

MEMBER SPOTLIGHT



About Boston Properties, Inc.

Boston Properties, Inc. ("BXP"), a self-administered and self-managed real estate investment trust (REIT), is one of the largest owners, managers, and developers of Class A office properties in the United States, with a significant presence in five markets: Boston, Los Angeles, New York, San Francisco, and Washington, DC. The Company was founded in 1970 by Mortimer B. Zuckerman and Edward H. Linde in Boston, where it maintains its headquarters. Boston Properties has been active in Cambridge since 1978, when BXP was designated the master developer for Cambridge Center (now Kendall Center). Kendall Center sits at the center of the heart of the most innovative square mile on the planet, and hosts a variety of companies, including Akamai, Google, and Biogen.

Tell us about your recent sustainability-related accomplishments.

In our *2016 Sustainability Report* we announced the [early achievement](#) of energy, water use and greenhouse gas emission intensity reduction goals. The Company has exceeded 2020 targets by reducing energy use intensity 19.8%, water use intensity 21.8% and greenhouse gas emissions intensity 31.5% below a 2008 base year. The complete report is available under the [Sustainability section](#) of the Company's website at www.bostonproperties.com. During 2017, BXP is evaluating the establishment of new, forward-looking ESG goals that build upon our progress to date.

In 2016, BXP made the largest reductions in energy and emissions since 2008 when the company began tracking portfolio like-for-like performance. During the calendar year alone, BXP reduced like-for-like energy and water use 6.9% and 4.0%, respectively, saving approximately \$10.7 million in annual recurring operating costs. The reductions are the result of an enterprise-level energy management strategy and comprehensive green building practices. We are aggressively implementing resource conservation measures and technologies, such as energy intelligence software, interval metering of real time energy and water use, state of the art building management systems and controls, efficient motors,



Boston Properties is developing 145 Broadway, the 486,000 square foot new global headquarters of Akamai Technologies, Inc. The project incorporates state of the art sustainability features and is targeting LEED Gold certification under the current Version 4 of the U.S. Green Building Council rating system. Photo courtesy of Boston Properties.

variable frequency drives, LED lighting, ultra-low-flow fixtures, rainwater harvesting, high performance thermal envelopes and renewable energy systems. Since 2008, BXP has certified 17.5 million square feet under the USGBC LEED Green Building Program. Our portfolio of green buildings continues to grow under our standing commitment to certify all new development at the LEED Silver level or higher.

Based on what you mentioned above, why is this important to your company and/or why is this important to your target audience?

The business case for sustainability is strong. We are continuously evaluating and implementing measures that reduce operating costs and protect asset value while maintaining our focus on long-term prosperity. We also recognize that sustainability is becoming

increasingly important to our shareholders, employees, customers and communities we serve.



The Kendall Square Roof Garden is located on top of Green Garage, accessible from both Broadway and Main Street. This beautifully landscaped garden hosts our urban gardens program with Green City Growers and offers fitness and cooking classes. The Roof Garden also provides seating and an open space

Our success in this highly competitive business has depended on, among many other things, attracting creditworthy tenants (who often have their own sustainability goals and awareness), developing and managing best-in-class work environments (integrating green building features), exploiting advances in technology to maximize profitability in all aspects of our operations (including energy and water conservation), maintaining strong relationships with our communities (who have their own sustainability

emphasis and strategies), and attracting and retaining great employees (many of whom care deeply about our natural environment).



The Farmers' Market on Kendall Plaza provides business, residential and student community with a place to gather and a chance to "shop local". Photo courtesy of Boston Properties.

What is one piece of advice (e.g., technical, institutional, planning, financial) you would give to others interested in what you mentioned above?

The establishment of public sustainability goals has been rewarding. We improved our technical knowledge and developed broad-based support from our executive team and property managers. By executing our sustainability strategy and accomplishing our first round of sustainability goals, BXP has become a stronger, more purposeful organization.

Boston Properties contact: Ben Myers, bmyers@bostonproperties.com