

ASX ANNOUNCEMENT
ING OFFICE FUND (IOF)
 28 August 2008

IOF Taxation Components

Distribution for the quarter ended 30 June 2009

Detailed below are the tax components for the distribution for the ING Office Fund for the quarter ended 30 June 2009 for Australian managed investment trust withholding tax purposes.

The distribution for the ING Office Fund is 2.125 cents per unit for the quarter ended 30 June 2009 and will be disbursed to unitholders on 31 August 2009.

	June period cents per unit
Fund payment amount	0.0000
Interest	0.0300
Tax deferred amounts	2.0578
Attributable income – CFC	0.0161
Foreign income	<u>0.0211</u>
Total distribution	<u>2.1250</u>

In accordance with section 12-395 of Schedule 1 of the Taxation Administration Act 1953 (Cth), this distribution includes a 'fund payment' amount of 0.0000 cents per unit in respect of the income year ended 30 June 2009.

An annual tax statement will be forwarded to unitholders on 31 August 2009.

About ING Office Fund

ING Office Fund is a publicly traded listed property trust (A-REIT) on the Australian Securities Exchange which is included in the S&P/ASX100 index. The Fund invests in key global office markets consisting of a 54% weighting to Australian office markets, 20% to US office markets and 26% to European office markets. The Fund has an average lease expiry profile of 4.9 years and an occupancy rate of 93%.

About ING Real Estate Investment Management

ING Office Fund is one of seven property trusts managed by ING Real Estate Investment Management Australia (INGREIMA) on behalf of 60,000 investors. INGREIMA meets the needs of both institutional and retail investors through listed and unlisted Funds. The Funds operate in key real estate sectors including office, industrial, retail, seniors housing, entertainment and healthcare property. INGREIMA's investment philosophy holds that real estate is an integral component of a well-diversified portfolio, encompassing a broad range of opportunities, each with unique risk and reward characteristics. INGREIMA is part of the global ING Real Estate Investment Management platform. With over 80 Funds, offices in 22 countries and more than 1500 employees across the globe, ING Real Estate Investment Management is one of the world's leading property investment managers.

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