

Healthy Buildings

As developers and managers of buildings, and occupiers of many of those buildings, we are keenly aware of the influence of buildings on human health. In 2018, we announced a partnership with Fitwel, a leading healthy building certification system, to support healthy building design and operational practices across our portfolio and became a Fitwel Champion. Since then, we have certified 23.3 million square feet of our portfolio under the Fitwel rating system, representing 57% of our actively managed portfolio. The aim has been to ground healthy building claims in science by quantifying the benefits of superior air quality, water purity and access, building material composition, indoor environments, and wellness amenities. We have exceeded our Fitwel Champion commitments and have been named one of Fitwel's Best in Building Health Award Winners seven times for:

- 2020**
 - Greatest Number of Certifications
 - Greatest Impact on Building Health: Highest Square Footage
- 2022**
 - Greatest Impact on Building Health: Most Viral Response Approved Assets
- 2023**
 - Greatest Impact on Building Health: Highest Square Footage
 - Highest Scoring Design (Overall) for Marriott Bethesda HQ
 - Highest Scoring Design (Commercial Interior Space v2.1) for Marriott Bethesda HQ
- 2024**
 - Top 20 Fitwel Ambassadors: Katie Gonzalez, Sustainability Manager, Reporting & Certifications



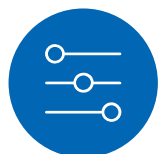
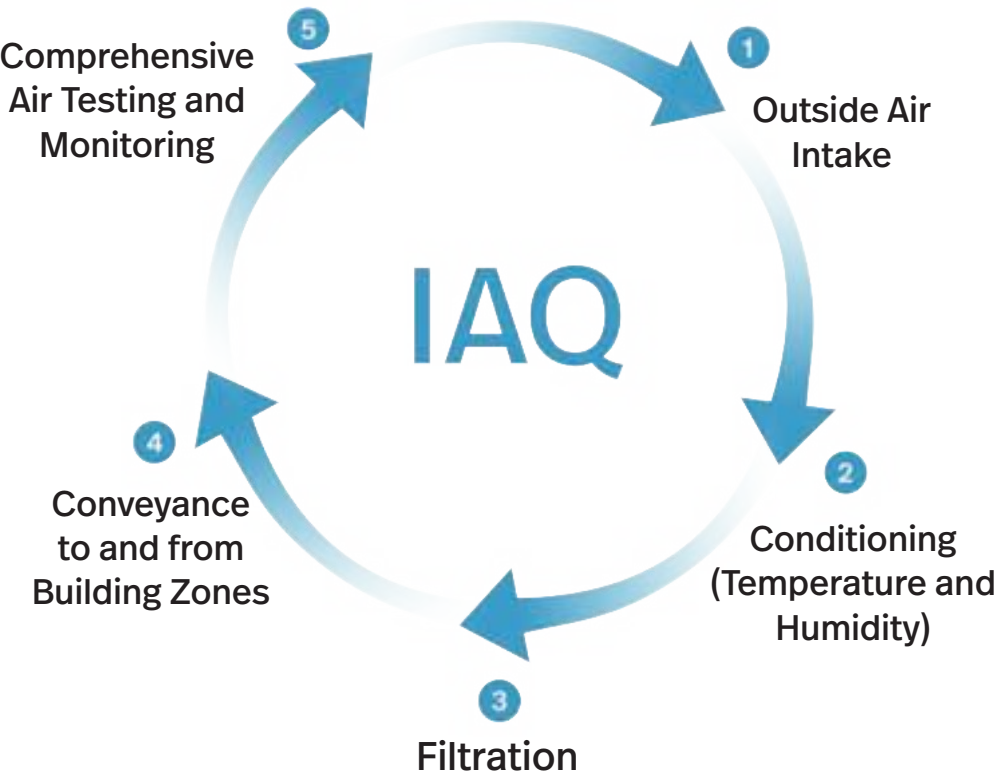
We are advancing the following healthy building strategies to promote the positive impact of buildings on human health.

Focus	Purpose	Attributes
Indoor Air Quality (IAQ)	Cognitive Performance Productivity Infectious Disease Transmission Mitigation Clean Air Supply	<ul style="list-style-type: none">• Increase outside air (CFM/person).• Accurately measure ventilation air.• In existing buildings, exceed the ASHRAE ventilation standard by 30% minimum.• Provide 100% outside air where and when possible• Use CO₂ and occupancy monitoring to provide demand-based ventilation.• Replace and improve filtration (MERV-13 minimum).• Perform comprehensive inspections and air quality testing.• Use existing sensors and advanced building management systems to monitor air quality.
Thermal Comfort	Productivity	<ul style="list-style-type: none">• Maintain and improve high-quality HVAC systems.• Continuously monitor space temperature setpoints across the portfolio with advanced building management systems.• Utilize high-performance thermal envelope and glass to minimize thermal bridging and solar heat gain.
Healthy Materials	Remove Contaminants from Interior Environment	<ul style="list-style-type: none">• Develop green buildings with materials that support healthy, productive indoor environments making efforts to select materials that contain no volatile organic compounds (VOCs), urea-formaldehyde, and/or other chemicals of concern.• Evaluate Health Product Declarations (HPDs) when available during new development.• Focus on chemical class avoidance: forever chemicals, antimicrobials, and flame retardants.
Pandemic-ready Provisions	Reduce Transmission Opportunities	<ul style="list-style-type: none">• Increase adoption of touchless systems, including bathroom fixtures, elevators, and turnstiles.• Increase the frequency of cleaning and disinfection of high-touch surfaces.
Green Cleaning	Minimize the Impact of Cleaning Products on People and the Environment	<ul style="list-style-type: none">• Implement Green Cleaning requirements aligned with LEED for Existing Buildings with our cleaning vendors.• Use Green Seal® certified cleaning products, High-Efficiency Particulate Air (HEPA) vacuums, dry cleaning for carpets, and restroom supply products made from recycled materials.

Indoor Air Quality

Indoor Air Quality (IAQ) refers to the air quality within and around a building as it relates to the health and comfort of the occupants.

At BXP, we are committed to developing and maintaining sustainable properties while simultaneously providing healthy indoor environments for our clients, employees, contractors, and other visitors at our properties. As part of a smart-building strategy, our management and engineering teams use real-time energy consumption data to optimize facility operations, including IAQ, and to control energy consumption, carbon emissions, and utility costs. Increasingly, the energy we are using is from renewable sources.



Monitoring

BXP manages thermal comfort and air distribution by continuously monitoring space temperature set points and HVAC equipment performance using advanced building management systems. Rigorous air and water quality testing is conducted biannually at a minimum, with samples taken from throughout the building. Results are available upon request.



MERV filtration

All our properties are provided with filtration which is certified to at least a MERV-13 rating and to a MERV-14 or MERV-15 rating.



HEPA Filters

Portable hospital grade HEPA filters are provided in our amenity conference rooms, cafes, and fitness centers.



Consumption

Our management and engineering teams use real-time energy consumption data to optimize facility operations and control utility costs.



Fresh air rate

BXP has confirmed that all base-building systems can exceed the ventilation standard, ASHRAE 62.1. The median fresh air rate capacity at BXP office properties is 36 CFM per person at 200 square feet per person (54 CFM at 300 square feet per person).



Healthy building certification

In response to the COVID-19 pandemic, BXP achieved Fitwel Viral Response Module enterprise certification and building-level certification at all actively managed office properties. The Viral Response Module was created to operationalize policies and practices to mitigate the spread of infectious disease in buildings.



Since 2008

We've reduced operational energy intensity by 41% and water intensity by 48%. Today, 91% of our portfolio is LEED, ENERGY STAR, and/or Fitwel certified. 26.5 M SF of which is at the highest LEED Gold & Platinum levels.