

THE DAVIS COMPANIES INKS NEW 20,360-SF LEASE WITH DATAWATCH AT THE XCHANGE AT BEDFORD; ACQUIRES 4.3 ACRES OF ADJACENT LAND FOR ADDED PARKING AND INCREASED ROUTE THREE FRONTAGE

Datawatch's headquarters to be relocated to Boston-based CRE firm's newly repositioned property on Route 3

BOSTON – July 5, 2015 – [The Davis Companies](#) (TDC) announced today that it has executed a 20,360-SF lease with Datawatch Corporation (NASDAQ: DWCH) at The Xchange at Bedford. This lease coincides with TDC's acquisition of over four (4) acres of land adjacent to the eight-building office and R&D campus. Purchased from MassDOT, the land site provides outstanding visibility for the campus from Route 3 at the Route 62/Route 3 interchange. TDC plans to construct approximately 250 additional parking spaces on the land, increasing The Xchange's parking ratio to 3.2 per 1,000-SF.

Cappy Daume, Managing Director for The Davis Companies said, "The acquisition of this land is strategic to our larger repositioning, as it enables us to substantially increase the number of parking spaces on the property and to locate them closer to a number of our major tenants' front doors, making for an improved user experience. As tenants are increasing the density and efficiency of their space, their parking needs are increasing as well, so securing this additional land enhances the park's overall image and competitive position. With the Datawatch commitment we have leased over 115,000 RSF in the last four months, which is very gratifying. We welcome them to our growing and dynamic tenant base."

As a result of TDC's capital improvement plan, The Xchange features robust new amenities centrally located at the heart of the campus for easy access by tenants from all eight buildings. Amenities include: common meeting spaces, a 4,700-SF fitness center and yoga studio with showers and locker rooms, a 7,300-SF full-service WiFi enabled café, a 3,500-SF outdoor patio with fire pit and a newly created 5,200-SF green space, as well as updated facades and landscaping.

Michael Morrison, President and CEO of Datawatch said, "We are thrilled to join this cohesive campus with activated space that provides amenities for the great employees that keep our business running and successful."

Datawatch will relocate its headquarters from Chelmsford, Mass. to The Xchange in November 2015. With this transaction, The Xchange is now 92 percent leased. Datawatch will be joining such innovative tenants as iRobot, MultiPlan, Inc., Joule Unlimited and BiOM. TDC worked with CBRE's suburban leasing team, led by Andrew J. Majewski, Jason Levendusky and Kerry Olson Hawkins to complete Datawatch's lease. Mark Cote from T3 Advisors represented Datawatch Corporation.

The Xchange is an eight-building campus totaling approximately 475,000-SF. It is conveniently located just three minutes from Burlington and one exit north of I-95/Route 128. The Park provides direct frontage and visibility on Route 3 and is within close proximity to numerous amenities.

###

About [The Davis Companies](#)

Committed to excellence in both investment performance and operations, The Davis Companies is an integrated real estate investment, development and management firm headquartered in Boston that has invested over \$3.8 billion in gross asset value through real estate equity, debt, and fixed-income securities. A unique combination of capital markets, development and management expertise allows The Davis Companies to nimbly tackle complex and contrarian opportunities. Directly, and with its valued partners, The Davis Companies currently owns and manages a real estate portfolio of 6.9 million square feet across the Eastern United States. For more information on The Davis Companies, please visit <http://www.thedaviscompanies.com/>.

[Datawatch Corporation \(NASDAQ: DWCH\)](#)

Datawatch provides the only Managed Analytics Platform that brings together self-service data preparation with visual data discovery. Its software bridges the gap between the ease that business user's demand and the automation and governance needed by IT. Users can quickly discover key factors that improve their business by transforming data from multi-structured sources, as well as real-time streaming data, into visually rich analytic applications. Organizations of every size, worldwide use Datawatch products, including 93 of the Fortune 100. Datawatch is headquartered in Chelmsford, Massachusetts with offices in New York, London, Frankfurt, Stockholm, Singapore, Melbourne and Manila, and with partners and customers in more than 100 countries worldwide.