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**DANFOSS SIGNS LEASE WITH ST. JOHN PROPERTIES FOR 46,200 SF
BUILD-TO-SUIT FACILITY AT BALTIMORE CROSSROADS @95**

Project is among first single-story LEED-registered building in Baltimore County

BALTIMORE (August 1, 2008) – Danfoss, a United States division of The Danfoss Group, has signed a full-building lease with St. John Properties, Inc. for a new 46,200 square foot build-to-suit project located within Baltimore Crossroads @95 in Baltimore County. Groundbreaking for the building, which will incorporate a number of design elements that will enable it to achieve a Leadership in Energy and Environmental Design (LEED) certification, will occur next month with delivery expected by first quarter 2009. Baltimore Crossroads @95 is a 1000-acre mixed-use business community positioned near the intersection of MD Route 43 and Interstate 95 in White Marsh, MD.

With global headquarters in Nordborg, Denmark, the Danfoss Group is a global leader in the manufacture and marketing of innovative, high-efficiency, environmentally responsible products including controls, compressors, and systems for air conditioning, industrial automation, hydraulic applications, heating, variable frequency drives for electric motors, and industrial, commercial, and domestic refrigeration. Danfoss, Inc., who has occupied space in the White Marsh area since the mid-1980s, will transfer more than 230 employees to the new facility in Baltimore Crossroads @95.

The building will feature a sustainable and green design that meets LEED-CI (Commercial Interior) certification. Features include a high-efficiency HVAC (heating, ventilating and air conditioning) system, high performance windows, lavatories featuring low water volume toilets and waterless urinals, a white thermoplastic polyolefin (TPO) roofing system, Forest Stewardship Council (FSC)-certified wood and drought-tolerant landscaping and plants, and low VOC (volatile organic compounds) paints, carpets and adhesives. The project is among the first single-story LEED-registered buildings in the Baltimore County region.

Danfoss to move United States headquarters to Baltimore Crossroads@95 – page 2

“We have exhausted the capacity of our current building and were searching for a new location within close proximity to White Marsh to facilitate the transition for our employees and vendors,” explained Robert Wilkins, president of Danfoss, Inc. “In Baltimore Crossroads@95, we are moving to a relatively new business community that will feature a full complement of retail and hospitality amenities in a suburban setting. Because refrigeration and cooling is our business, it was important to move into a new building that sets energy efficiency as such a high priority,” he added.

“St. John Properties shares Danfoss’s passion for environmental responsibility and we are both proud to be recognized as leaders in our industries. We have collaborated with Danfoss on a host of green building solutions to meet LEED criteria, and our all-new Baltimore Crossroads @95 is the perfect showcase for this state of the art project,” stated Rick Williamson, Senior Vice President for St. John Properties.

Upon final completion, Baltimore Crossroads @95 is configured to support more than five million square feet of commercial office, flex/research and development, warehouse and industrial space, as well as two hotels and 450,000 square feet of retail space. The community is positioned off the new MD Route 43 extension that connects Eastern Boulevard with Interstate 95 and is approximately ten miles from downtown Baltimore City.

St. John Properties is also currently developing The Retail Village at Baltimore Crossroads, the retail component that is designed to service the more than 175,000 consumers who reside within a five-mile radius of Baltimore Crossroads and the 10,000 employees who are expected to work in the project.

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