

Form 604Corporations Act 2001
Section 671B**Notice of change of interests of substantial holder**

To Company Name/Scheme ING Management Limited as the Responsible Entity for ING OFFICE FUND
 ACN/ARSN ACN 066 065 332 / ARSN 089 849 196 / ARSN 090 242 229

1. Details of substantial holder (1)

Name ING Group (And its related body corporates)

ACN/ARSN (if applicable) _____

There was a change in the interests of the substantial holder on 10/09/2010

The previous notice was given to the company on 09/07/2010

The previous notice was dated 01/07/2010

2. Previous and present voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in when last required, and when now required, to give a substantial holding notice to the company or scheme, are as follows:

Class of securities (4)	Previous notice		Present notice	
	Person's votes	Voting power (5)	Person's votes	Voting power (5)
Ordinary	250,562,284	11.27%	357,487,101	13.41%

3. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of change (6)	Consideration given in relation to change (7)	Class and number of securities affected	Person's votes affected
		Refer to Annexure A			

4. Present relevant interests

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Nature of relevant interest (6)	Class and number of securities	Person's votes
		Refer to Annexure B			

5. Changes in association

The persons who have become associates (2) of, ceased to be associates of, or have changed the nature of their association (9) with, the substantial holder in relation to voting interests in the company or scheme are as follows:

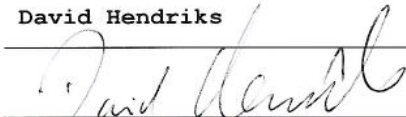
Name and ACN/ARSN (if applicable)	Nature of association

6. Addresses

The addresses of persons named in this form are as follows:

Name	Address
	Refer to Annexure C

Signature

print name	David Hendriks	capacity	Director Compliance ING Investment Management Limited
sign here		date	14/09/2010

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 6 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (6) Include details of:
 - (a) any relevant agreement or other circumstances because of which the change in relevant interest occurred. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (7) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".
- (9) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.

ANNEXURE 'A'

Changes in relevant interests

This is the annexure marked 'A' of 1 page referred to in form 604 Notice of a Change of Interests of Substantial shareholder signed by me on : 14/09/10

David Hendriks
 Director, Compliance of ING Investment Management Limited

Date of change	Person whose relevant interest changed	Nature of change	Consideration given in relation to change	Class and number of securities affected	Person's votes affected
7/07/2010	INGIM	Buy of Units on ASX	862,017.97	1,515,898	1,515,898
13/07/2010	ING RE	Buy of Units on ASX	607,710.20	1,000,000	1,000,000
14/07/2010	INGIM	Buy of Units on ASX	1,043,979.62	1,710,000	1,710,000
15/07/2010	CLARION	Buy of Units on ASX	2,605,402.25	4,300,000	4,300,000
15/07/2010	INGIM	Sale of Units on ASX	60,345.85	(100,000)	(100,000)
16/07/2010	CLARION	Buy of Units on ASX	1,828,238.25	3,000,000	3,000,000
19/07/2010	CLARION	Buy of Units on ASX	1,802,399.55	3,000,000	3,000,000
20/07/2010	INGIM	Buy of Units on ASX	2,438,452.20	4,000,000	4,000,000
21/07/2010	CLARION	Buy of Units on ASX	1,261,890.00	2,000,000	2,000,000
21/07/2010	CLARION	Buy of Units on ASX	3,785,670.00	6,000,000	6,000,000
22/07/2010	CLARION	Buy of Units on ASX	1,680,016.25	2,750,000	2,750,000
23/07/2010	CLARION	Buy of Units on ASX	769,903.13	1,250,000	1,250,000
26/07/2010	INGIM	Sale of Units on ASX	43242.7	70,000.00	70,000.00
26/07/2010	CLARION	Buy of Units on ASX	18,627.90	30,000	30,000
26/07/2010	CLARION	Buy of Units on ASX	15,523.25	25,000	25,000
26/07/2010	INGIM	Buy of Units on ASX	15,523.25	25,000	25,000
26/07/2010	INGIM	Buy of Units on ASX	3,353,022.00	5,400,000	5,400,000
26/07/2010	CLARION	Sale of Units on ASX	43,242.70	(70,000)	(70,000)
29/07/2010	CLARION	Buy of Units on ASX	216,079.57	350,000	350,000
30/07/2010	CLARION	Buy of Units on ASX	1739.66	2,874.00	2,874.00
2/08/2010	CLARION	Buy of Units on ASX	278,661.42	450,000	450,000
3/08/2010	CLARION	Buy of Units on ASX	535,991.03	855,600	855,600
3/08/2010	INGIM	Buy of Units on ASX	46,858.50	74,800	74,800
4/08/2010	INGIM	Sale of Units on ASX	8,747.90	(14,000)	(14,000)
6/08/2010	CLARION	Buy of Units on ASX	46023.4	75,000.00	75,000.00
6/08/2010	CLARION	Buy of Units on ASX	46,023.40	75,000	75,000
6/08/2010	INGIM	Sale of Units on ASX	35,670.73	(58,500)	(58,500)
9/08/2010	INGIM	Buy of Units on ASX	30,437.17	50,000	50,000
10/08/2010	CLARION	Buy of Units on ASX	91,052.77	148,000	148,000
10/08/2010	CLARION	Buy of Units on ASX	2,270,782.37	3,691,000	3,691,000
10/08/2010	INGIM	Buy of Units on ASX	6,767.44	11,000	11,000
11/08/2010	INGIM	Buy of Units on ASX	152,009.67	246,000	246,000
11/08/2010	INGIM	Buy of Units on ASX	32,132.13	52,000	52,000
11/08/2010	CLARION	Buy of Units on ASX	808,864.48	1,309,000	1,309,000
11/08/2010	CLARION	Buy of Units on ASX	154,481.38	250,000	250,000
11/08/2010	CLARION	Buy of Units on ASX	2,471.70	4,000	4,000
12/08/2010	CLARION	Buy of Units on ASX	80,342.04	131,511	131,511
12/08/2010	CLARION	Buy of Units on ASX	100,862.07	165,100	165,100
12/08/2010	INGIM	Buy of Units on ASX	604,317.12	989,200	989,200
12/08/2010	INGIM	Buy of Units on ASX	198,119.73	324,300	324,300
12/08/2010	CLARION	Buy of Units on ASX	18,021.99	29,500	29,500
12/08/2010	CLARION	Buy of Units on ASX	21,015.48	34,400	34,400
12/08/2010	CLARION	Sale of Units on ASX	38,058.97	(62,000)	(62,000)
13/08/2010	CLARION	Buy of Units on ASX	63,614.58	104,130	104,130
13/08/2010	CLARION	Buy of Units on ASX	79,841.09	130,691	130,691
13/08/2010	CLARION	Buy of Units on ASX	478,370.27	783,039	783,039
13/08/2010	CLARION	Buy of Units on ASX	156,817.60	256,693	256,693
13/08/2010	CLARION	Buy of Units on ASX	14,267.31	23,354	23,354
13/08/2010	CLARION	Buy of Units on ASX	16,651.10	27,256	27,256
16/08/2010	CLARION	Buy of Units on ASX	71,834.31	118,400	118,400
16/08/2010	CLARION	Buy of Units on ASX	90,096.24	148,500	148,500
16/08/2010	CLARION	Buy of Units on ASX	540,018.06	890,078	890,078
16/08/2010	CLARION	Buy of Units on ASX	176,976.93	291,700	291,700
16/08/2010	CLARION	Buy of Units on ASX	16,077.78	26,500	26,500
16/08/2010	CLARION	Buy of Units on ASX	18,807.97	31,000	31,000
17/08/2010	CLARION	Buy of Units on ASX	40,520.19	66,600	66,600
17/08/2010	CLARION	Buy of Units on ASX	50,863.18	83,600	83,600
17/08/2010	CLARION	Buy of Units on ASX	304,858.45	501,073	501,073
17/08/2010	CLARION	Buy of Units on ASX	99,961.97	164,300	164,300
17/08/2010	CLARION	Buy of Units on ASX	9,126.17	15,000	15,000
17/08/2010	CLARION	Buy of Units on ASX	10,586.36	17,400	17,400
18/08/2010	CLARION	Buy of Units on ASX	42,309.42	68,459	68,459
18/08/2010	CLARION	Buy of Units on ASX	53,155.76	86,009	86,009
18/08/2010	CLARION	Buy of Units on ASX	318,165.78	514,810	514,810
18/08/2010	CLARION	Buy of Units on ASX	104,327.06	168,807	168,807
18/08/2010	CLARION	Buy of Units on ASX	9,484.23	15,346	15,346
18/08/2010	CLARION	Buy of Units on ASX	11,089.85	17,944	17,944
18/08/2010	CLARION	Buy of Units on ASX	117,028.53	189,100	189,100
18/08/2010	CLARION	Buy of Units on ASX	8,291.22	13,400	13,400
18/08/2010	CLARION	Buy of Units on ASX	201,092.90	325,000	325,000
19/08/2010	CLARION	Sale of Units on ASX	28,433.90	(45,600)	(45,600)
20/08/2010	INGIM	Buy of Units on ASX	1507.52	2,450.00	2,450.00
20/08/2010	CLARION	Buy of Units on ASX	1,236.55	2,000	2,000
24/08/2010	INGIM	Sale of Units on ASX	30236.14	49,500.00	49,500.00
24/08/2010	CLARION	Sale of Units on ASX	30,236.14	(49,500)	(49,500)
26/08/2010	CLARION	Buy of Units on ASX	1074.55	1,790.00	1,790.00
26/08/2010	CLARION	Sale of Units on ASX	42,642.94	(71,100)	(71,100)
2/09/2010	CLARION	Buy of Units on ASX	86,502.05	140,000	140,000
2/09/2010	CLARION	Buy of Units on ASX	34,291.88	55,500	55,500
3/09/2010	CLARION	Sale of Units on ASX	16849.77	27,015.00	27,015.00
				49,986,897	49,986,897

ANNEXURE 'B'

Present relevant interests

This is the annexure marked 'B' of 1 page referred to in the Notice of 604 a Change of Interests of Substantial shareholder signed by me on: *14/09/10*



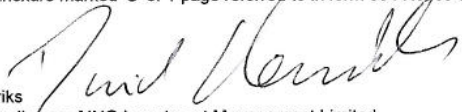
David Hendriks
Director, Compliance of ING Investment Management Limited

	Registered holder of securities	Person entitled to be registered as holder	Nature of relevant interest	Class and number of securities	Person's votes
ING Group	J P Morgan Nominees Australia Limited	ING Funds Management Limited as Responsible Entity	Relevant interest arising pursuant to section 608(1) of the Corporations Act	12,921,449	12,921,449
ING Group	Citibank N.A., Hong Kong (Custodian); Citicorp Nominees Pty Limited (Sub Custodian)	ING Investment Management Limited as Fund Manager	As above	216,708	216,708
ING Group	ING Asutralia Holding Limited	ING GROUP	As above	15,000,000	15,000,000
ING Group	J P Morgan Nominees Australia Limited	ING Investment Management Limited as Fund Manager	As above	954,200	954,200
ING Group	Citibank N.A., Hong Kong (Custodian); Citicorp Nominees Pty Limited (Sub Custodian)	ING Investment Management Limited as Fund Manager	As above	132,282	132,282
ING Group	ING Clarion Real Estate Securities	ING Clarion Real Estate Securities	As above	260,368,999	260,368,999
ING Group	INGRE Income Fund	INGRE Income Fund	As above	4,282,415	4,282,415
ING Group	ING Real Estate International Investments III BV	ING Real Estate International Investments III BV	As above	63,611,048	63,611,048
				357,487,101	357,487,101

ANNEXURE 'C'

This is the annexure marked 'C' of 1 page referred to in form 604 Notice of a Change of Interests of Substantial shareholder signed by me on :

14/09/10



David Hendriks
Director, Compliance of ING Investment Management Limited

ING Group

Name	Address	Abbreviation*
ING Australia Holdings Limited	Level 1, 347 Kent Street Sydney NSW 2000	INGA
ING Clarion Real Estate Securities	201 King of Prussia Road Suite 600, Radnor, PA 19087	CLARION
ING Funds Management Limited	Level 13, 347 Kent Street Sydney NSW 2000	INGFML
ING Groep N.V. and its related bodies corporate	ING House, Armstelveenseweg 500 1081 KL Amsterdam Netherlands	ING GROUP
ING Investment Management Australia Limited	Level 21, 83 Clarence Street Sydney NSW 2000	INGIM
ING Life Limited	Level 13, 347 Kent Street Sydney NSW 2000	INGL
ING Management Limited	Level 6, 345 George Street, Sydney NSW 2000	INGM
ING Real Estate International Investments III BV	ING Real Estate International Schenkkaard 65 The Netherlands	INGREII