

OXFORD



225
FRANKLIN

225 FRANKLIN

BOSTON, MA



DEFINING BOSTON'S SKYLINE

225 Franklin Street is one of the most recognizable buildings in Boston. This 943,605 square foot, Class A office tower is located in the center of Boston's downtown market. With sweeping views of the Boston Harbor, Rose R. Kennedy Greenway and the Boston city skyline, 225 Franklin commands a full city block adjacent to Post Office Square Park

and the recently renovated Langham Hotel.

In 2013, 225 Franklin completed substantial capital improvements including a fully upgraded marble and glass clad atrium lobby, the addition of destination street-level retail and the development of the first Equinox Fitness Center in Boston.



BUILDING FACTS

1966
YEAR BUILT

943,605 SF
BUILDING AREA

33
FLOORS

28,600 SF
TYPICAL
FLOOR PLATE

237
UNDERGROUND
PARKING STALLS

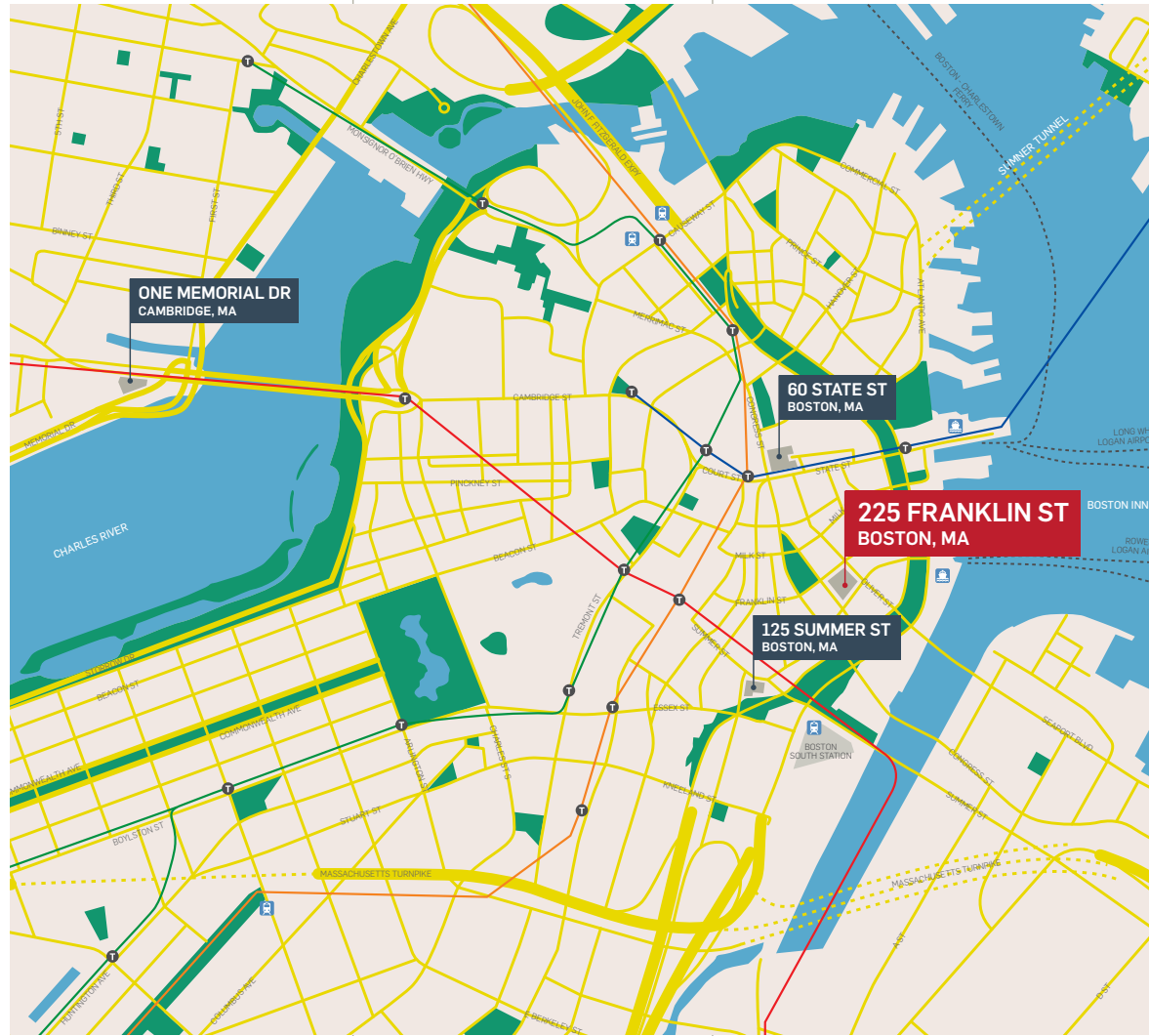
\$29.5M
RECENT
CAPITAL
IMPROVEMENTS

ENERGY STAR
BUILDING
CERTIFIED

310.MAXX
CUSTOMER
SERVICE
PLATFORM

LOCATION AND ACCESS

225 Franklin is strategically located in the heart of the financial district. Adjacent to Post Office Square Park, 225 Franklin is within short walking distance to the South Station Train Terminal (Amtrak, MBTA), ferry service, the Rose R. Kennedy Greenway and Boston's waterfront. It also offers convenient access to all major Boston highways including I-93, the Massachusetts Turnpike (I-90) and the Harbor Tunnels to Logan Airport.



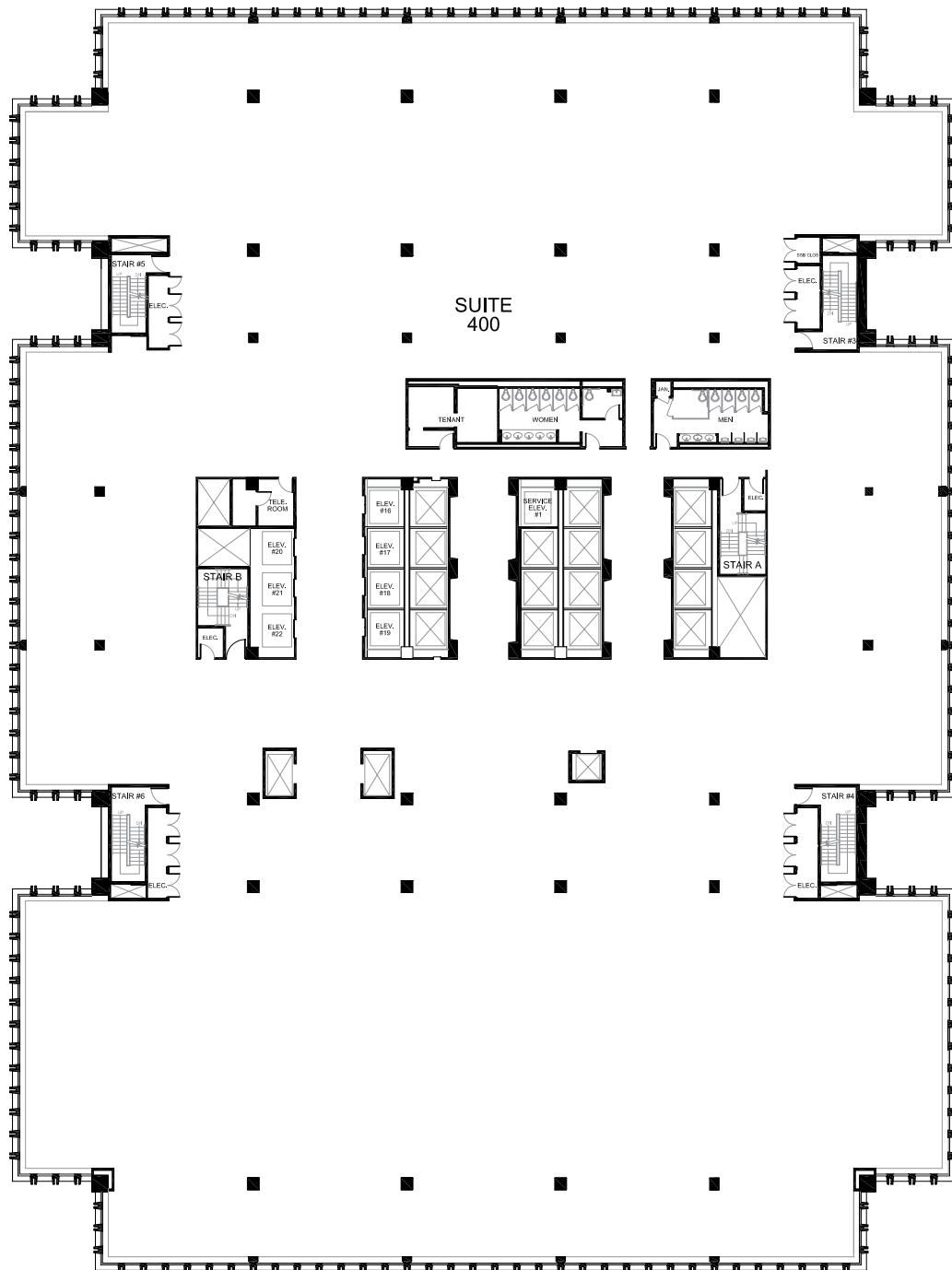
AMENITIES

Showcasing its grand spiral staircase, elegant chandelier and vaulted skylight ceilings, 225 Franklin's Equinox Fitness Center is unlike any other fitness center in the area. The first ever location in Boston, Equinox offers a variety of fitness alternatives to its members including yoga classes, personal training and spa services.

225 Franklin is also home to City Sports retail store and Fomami, an inventive Asian sandwich bar.

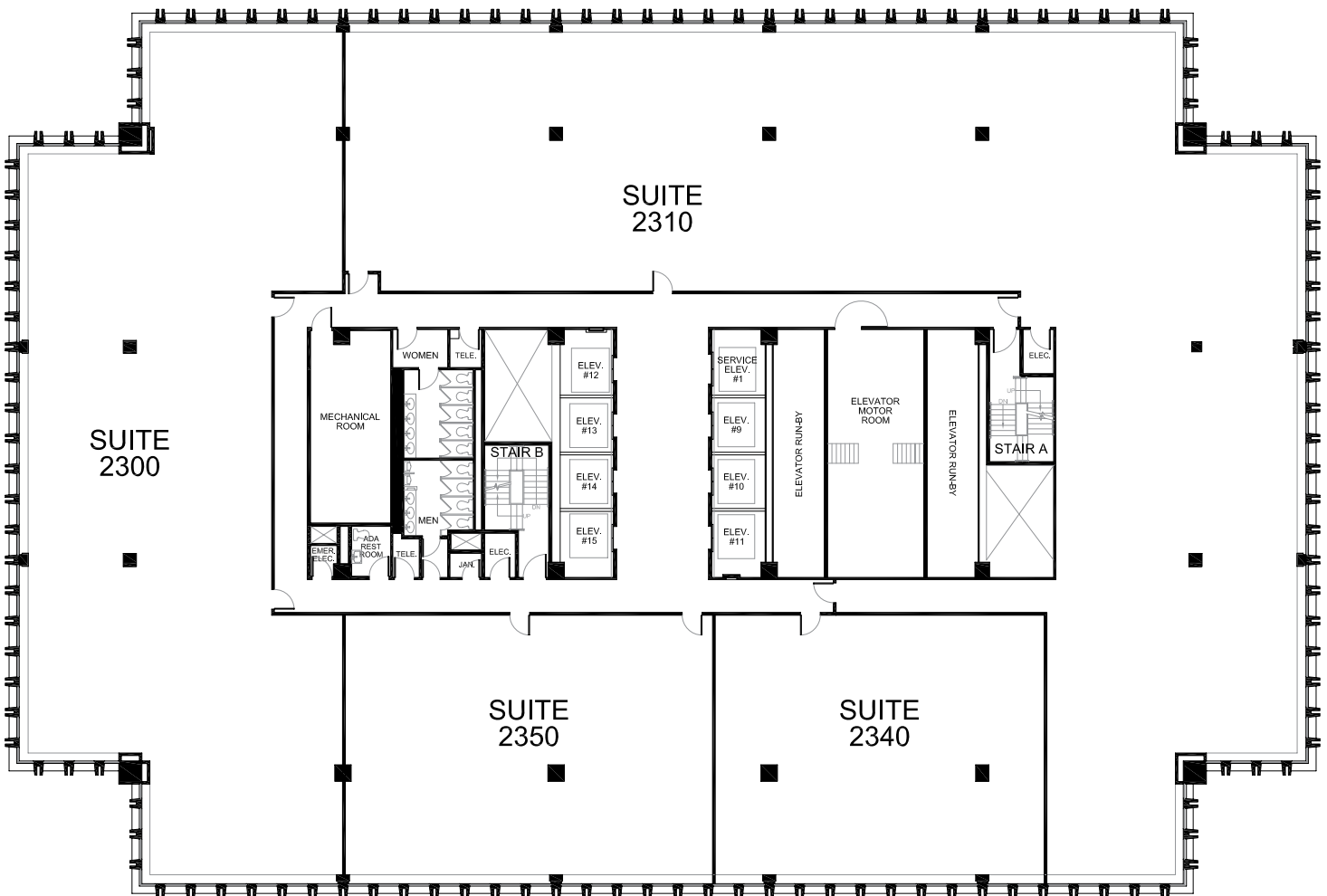
225 FRANKLIN

TYPICAL LOW RISE FLOOR PLAN: 4TH FLOOR



225 FRANKLIN

TYPICAL HIGH RISE FLOOR PLAN: 23RD FLOOR



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.

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.



OXFORD

COMMITTED TO CUSTOMER SERVICE

CUSTOMER SERVICE IS EMBEDDED
IN EVERYTHING WE DO.

310.MAXX
MAXX makes life easier.

Oxford was the first real estate company in North America to launch a 24/7 customer service hotline, known as 310.MAXX, and continues to set the standard with an unwavering focus on building relationships.

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.

The background of the advertisement is a high-angle, wide shot of a city skyline, likely New York City, viewed from across a body of water. The skyline is dominated by numerous skyscrapers, with the Freedom Tower (One World Trade Center) being particularly prominent on the right side. The sky is a clear, pale blue, and the water in the foreground is dark blue. The overall lighting suggests a bright, sunny day. The text is overlaid on this image, with the main headline in large, bold, yellow letters and the company name in white at the top left. Two vertical yellow lines run down the page, one on the left and one on the right, framing the central text and the descriptive paragraphs below.

OX|FLOR|D

COMMITTED TODAY, FOR TOMORROW.

OXFORD PROPERTIES GROUP IS A GLOBAL PLATFORM FOR REAL ESTATE INVESTMENT, DEVELOPMENT AND MANAGEMENT, WITH OVER 1,700 EMPLOYEES AND OVER \$27 BILLION OF ASSETS UNDER MANAGEMENT.

Oxford's portfolio includes over 150 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 \$65 billion portfolio of stocks and bonds as well as real estate, infrastructure and private equity investments.

www.oxfordproperties.com

PORTFOLIO SELECTION

OX|FLO|R|D



Hudson Yards – New York, NY



TD Canada Trust Tower
Toronto, ON



The Leadenhall Building
London, UK



Fairmont Banff Springs Hotel – Banff, AB



Yorkdale Shopping Centre – Toronto, ON



600 Mass Ave – Washington, DC