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**BALTIMORE CROSSROADS @95 ATTRACTS SECOND WHITE MARSH-
AREA COMPANY WITHIN THE WEEK WITH SIGNING OF
FLEXTRONICS INTERNATIONAL USA TO 11,032 SF LEASE**

*Company chooses space at 11655 Crossroads Circle in St. John Properties
project, continuing strong leasing momentum this summer*

BALTIMORE (August 13, 2008) – Flextronics International USA, an electronic manufacturing services (EMS) provider headquartered in Singapore, has signed a 11,032 square foot lease with St. John Properties, Inc. at 11655 Crossroads Circle within Baltimore Crossroads @95 in Baltimore County. Together with Danfoss, a United States division of The Danfoss Group, Flextronics represents the second company in the past month to announce its intention to re-locate from the White Marsh area to this 1000-acre mixed-use business community. Flextronics – Retail Services division will move approximately 25 permanent location employees and its Regional Training Facilities, when they complete their move next month while Danfoss will bring 230 employees to its build-to-suit facility positioned near the intersection of MD Route 43 and Interstate 95.

Flextronics International delivers complete design, engineering and manufacturing services to automotive, computing, consumer digital, industrial, infrastructure, medical and mobile original equipment manufacturers (OEM). The company helps customers design, build, ship, and service electronics products through a network of facilities in 30 countries on four continents. In June, the company entered into a definitive agreement to acquire Solectron, with plans to create a diversified global provider of advanced design and vertically integrated electronics manufacturing services.

“Continued growth and demand from customers within our core markets, combined with the expected expansion of our corporate structure, has created an immediate need for more technical, office and training space,” stated Jim Kircher, VP of Flextronics International USA. “The product we have selected at St. John Properties offers an ideal blend of options that we can customize for

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our exact uses. The building’s relative proximity to our existing space was also a strong consideration in our decision to re-locate and minimize the disruption of our employees’ commutes.”

“The Flextronics lease, following close on the heels of the Danfoss announcement, indicates the leasing momentum that has been generated this summer at Baltimore Crossroads @95, as an increasing number of companies recognize the attractive business environment that has been created at the business community,” stated Jerry Wit, Senior Vice President for Marketing and Leasing for St. John Properties. “The community offers a congestion-free atmosphere in a park-like setting that is conducive to emerging and rapidly-growing companies,” he added.

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 10 miles from downtown Baltimore City.

St. John Properties is also developing Crossroads Village Center, the Main Street-style retail component, 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.

For media inquiries,

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