

Hines



Boston Properties



Transbay Redevelopment District



Hines & Boston Properties

CONFIDENTIAL

Transbay Transit Center Schedule

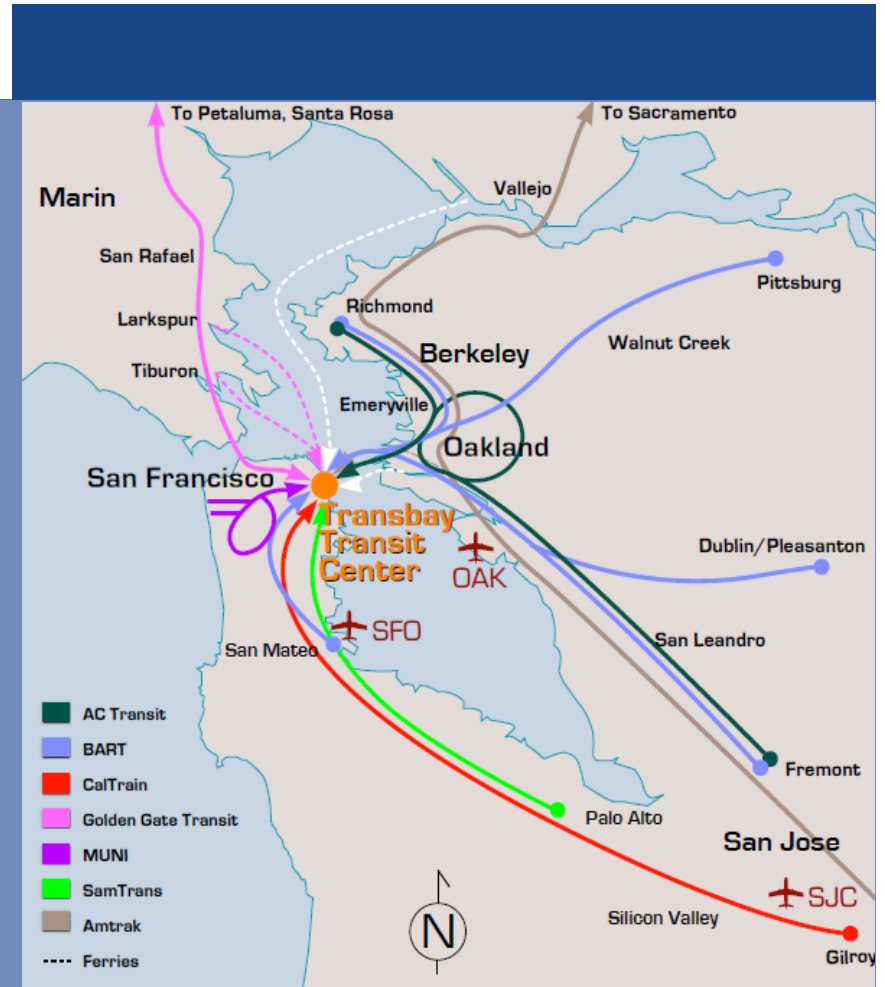
Schedule

Phase I: *Fully Funded*

- 2012: Demolition and excavation began
- Spring 2014: Construction of Transit Center above ground begins
- 2017: Completion

Phase II: *25% Funded*

- 2023: Connect to CalTrain (and High-Speed Rail)
- 2027: Completion



Hines & Boston Properties

CONFIDENTIAL

Transit Center & City Park



Project Overview – City Park

- Designed by Peter Walker
- 5.4 acres
- Multiple ecosystems & gardens
- Variety of program uses
 - Retail
 - Public Art
 - Amphitheater
 - Perimeter trail
- Direct connection to the Tower



Hines & Boston Properties

CONFIDENTIAL

Project Overview – City Park



Hines & Boston Properties

CONFIDENTIAL







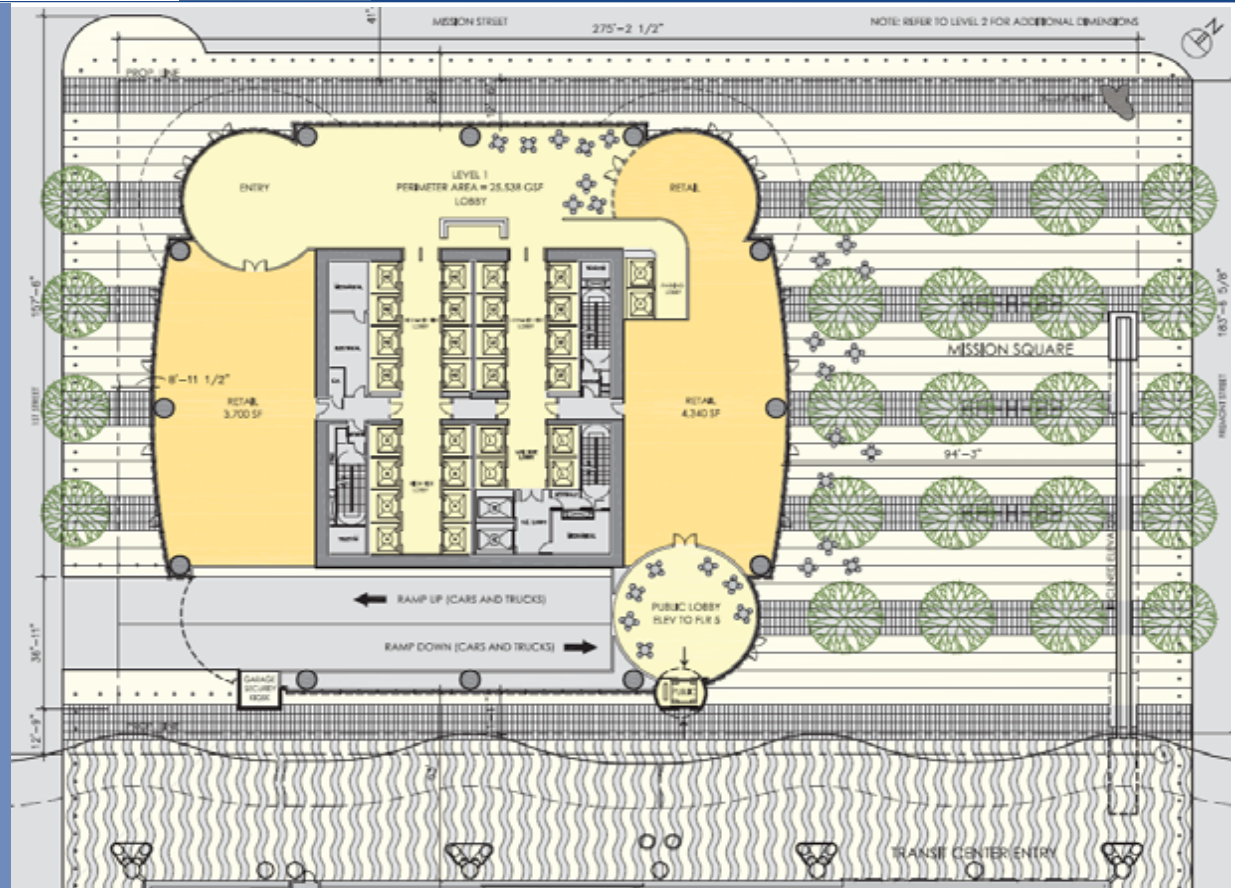
Site Plan

Tower Ground Floor Site Plan

- Lobby on First and Mission
- Mission Square direct access

Public Park Mission Square

- Urban Plaza with landscaping and outdoor seating
- Connection to Rooftop Park



Hines & Boston Properties

CONFIDENTIAL

Project Overview

- 1070' tall / 61 stories office tower
- Pelli Clarke Pelli Architecture
- Below grade parking
- Amenities floor on L5
- Adjacent to Transit Center
- Direct connection to City Park

Hines & Boston Properties



Project Overview - Tower

- Innovative curtain wall design
- Pearlescent white metal
- Curved, column free corners
- High-performance clear glass
- Sunshades
- LEED Gold

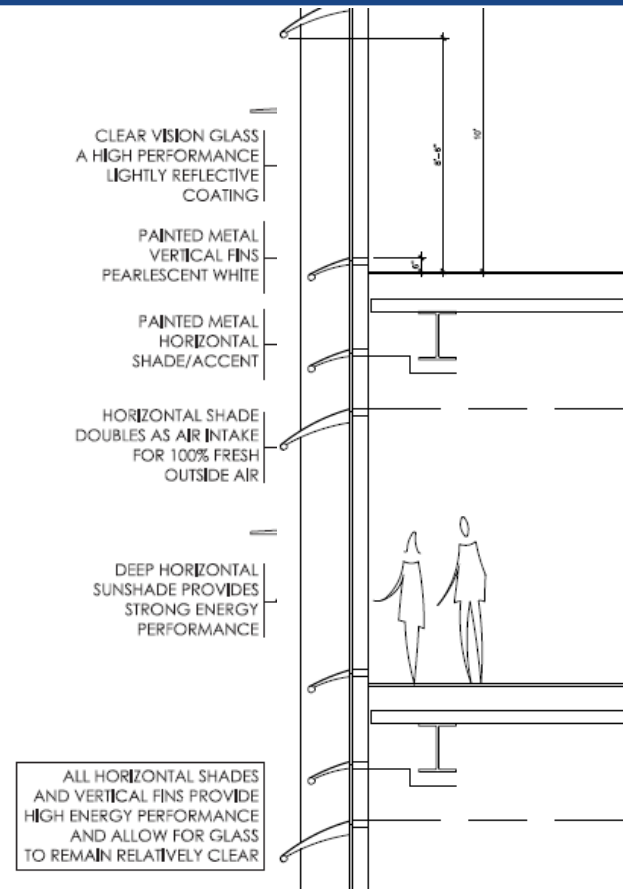


Hines

CONFIDENTIAL

Project Features

- Unparalleled daylighting on each floor
- No interior columns
- Sustainable Building systems
- 20-30% energy savings vs. other buildings
- One-direction air means fewer employee sick days



Hines

CONFIDENTIAL

Tower Construction Schedule

- Land Closing: Q1'2013
- Groundbreaking: 2013
- Building opening: 2016



Future Skyline



Hines & Boston Properties

CONFIDENTIAL

Skyline



Hines & Boston Properties

CONFIDENTIAL

Hines



Boston Properties

