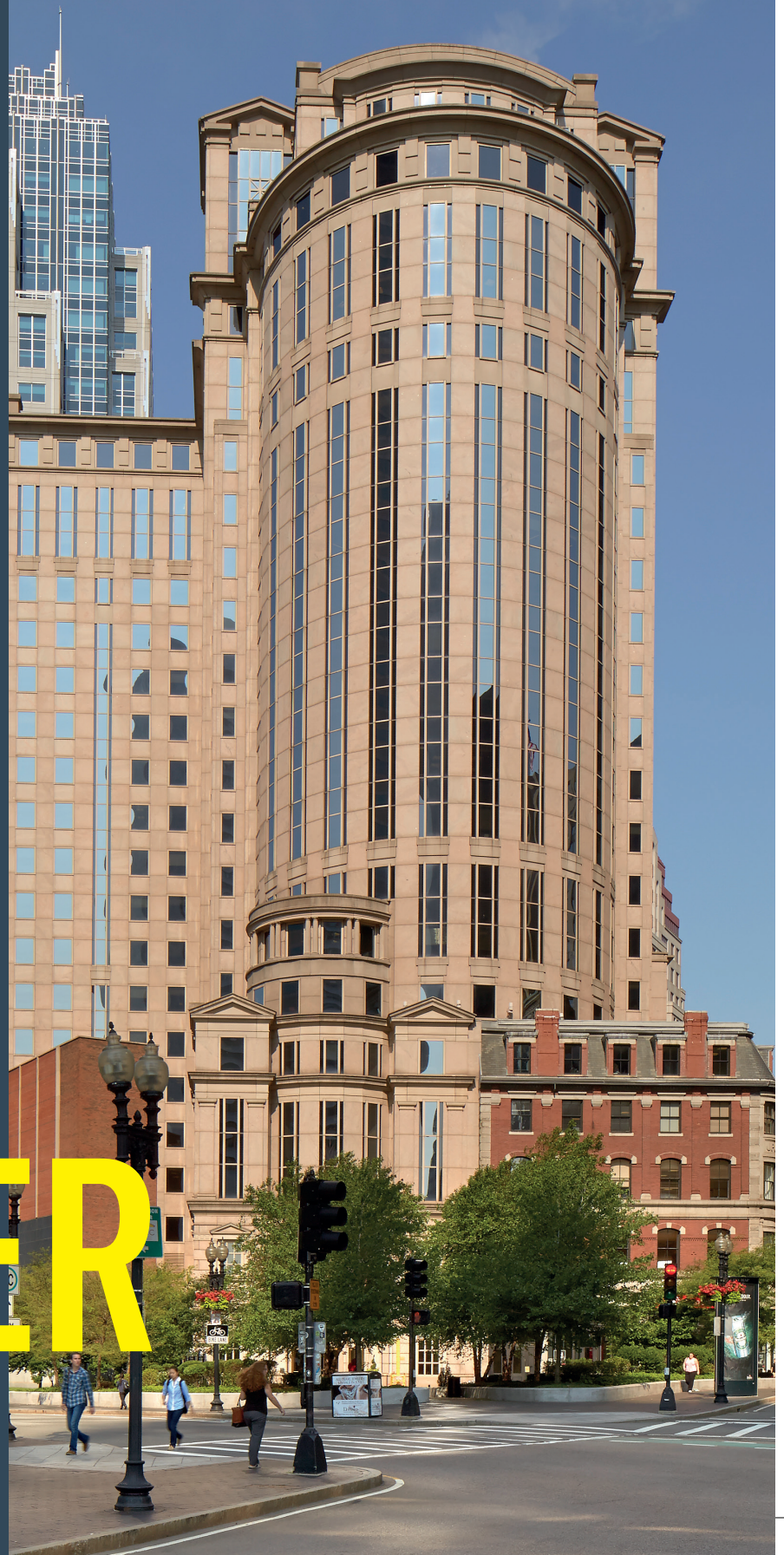


OXFORD

125
SUMMER
STREET

125 SUMMER

BOSTON, MA



An aerial photograph of Boston, Massachusetts, showing the city skyline and the harbor. The image is divided into three vertical panels by thin yellow lines. The top left panel contains the OXFORD logo. The middle and right panels contain the main title text. The bottom section contains two columns of descriptive text.

OXFORD

THE HEART OF BOSTON'S BUSINESS CORE

125 Summer Street is a Class A, 470,000 square foot office tower located in the heart of Boston's business district. Attracting a diverse customer base, 125 Summer features a unique architectural character with its restored 19th century façade on the lower levels and modern construction in the high rise tower. The full floorplate of 22,000 – 32,000 square feet provides ample natural

light and the opportunity to create a flexible and dynamic work environment.

Separating it from similar assets are its sweeping views of Boston Harbor and Rose F. Kennedy Greenway and its upcoming capital improvements, totaling \$10 million to the lobby and ground floor area which will help reintroduce 125 Summer to the market.



BUILDING FACTS

470,000 SF
BUILDING AREA

22
FLOORS

22,000 +/- SF
FLEXIBLE
FLOOR PLATES

280
ON-SITE
PARKING

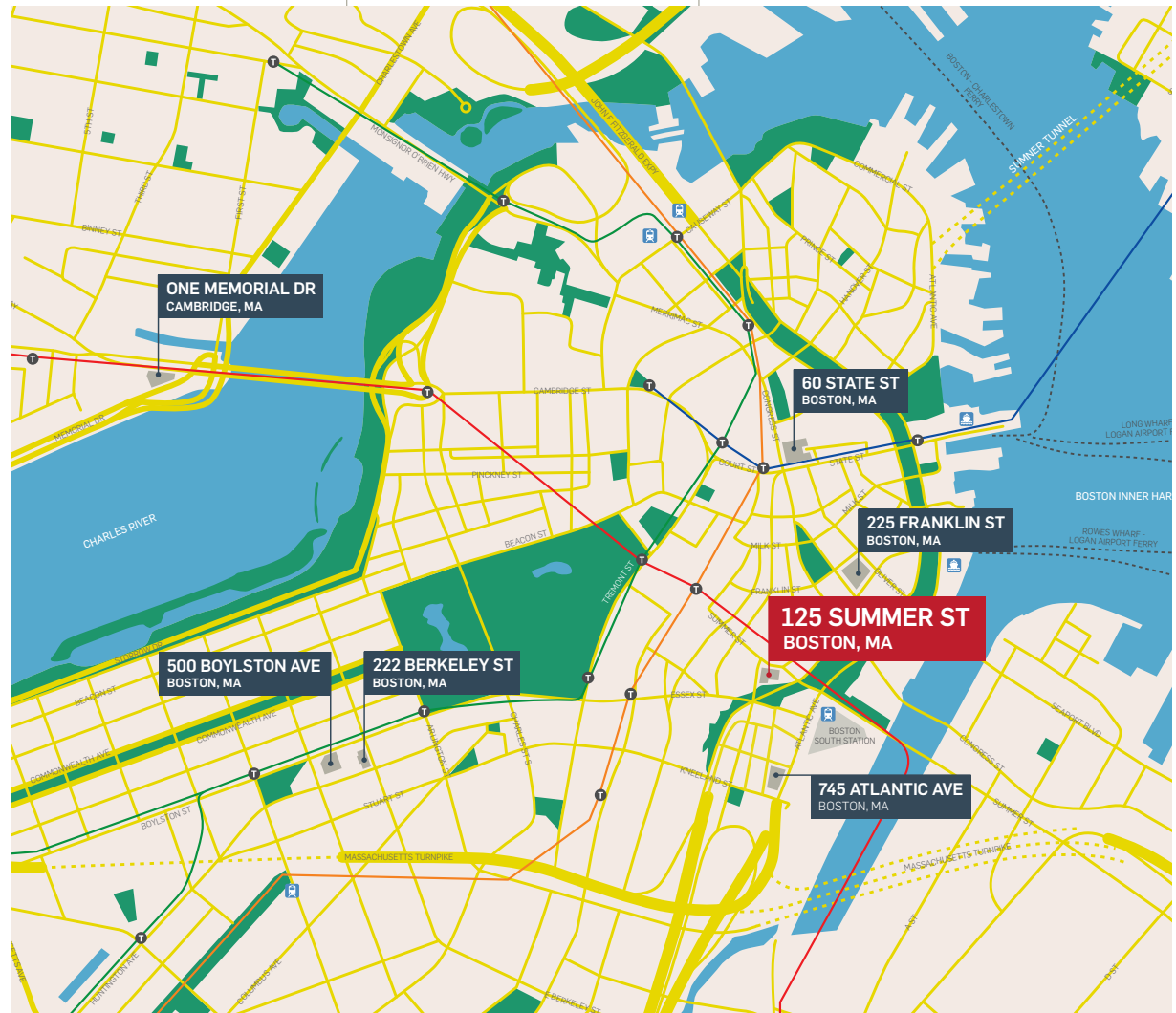
\$10M
UPCOMING
CAPITAL
IMPROVEMENTS

ENERGY STAR
BUILDING
CERTIFIED

LOCATION AND ACCESS

125 Summer is located in the heart of Boston's business district, an area that has long been the center of the business community and is in the midst of its transformation into a thriving, 24/7 neighborhood. The influx of more than 3,000 new residents is the catalyst for an expanded amenity base that will include enlivened streetscapes featuring high-quality retail and dining establishments, rivaling the central business districts of larger cities.

It also offers unparalleled access to numerous means of transportation. Bounded by High Street, Lincoln Street, Summer Street and Surface Road, it offers office users convenient access to Interstate 93, Interstate 90 (the Massachusetts Turnpike), the Ted Williams and Callahan/Sumner Tunnels (providing access to Logan International Airport) South Station, the city's main multi-mode transportation center, and Downtown Crossing.

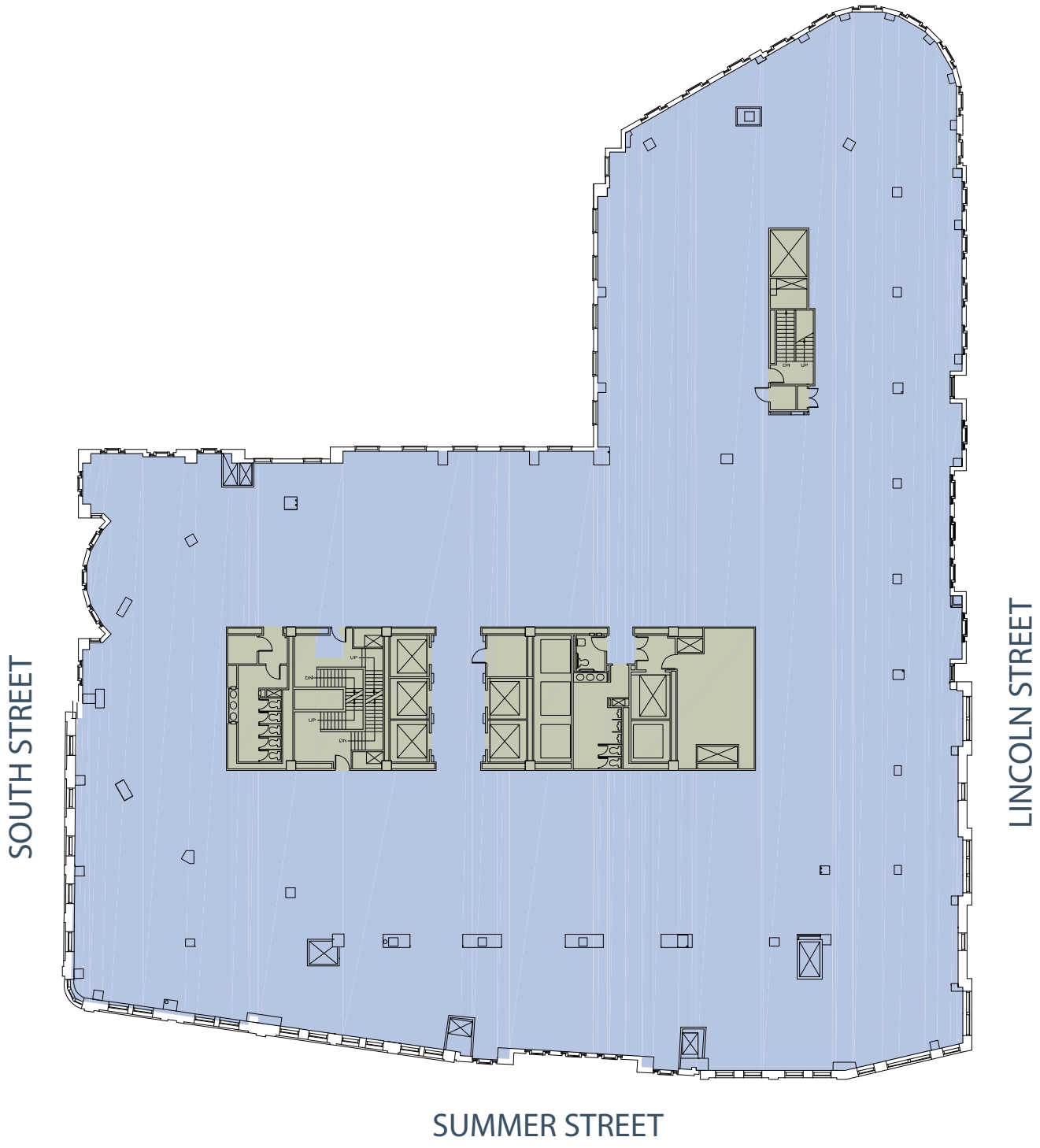


AMENITIES

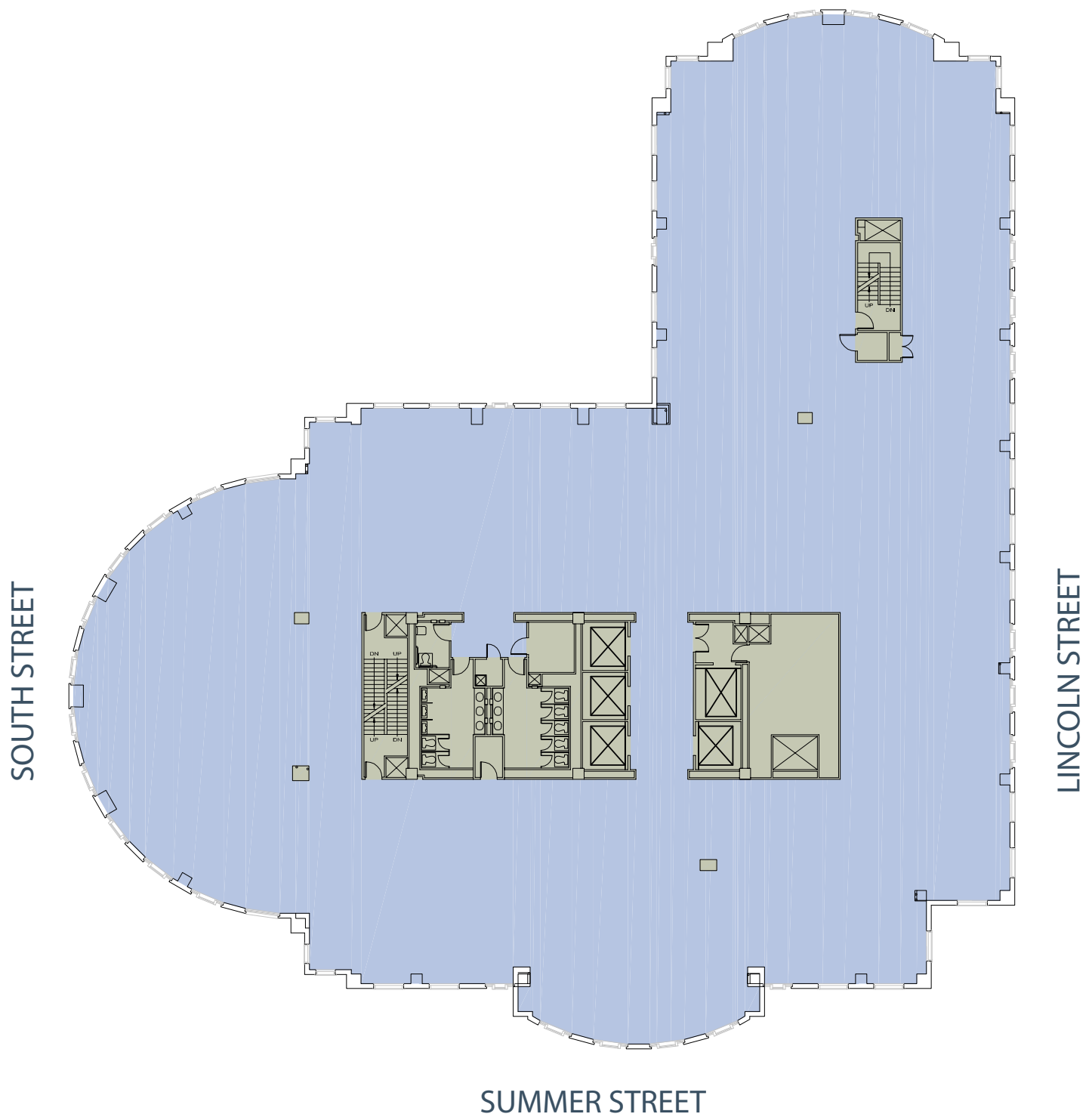
In addition to downtown Boston's expansive amenity base, 125 Summer is home to Starbucks and an expansive five level, 273-stall parking garage which is made available to customers, Boston residents and visitors to the surrounding area.

O|X|F|O|R|D

125 SUMMER
FLOOR PLAN: 3RD FLOOR

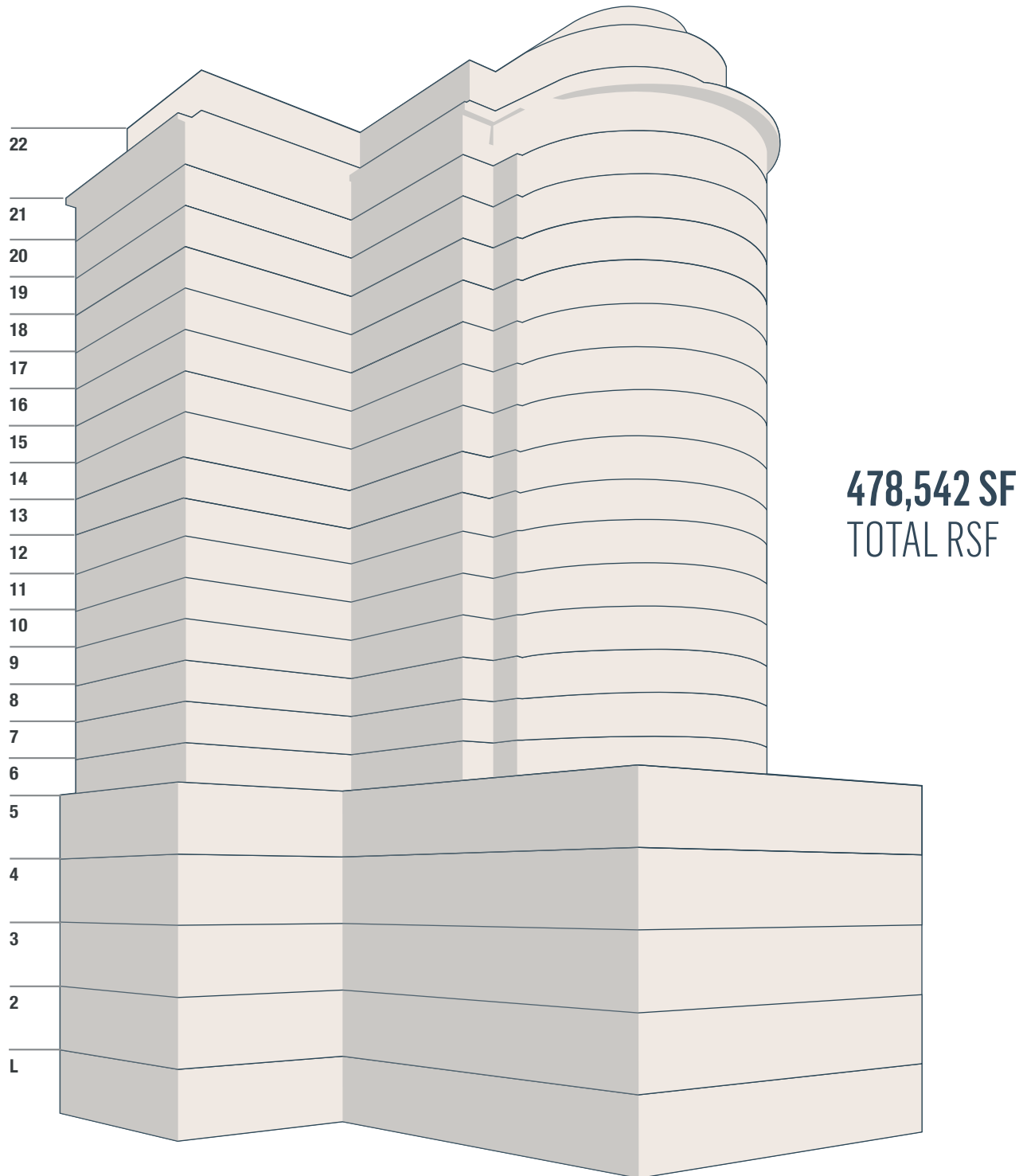


125 SUMMER
FLOOR PLAN: 15TH FLOOR



OXFORD

125 SUMMER STACKING PLAN



OXFORD

COMMITTED TO SUSTAINABLE THINKING

OUR SUSTAINABLE THINKING PROGRAM IS ROOTED IN A SET OF GUIDING PRINCIPLES THAT DRIVE EVERYTHING WE DO IN THE AREA OF SUSTAINABILITY.

60%
LEED CERTIFIED


Sustainable thinking

From identifying opportunities and establishing goals, to implementing plans and measuring performance, our approach to sustainability is aligned with the fundamentals of succeeding in our business. It embodies our proven commitment to acting in the best interests of our shareholders, our customers, our communities, our employees and our future.

We are committed to constantly finding new ways to enable sustainable action in our buildings and across our business and we are proud to have been ranked number one overall in North America for sustainability (office and retail) by the Global Real Estate Sustainability Benchmark.



O|X|F|O|R|D

COMMITTED TO CUSTOMER SERVICE

CUSTOMER SERVICE IS EMBEDDED
IN EVERYTHING WE DO.

92%
CUSTOMER
SATISFACTION

We have developed our reputation for service over 50 years and we take pride in our work. More than one million people work, shop, live or visit our properties every day, giving us one

million opportunities to deliver a world-class experience. We are committed to providing superior customer service and sharing our passion for excellence.

Committed to Boston.

OXFORD

COMMITTED TODAY, FOR TOMORROW.

OXFORD PROPERTIES GROUP IS A GLOBAL PLATFORM FOR REAL ESTATE INVESTMENT, DEVELOPMENT AND MANAGEMENT, WITH OVER 2,000 EMPLOYEES AND OVER \$34 BILLION OF ASSETS UNDER MANAGEMENT.

56M SF
GLOBAL
PORTFOLIO

Oxford's portfolio includes over 170 assets located in the US, Canada and Europe, spanning office, retail, industrial, hotel and multi-residential properties.

Oxford is the real estate arm of OMERS pension fund, an institution that manages an over \$110 billion portfolio of stocks and bonds as well as real estate, infrastructure and private equity investments.

www.oxfordproperties.com



FAVORITE HOLD
PERIOD

4.2M SF
BOSTON
PORTFOLIO

PORTFOLIO SELECTION

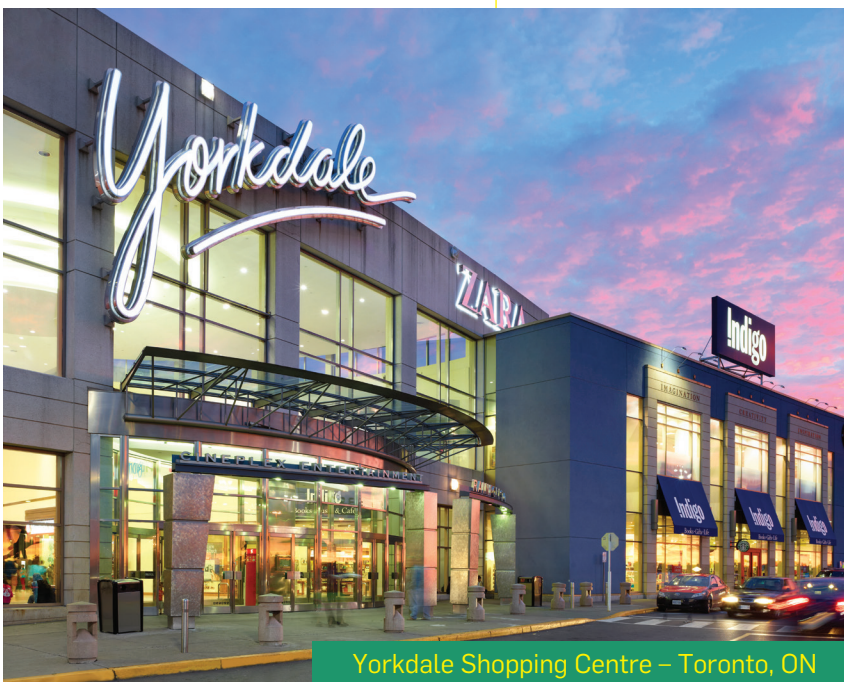
OXFORD



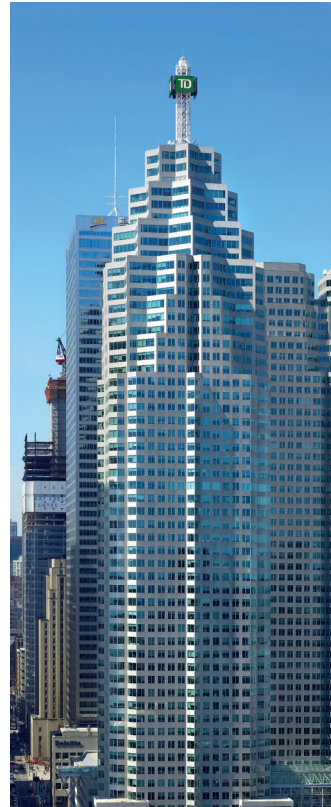
Hudson Yards – New York, NY



Fairmont Banff Springs Hotel – Banff, AB



Yorkdale Shopping Centre – Toronto, ON



TD Canada Trust Tower
Toronto, ON



The Leadenhall Building
London, UK



600 Mass Ave – Washington, DC

OXFORD