

RESPONSE TO MARKET SPECULATION

Given Press speculation with regards to Cromwell Property Group (Cromwell) expressing an interest in pursuing a transaction with ING Office Fund (IOF), Cromwell makes the following statement:

Cromwell submitted a confidential proposal to the IOF Board on 11 March 2011 for all of IOF's units and internalisation of management. The proposal requested, amongst other things, an initial financial due diligence period of one week to enable Cromwell to confirm its proposal.

Late on Friday 25 March, two weeks after the proposal was submitted, Cromwell received a letter from the IOF Board stating that due diligence would not be granted and nor did it intend to progress the proposal at this time.

We believe that a combined Cromwell and IOF would represent an attractive offering for IOF investors including providing:

- An internally managed vehicle, resulting in the alignment of the interests of the manager and unitholders
- Earnings accretion to IOF unitholders
- A high quality Australian office portfolio valued at approximately \$3.0 billion
- Leverage for a merged entity of approximately 30%, pre any sale of offshore assets
- Increased portfolio WALE, given Cromwell's WALE of 7.7 years following execution of the Qantas Global Headquarters lease
- Improved growth in earnings per security, underpinned by a high proportion of income supported by fixed or minimum rental reviews

Cromwell remains interested in undertaking due diligence, should the opportunity arise, to pursue a transaction that would be in the best interest of IOF unitholders and Cromwell securityholders.

ENDS.

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