
ASX Announcement

ING Real Estate Healthcare Fund (“IHF”)

3 September 2007

IHF acquires a 50% interest in Frankston Private

ING Real Estate Healthcare Fund today announced it has contracted and settled the acquisition of a 50% interest in Frankston Private, situated at 24-28 Frankston-Flinders Road, Frankston, Victoria.

Completed in August 2006, Frankston Private is a modern four level facility with key medical services including a three theatre and 17 bed day surgery unit, a two bunker radiotherapy unit, day oncology, pathology and radiology (including CT and MRI).

Frankston Private is located in a major medical precinct in Frankston which is situated approximately 42kms south of Melbourne’s CBD, 400 metres from Frankston Public Hospital and approximately 100 metres from the main arterial roads linking Melbourne with Frankston and the Mornington Peninsula.

IHF has purchased a 50% interest in the facility for \$15.05 million before costs. This will be financed through available debt funding lines and will be accretive to the Funds earnings. The initial yield on purchase price is 8.1%.

The other 50% share of the building is owned by two shareholders who are also tenants in the facility. Their tenancies are the Frankston Private Day Surgery (FPDS) and Peninsula Oncology Centre (POC). Other key tenants include Radiation Oncology Victoria (the third largest radiation oncology service provider in Australia); Medical Imaging of Australia (part of Australia’s largest private radiology provider I-Med); and Melbourne Pathology (a subsidiary of ASX listed Sonic Healthcare).

Miles Wentworth, Chief Executive Officer of IHF said “We are delighted to announce the acquisition of this quality investment for the Fund. This is a first class facility which provides further diversification to the Fund’s portfolio in terms of location, service type and tenant profile together with providing investors with attractive risk adjusted returns.”

For further information, please contact:

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About ING Real Estate Healthcare Fund

ING Real Estate Healthcare Fund (IHF) is a publicly listed property trust in Australia. The Fund's strategy is to invest in healthcare related property both in Australia and offshore, including hospitals, specialist medical office buildings, medical centres, rehabilitation facilities, residential aged care, laboratories and other related purpose-built healthcare facilities. The Fund is the only listed healthcare property trust on the ASX.

About ING Real Estate

ING Real Estate is a global real estate company, active in real estate investment management, development and finance. With a total business portfolio of over A\$160 billion and offices in 21 countries in Europe, America, Asia and Australia, ING Real Estate ranks among the world's largest 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 60 million private, corporate and institutional clients in more than 50 countries.
