

PRESS RELEASE

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For Immediate Release

ING CLARION SELLS OFFICE BUILDING IN NORTHERN VIRGINIA FOR \$73 MILLION

NEW YORK – ING Clarion Partners, LLC, a leading real estate investment advisory firm, has sold 3150 Fairview Park in Falls Church, Virginia for \$73 million, it was announced today. The sale was made on behalf of the Australia-based ING Office Fund, and closed on September 30th.

The 252,613 square foot, Class-A office building was constructed in 2001 and serves as headquarters for Noblis, Inc., a non-profit science, technology, and strategy organization. It is situated on just under 16 acres in Fairview Park, home to many major corporations and one of the strongest office markets in Fairfax County. The eight-story, Class-A facility features state-of-the-art security, a cafeteria, and a special purpose auditorium, as well parking for 872 vehicles.

“This sale supports ING Office Fund's strategy of selectively rebalancing and refining its portfolio across all continents, while at the same time providing additional liquidity for future investment opportunities. The quality of Noblis' headquarters building allows the Fund to exit at attractive pricing in today's marketplace,” said Robert Greer, Managing Director at ING Clarion Partners.

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About ING Clarion

Founded in 1982, ING Clarion Partners and its affiliates manage \$37 billion in assets in the private equity, public equity, and public debt sectors of the real estate markets. The ING Clarion organization has more than 400 associates located in major markets throughout the United States.

The firm is the U.S. arm of ING Real Estate Investment Management, a global real estate organization. With a total business portfolio of more than \$ 91 billion and offices in 21 countries in Europe, the Americas, Asia and Australia, ING Real Estate Investment Management ranks among the world's strongest real estate companies.

ING Real Estate Investment Management is part of ING Group, a global financial institution

headquartered in the Netherlands offering banking, insurance and asset management to over 85 million private, corporate and institutional clients in more than 40 countries.

*More information about the firm is available at www.ingclarion.com
<<http://www.ingclarion.com>> .*

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