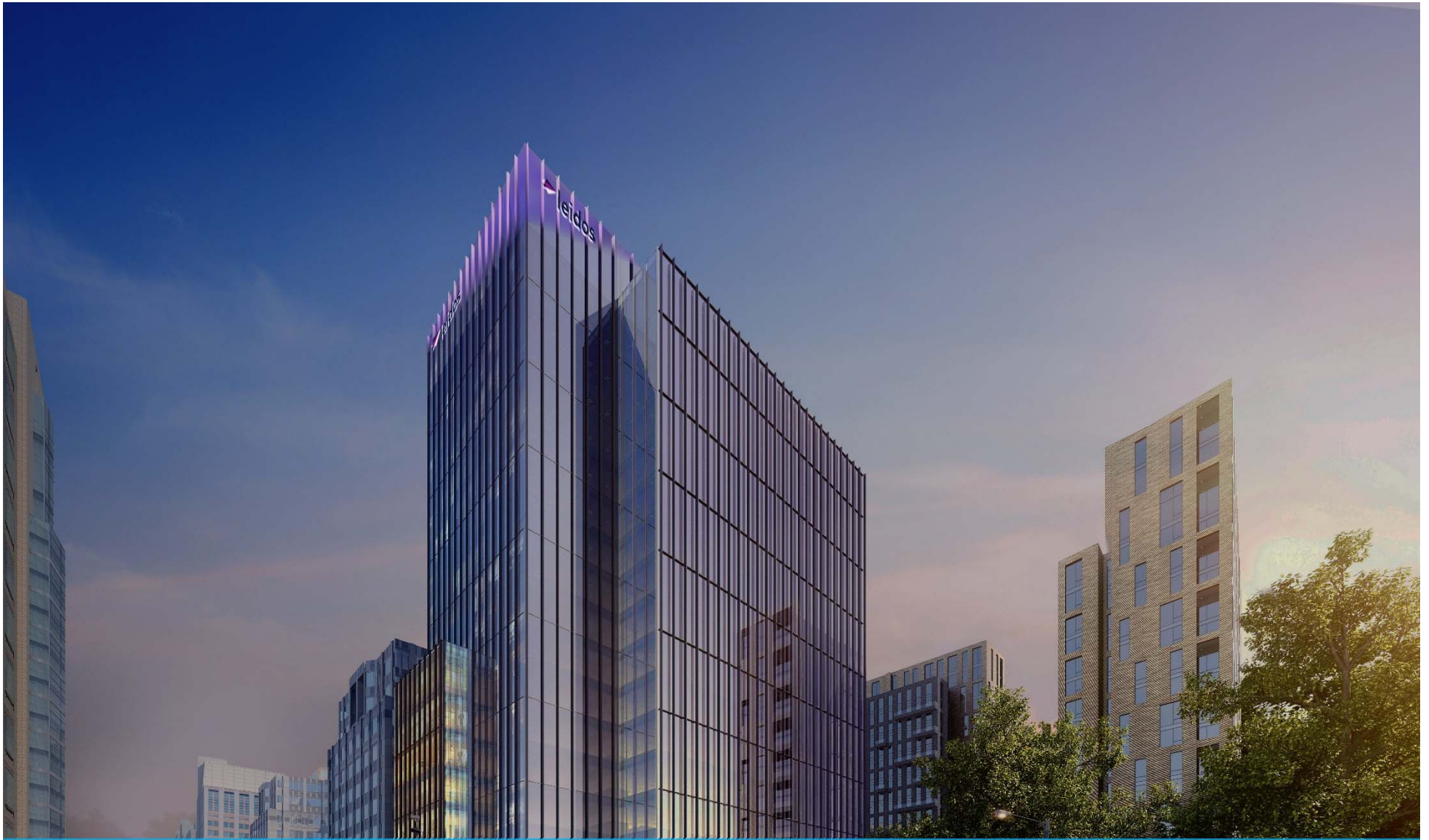
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Forward Looking Statements



This presentation contains forward-looking statements within the meaning of the federal securities laws. When used, the words “anticipate,” “believe,” “estimate,” “expect,” “intend,” “may,” “might,” “plan,” “project,” “result,” “should,” “will” and similar expressions that do not relate solely to historical matters are intended to identify forward-looking statements. We caution you that any such forward-looking statements are based on beliefs of, assumptions made by and information currently available to, our management. These statements are not guarantees of future performance because they may be affected by known and unknown risks, trends, uncertainties and factors that are beyond our control. Should one or more of these risks, trends, uncertainties or factors materialize, or should underlying assumptions prove incorrect, actual results may vary materially from those anticipated, estimated or projected by the forward-looking statements. New risk factors emerge from time to time and it is not possible for management to predict all risk factors, nor can we assess the impact of all risk factors on our business or the extent to which any factor, or combination of factors, may cause actual results to differ materially from those contained in any forward-looking statements. Given these risks and uncertainties, investors should use caution in relying on forward-looking statements and should not place undue reliance on them as a prediction of actual results and. Investors should refer to our most recent Annual Report on Form 10-K, our Quarterly Reports on Form 10-Q and our Current Reports on Form 8-K as we file them with the Securities and Exchange Commission, and to other materials we may furnish to the public from time to time through Form 8-K or otherwise, for a discussion of risks and uncertainties that may cause actual results, performance or achievements to differ materially from those expressed or implied by forward-looking statements. We expressly disclaim any responsibility to update any forward-looking statements to reflect changes in underlying assumptions or factors, new information or otherwise, and you should not rely upon these forward-looking statements after the date of this presentation.



17FIFTY



Site Location

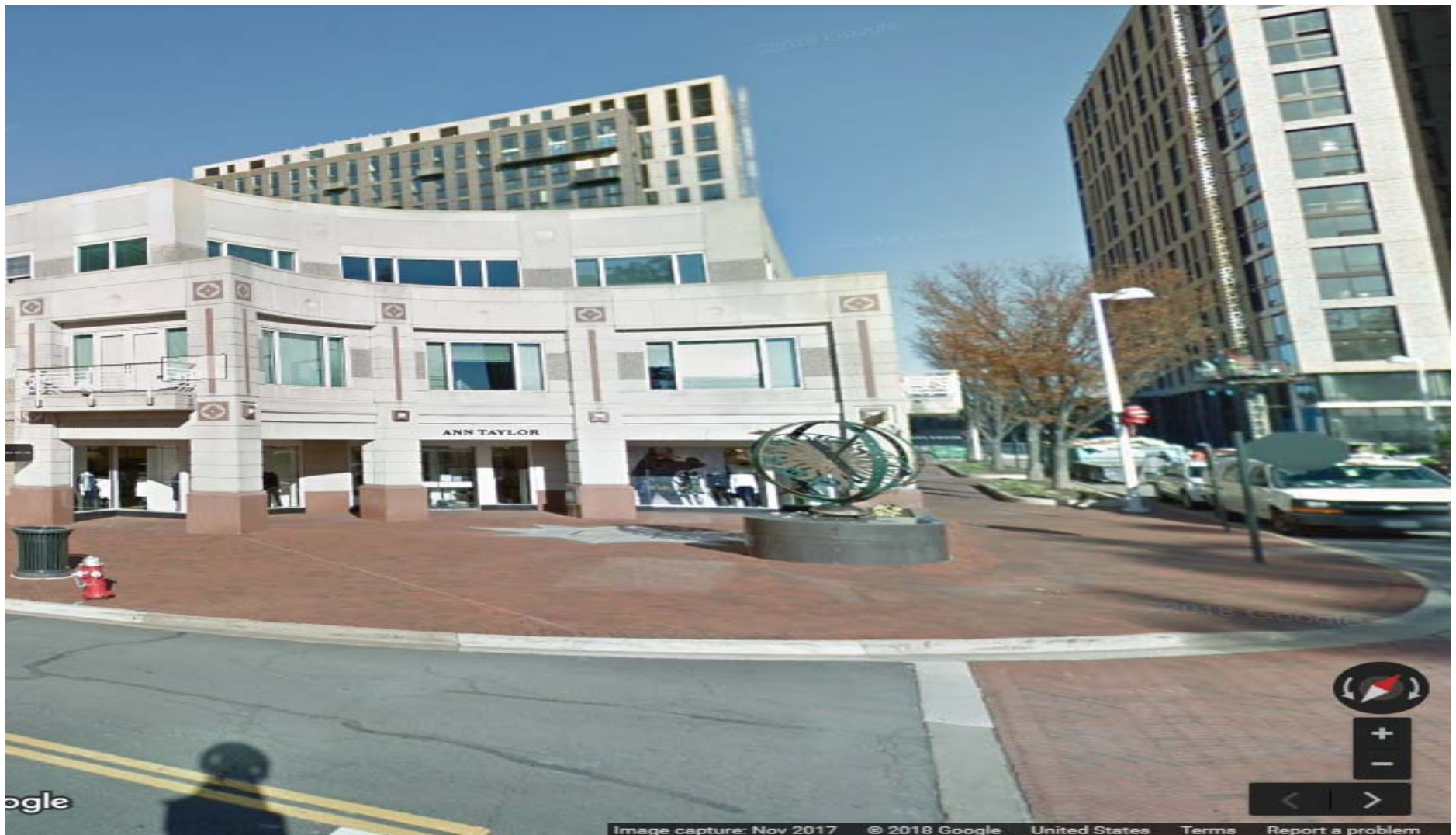


17FIFTY Fast Facts

- Last commercial density to be developed in the Town Center's Urban Core
- Retains a key tenant in RTC long term
- Redevelopment of existing 3-story annex of One Fountain Square
- 275,000 RSF
- 4 levels of below grade parking
- Leidos Corporate HQ
– 100% of the building (100% leased)
- Commencement in 2018;
Delivery in 2020



17FIFTY Prior Life



17FIFTY Current Status



17FIFTY Future Rendering





Fannie Mae @ Reston Gateway

Fannie Mae Project Fast Facts

- First two blocks of a 22-acre, 8-block redevelopment project
- Immediately adjacent to Metro's future Reston Town Center Station
- Reston Gateway Phase 1:
 - 1,000,000 RSF of office
 - 90,000 RSF of retail
 - Mid-sized hotel
 - 600,000 RSF multi-family
- Fannie Mae = 83% of the office
- Commencement in 2018;
Delivery in 2022



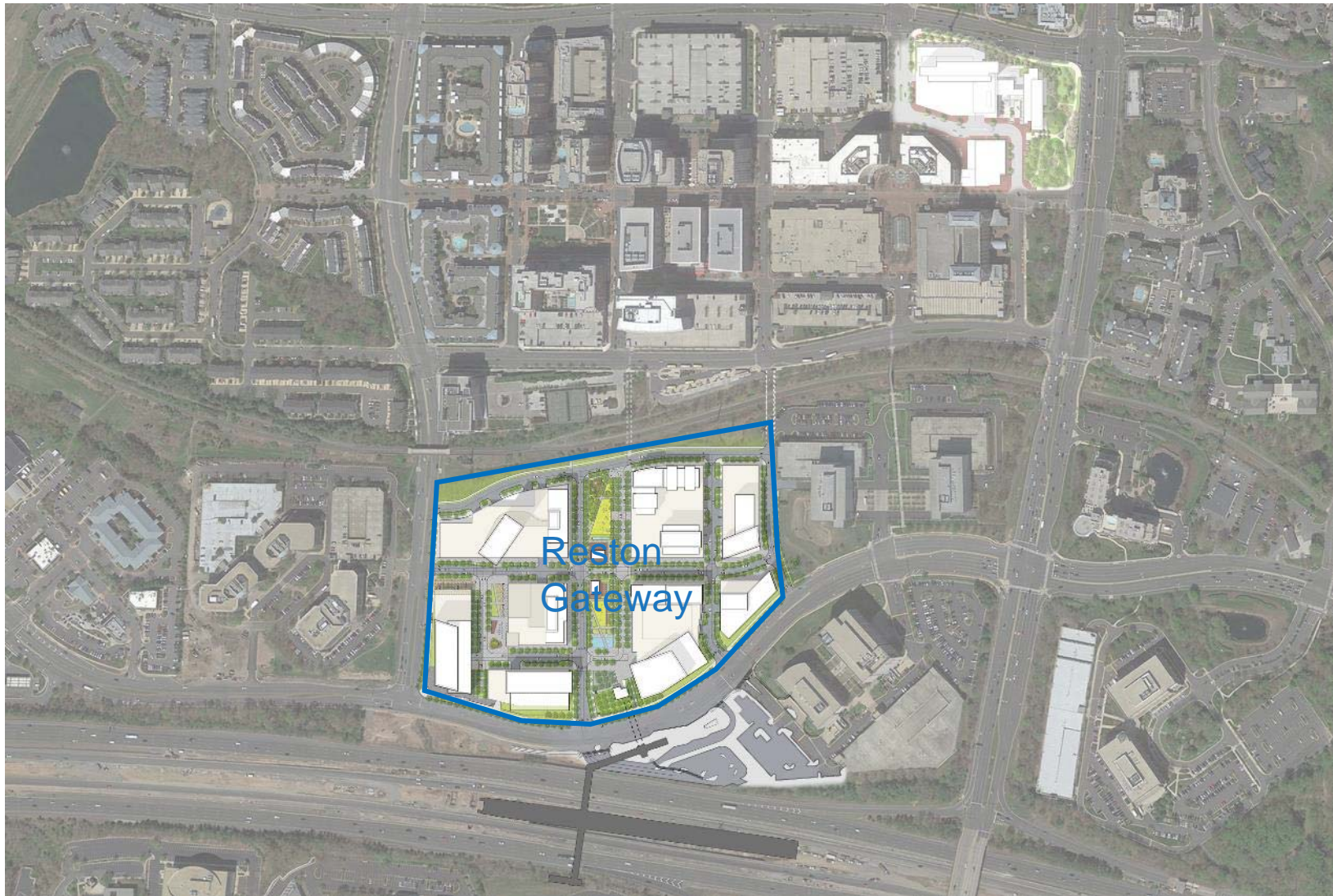
Reston Gateway Guiding Principles

- Extend the vibrant, 24/7 environment of the Urban Core to the Metro
- Continue the successful, urban street grid pattern and block size
- Deliver a sense of place with Phase 1 by delivering a mix of uses
- Center the development around a central gathering space

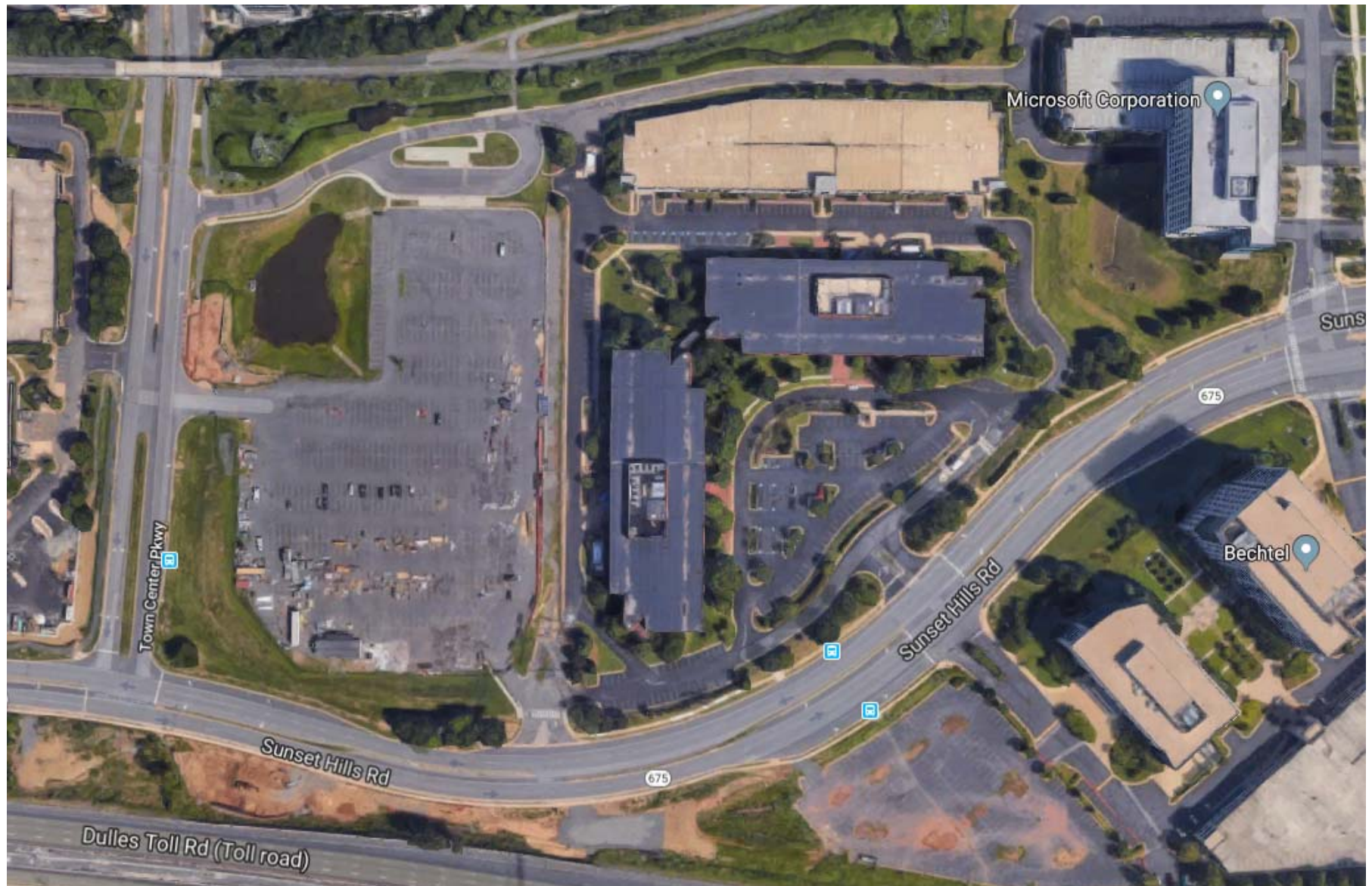


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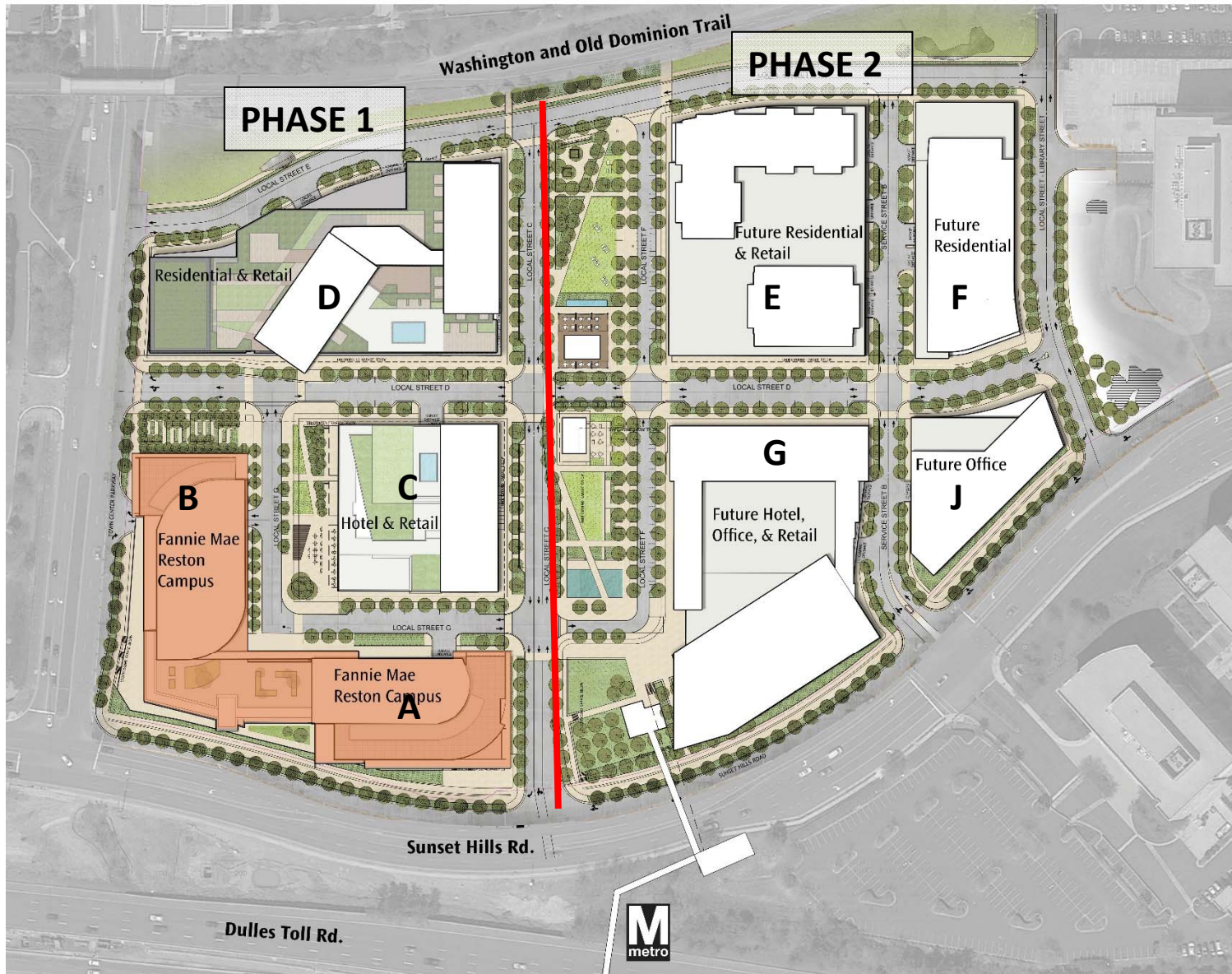
Reston Gateway Area Plan



Reston Gateway Current Aerial



Reston Gateway Future Site Plan



Fannie Mae Project Rendering



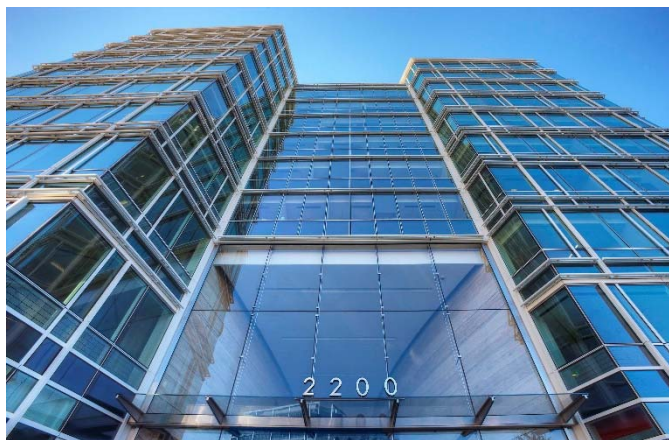
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Reston Gateway – Phase 1 Urban Plaza



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