

PRESS RELEASE

The Hague • 19 January 2007

GBP 174 million credit facility for 88 Wood Street, City of London

ING Real Estate Finance announced the successful completion of a GBP 174 million (EUR 260 million) credit facility for the acquisition of 88 Wood Street, London EC2 by a co-investment partnership. To date, 50% of the facility has been syndicated.

88 Wood Street is a state of the art property designed by the Richard Rogers Partnership. It provides over 247,689 sq ft (23,011 sq m), arranged over 18 floors, of some of the highest quality office space and accommodation in the City of London. The building is fully let. Prime tenants include Hewlett Packard and National Australia Bank.

“We are very pleased to have arranged a flexible tailor-made solution for this landmark office property. On Wood Street, innovative finance meets innovative architecture” said Michiel Rang, Senior Managing Director Real Estate Finance International.

The co-investment partnership, which includes clients of ING Real Estate Investment Management agreed to acquire 88 Wood Street for GBP 232.5 million (EUR 343.4 million) in September 2006.

**Press enquiries: ING Real Estate,
Wieger Sietsma, +31 (0) 70 341 8474, wieger.sietsma@ingrealestate.com**

ING Real Estate is an international real estate company active in investment management, development and finance. With a total business portfolio of over EUR 79 billion and offices in 21 countries in Europe, North America, Asia and Australia, ING Real Estate ranks among the world's strongest real estate companies.

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