

## PRESS RELEASE

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### **ING REAL ESTATE SCOOPS DOUBLE AWARD FOR GROUND-BREAKING AMSTERDAM DEVELOPMENT**

'Kraanspoor', ING Real Estate's innovative office development in Amsterdam, has today been honoured with two prestigious accolades at the international MIPIIM awards.

In addition to being crowned "Green Building of the Year", an awarded voted for by delegates at the 28,000 strong MIPIIM conference in Cannes, the development received the highly sought "Special Jury Award", which is given to one project, as chosen by the jury, out of all fifteen shortlisted candidates.

Located on the river IJ in Amsterdam, Kraanspoor began life as a 1952 concrete fitting-out platform. It was saved from demolition in 1997 by architect Trude Hooykaas, who identified the structure's potential for re-development and designed a three-storey, 12,500 m<sup>2</sup> glass office building that appears to float over the old concrete base.

The building's indoor climate is regulated by a double-skin façade with movable louvers and solar-controlled glazing, whilst openings in the floor and a low-energy mechanical extraction system provide ventilation. In summer, Kraanspoor is cooled by water from the river below whilst, in colder months, the relatively warm water from the IJ is used to preheat the central heating system.

Because of its location on the water, the existing concrete platform had attracted a wide variety of water birds throughout its life. In order to maintain this balance with nature, boxes were created beneath the new building to provide sustainable housing for the wild birds.

Flexible design is integral to ING Real Estate Development's strategy for sustainability and so Kraanspoor, now an office building, is designed flexibly in order that it could accommodate other functions, even housing, in the future.

Speaking about the issue of green design and the prestigious award win, Menno Maas, CEO Development of ING Real Estate, commented: “Creating an environment where people are happy and proud to work should be the driving force behind any office development. As we move towards an ever more responsible society, the property industry must continue to push the boundaries of sustainable design to meet this objective – creating structures that not only fit naturally into their urban surroundings, but are also environmentally and economically balanced.

He continued: “At Kraanspoor, we sought to create a low impact and inspirational environment that complements its surroundings, and I am delighted that it has received international acclaim by the industry.”

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#### ***The MIPIM Awards 2008 Jury***

*President of the Jury - Bärbel Schomberg, Managing Director, DEGI - Deutsche Gesellschaft Fur Immobilienfonds (Germany)*

*Dominique Alba, Managing Director, Pavillon de L'arsenal (France)*

*John René Frederiksen, President, Danish Property Federation, (Denmark)*

*Nigel Hugill, Chairman, Lend Lease Europe (UK)*

*Mario Losantos UCHA, President, Allegra Europea Holding S.A., (Spain)*

*Mikael Soderlund, Vice Mayor, City Planning and Traffic Division – Stockholm (Sweden)*

*Mark Southgate, Head of Planning and Environmental Assessment, Environment Agency (UK)*

*David Tuffin, President. Royal Institution of Chartered Surveyors (UK)*

#### ***About ING Real Estate***

*ING Real Estate is an integrated real estate group focused on the development, financing and investment management of quality real estate in all major global markets with a total portfolio of over EUR 100 billion. ING Real Estate ranks among the world's leading real estate companies and serves a broad client base from offices in 21 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 60 million private, corporate and institutional clients in more than 50 countries.*