

ASX ANNOUNCEMENT
 ING OFFICE FUND (IOF)
 26 FEBRUARY 2009

IOF – TAXATION COMPONENTS

Distribution for the quarter ended 31 December 2008

Detailed below are the tax components for the distribution for the ING Office Fund for the quarter ended 31 December 2008.

The distribution for the ING Office Fund is 2.70 cents per unit and will be dispatched to unitholders on 27 February 2009.

	December period cents per unit
Fund payment amount	1.7104
Interest	0.1068
Tax deferred amounts	0.8661
Foreign income	<u>0.0167</u>
Total distribution	<u>2.7000</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 1.7104 cents per unit in respect of the income year ending 30 June 2009.

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

About ING Office Fund

ING Office Fund is a publicly traded property trust (REIT) on the Australian Securities Exchange which is included in the S&P/ASX100 index. The Fund invests in key global office markets and has assets in excess of A\$4.0 billion. The portfolio consists of a 55% weighting to Australia, 21% to the US and 24% to Europe. The Fund has an average lease expiry profile of 5.3 years, one of the longest in the office sector and an occupancy rate of 97%.

About ING Real Estate

ING Real Estate is an integrated real estate group focused on investment management, development and financing of quality real estate in all major global markets with a total portfolio of over A\$170 billion. ING Real Estate ranks among the world's leading real estate companies and serves a broad client base from offices in 22 countries in Europe, North America, Asia and Australia.

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.

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