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**EMCOR GROUP, INC. LEASES 38,650 SQUARE FEET FOR HEADQUARTERS AT  
MERRITT 7 CORPORATE PARK IN NORWALK**

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*Fortune 500 Company renews lease and expands space requirement at 1.4 msf complex*

**NORWALK, Conn. – May 23, 2008** – Albert D. Phelps, Inc., the managing and leasing agent for Merritt 7 Corporate Park in Norwalk, today announced that EMCOR Group, Inc., a leader in mechanical and electrical construction, energy infrastructure, and facilities services for a diverse range of businesses, signed an early lease renewal and expanded its corporate headquarters at the 1.4 million-square-foot office complex.

The Fortune 500 Company leased 38,650 square feet for a 10-year term on the entire sixth floor and a portion of the fifth floor of Building 301 Merritt 7. EMCOR previously occupied 32,500 square feet. Through a proactive approach to accommodate the tenant, the landlord arranged a 6,150-square-foot expansion for EMCOR through an early lease buyout with LaSalle Bank. EMCOR's lease renewal took place 15 months prior to the scheduled lease expiration.

“We’re pleased to have been able to accommodate EMCOR’s additional corporate headquarters space needs,” said JoAnn Brennan McGrath, director of leasing for Merritt 7. “Tenant retention is a top priority at Merritt 7 and we are committed to fulfilling each specific requirement. These efforts include restructuring deals and offering companies the flexibility to grow within our complex. EMCOR is an extremely valuable tenant and a great corporate citizen. In turn, Merritt 7 provides EMCOR with a headquarters location that reflects its stature as a leading Fortune 500 Company.”

Christopher O’Callaghan, senior director, of Cushman & Wakefield represented EMCOR.

“EMCOR is dedicated to providing its employees with the finest facilities available, with technologically advanced infrastructure, a sustainable workplace environment, and superior amenity package,” said Mr. O’Callaghan. “The landlord was extremely accommodating in providing the necessary expansion space for EMCOR, having crafted a deal that worked for all parties involved.”

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“In addition to being a key corporate headquarters complex with an attractive campus and excellent tenant amenities, Merritt 7 provides a sustainable workplace with energy efficient buildings,” said Kevin Matz, executive vice president of EMCOR. “The landlord’s recent environmental stewardship accomplishments are an important corporate value for our company, and reaffirm our position that Merritt 7 is the perfect location as our business continues to grow and expand our presence in the region and all over.”

“We were proactively able to arrange a highly favorable deal for EMCOR in order to accommodate their expansion needs,” said Margaret Egan, senior vice president of ING Clarion. “EMCOR has been a tenant at Merritt 7 since 1994 so naturally we are pleased to have satisfied the company’s requirement and to have renewed their lease for the long-term.”

Merritt 7 was recently recognized with the Southwest Connecticut Summer Energy Savers Award for a number of significant conservation actions, including installing energy savings fixtures in the parking garages of the six-building complex. Merritt 7 is among the top 25 properties on the U.S. Environmental Protection Agency’s (EPA) Green Power Partnership list by purchasing 100% Green Power in a deal with Tradition Energy. The property was named the 2007 Office Building of the Year by the Southern Connecticut Chapter of Buildings Owners and Managers Association (BOMA), and became the first office park in the state to earn the EPA Energy Star award.

“Providing a sustainable workplace for our tenants is extremely important and we have taken numerous actions to make our six buildings more energy efficient,” said Ms. McGrath. By incorporating the leading thinking in sustainability and high-performance buildings, Merritt 7 tenants can experience significant cost savings in the areas of energy efficiency and reliability.”

Currently, there are approximately 60,000 square feet of space available for lease at Merritt 7. The six-building property has undergone significant renovations and is continually upgraded with capital improvements. Tenant amenities include an all new dining facility, state of the art conference center and fitness center. Merritt 7 offers easy access to the Merritt 7 Metro North station and is in close proximity to major highways and area amenities.

In addition to EMCOR, major tenants at Merritt 7 include FactSet Research, Financial Accounting Foundation (FAF), Marsh USA, HEI, ABB Inc, Webloyalty.com, General Electric, Kodak, Siemens, Kaiser Foundation Health Plan, Inc., IPSOS, Arch Chemicals, Inc., and Principal Financial.

Merritt 7 Corporate Park is owned by Merritt 7 Venture, L.L.C., a joint venture between New York State Teachers’ Retirement System (NYSTRS), and Fairfield Investors Inc. ING Clarion Partners, LLC, a leading real

estate investment manager, offering a wide range of strategies, products and services to meet the real estate objectives of institutional and individual investors, is the asset manager.

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**About EMCOR Group, Inc.:**

*A Fortune 500 company with over \$5.9 billion in annual revenues, EMCOR Group, Inc. (NYSE: EME) is a global leader in mechanical and electrical construction, energy infrastructure, and facilities services. EMCOR gives life to new structures and sustains life in existing ones by its planning, installing, operating and maintaining the sophisticated and dynamic systems that create facility environments---such as electrical, mechanical, lighting, air conditioning, heating, security and power generation systems---in virtually every sector of the economy and for a diverse range of businesses around the world. EMCOR represents a rare combination of global reach with local execution, combining the strength of an industry leader with the knowledge and care of 170 locations worldwide. The 29,000 skilled employees of EMCOR have made the company, in the eyes of leading business publications, amongst America's "Most Admired" and "Best Performing." EMCOR's diversity---in terms of the services it provides, the industries it serves and the geography it spans---has enabled it to create a stable platform for sustained results. The Company's strong financial position has enabled it to attract and retain among the best local and regional talent, to undertake and complete the most ambitious projects, and to redefine and shape the future of the construction and facilities services industry.*

**About ING Clarion:**

*Founded in 1982, ING Clarion and its affiliates manage almost \$50 billion in assets in the private equity, public equity, and public debt sectors of the real estate markets. The ING Clarion organization has almost 500 associates located in major markets throughout the United States.*

*The firm is the U.S. investment management arm of ING Real Estate, a global real estate company active in investment management, development and finance. With a total business portfolio of almost \$160 billion and offices in 21 countries in Europe, the United States, Canada, Asia and Australia, ING Real Estate ranks among the world's strongest real estate companies.*

*ING Real Estate is part of ING Group, a global financial institution of Dutch origin offering banking, insurance and asset management to over 75 million private, corporate and institutional clients in more than 50 countries.*

*More information about the firm is available at [www.ingclarion.com](http://www.ingclarion.com).*

**About Merritt 7 Corporate Park:**

*Merritt 7 Corporate Park is one of the most widely recognized office complexes in Fairfield County. It offers a premier location with direct access to the Merritt Parkway at exit 40B and the Route 7 Connector to I-95. The campus-like setting features exceptional values and efficiency through a dedicated on-site management team. The property offers tenants technologically advanced infrastructure, an on-site transportation hub, including train station, two shuttle services and bus depot, ample parking and an amenity package that includes a fitness center, state of the art conference center, two full-service cafeterias, sundry shop, car rental, ATM concierge service, dry cleaner and car detailing. For more information on Merritt 7 visit [www.merritt7.com](http://www.merritt7.com)*

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