

ASX Announcement

ING Real Estate Community Living Group (“ILF”)

19 September 2007

September 2007 quarter distribution

ING Real Estate Community Living Group wishes to advise the record date for the distribution of the September 2007 quarter, to be paid to unitholders in the Group (ASX Code ILF).

Record date:	5.00pm, 28 September 2007
Ex-distribution date:	24 September 2007
Payment date:	31 October 2007
Accrual period:	1 July 2007 to 30 September 2007
Distribution payable:	2.8625 cents per unit

The Distribution Reinvestment Plan (“DRP”) is in operation for this distribution. Units will be issued at a discount of 2.5% to the volume weighted average price of units traded on the ASX during the 14 business days prior to the last business day of each quarter (Record date).

Notification of election to participate in the DRP must be lodged with Link Market Services Limited by 5.00pm on 28 September 2007 (Record date).

Attached is a copy of the terms and conditions of the DRP.

For further information, please contact:

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Chief Executive Officer
ING Real Estate Community Living Group
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**About ING Real Estate Community Living Group**

ING Real Estate Community Living Group is a publicly traded property trust (REIT) on the Australian Securities Exchange which invests in seniors and student housing in Australia, Canada, New Zealand and the United States and has total assets in excess of approximately A\$1.4 billion. The portfolio consists of a 65% weighting to the United States, 21% to Australia, 12% to Canada and 2% to New Zealand.

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.

ING Real Estate
Community Living Group
Distribution Reinvestment Plan

Distribution Reinvestment Plan

ING REAL ESTATE COMMUNITY LIVING GROUP

Responsible Entity

ING Management Limited

ABN 15 006 065 032

AFS Licence 237534

ING Real Estate Community Living Group (ILF)

ING Real Estate Community Living Fund

ARSN 107 459 576

ING Real Estate Community Living Management Trust

ARSN 122 928 410

Level 6

345 George Street

Sydney NSW 2000

E realestate@ingrealestate.com

I www.ingrealestate.com.au/investment

Registry

Link Market Services Limited

Locked Bag A14

Sydney South NSW 1235

T 1300 653 497

Set out below are frequently asked questions in relation to how the Distribution Reinvestment Plan ("DRP") operates. These questions and answers are the terms and conditions of the DRP.

1. How do I participate in the DRP?

If you wish to participate in the DRP you are required to complete the DRP Form and forward it to:

ING Real Estate Community Living Group
Link Market Services Limited
Locked Bag A14
Sydney South NSW 1235

2. When can I participate?

While the DRP is open, you can participate in it at any time. The DRP Form must be received at Link Market Services Limited ("the Registry") no later than 5pm on the last business day of each quarter in order to participate in the DRP for that quarter. For example, if your completed DRP Form is received by 30 June, you will participate in the DRP for the June quarter distribution and will be issued units in August.

3. How long does participation in the DRP last?

Participation in the DRP will automatically continue until you either notify the Registry that you no longer wish to participate, or the DRP is suspended or withdrawn.

4. Can I reinvest only part of my distribution in the DRP?

Yes. You can reinvest all or part of your distribution. If you choose to reinvest all of your distribution, the DRP will apply to all amounts distributed on all the units registered in the name of the unitholder, including any further units issued under the DRP. If you choose to reinvest only part of your distribution, you can either specify the number of units you wish to be subject to the DRP, or nominate a percentage of your holding.

4. Continued - Can I reinvest only part of my distribution in the DRP?

If you specify the number of units, your level of participation is fixed and any new units you may acquire in the future (either through the DRP or by buying on market) will not participate in the DRP. If you sell some of your units in the future, such that your total holding becomes less than the number of units you have specified to participate in the DRP, your participation level will automatically be reduced down to the total number of units you hold.

If you nominate a percentage, your level of participation will automatically change if you acquire or sell units in the future. You can increase or decrease the number of units you wish to nominate in the DRP or change your percentage participation level at any time (refer to question 12 for details). If a DRP Form fails to specify a level of participation, it will be deemed to be an application for full participation in the DRP.

5. Can all unitholders participate in the DRP?

The DRP is open to all unitholders resident in Australia and New Zealand. Non-resident unitholders may not be eligible to participate in the DRP if the Responsible Entity determines that it is unreasonable to include those unitholders having regard to each of the following:

- (a) the number of unitholders in the place;
- (b) the number and value of units that may be issued to unitholders on the relevant date; and
- (c) the cost of complying with legal requirements and the requirements of any relevant regulatory authority applicable to making the offer in the relevant place.

Unitholders who are non-residents should ascertain whether any such requirements apply.

6. What are the costs involved in participating in the DRP?

There is no cost associated with participating in the DRP. Unitholders who wish to participate in the DRP do not have to pay brokerage, commission or any other transaction costs on the units issued under the DRP. This allows unitholders to add to their investment in the Fund in a convenient and cost-effective manner.

7. How is the issue price of the DRP units determined?

The price at which units will be issued under the DRP will be the volume weighted average market price of the Fund's existing units (excluding special crossings), traded on the Australian Securities Exchange during the 14 trading days prior to the last business day of each quarter ("Record Date"), less a discount. The price is re-calculated each quarter. The discount is determined by the Responsible Entity and may be varied from time to time.

8. How many units will I receive?

The number of units you will receive is calculated as the amount of the quarterly distribution you are entitled to receive, divided by the price of the DRP units, rounded up to the nearest whole unit.

9. When will I receive my DRP units?

The DRP units will be allotted on the date that quarterly distributions are paid. Currently this is in June, September, December and March. For example, if you participate in the DRP for the June quarter, you will receive your DRP units in August.

10. How do I find out how many units I have received from the DRP?

Distribution advices for the reinvestment of the June, September, December and March quarter distributions will be mailed to unitholders in the second half of August, October, February and April respectively. The advice will include details of the number of units participating in the DRP, the amount of cash distribution reinvested, the issue price per unit and the number of units issued. The number of units allocated and the new unitholding balance will be shown on the Holding Statement you will receive in the month following each reinvestment.

11. What are the taxation implications of participating in the DRP?

Distributions used to purchase units under the DRP are assessable for income tax purposes as if they had been received in cash. You will receive an annual tax statement, which will include details of the income you have earned during the year (received either in cash or reinvested in DRP units) enabling you to complete your tax return.

Unitholders who have not supplied their tax file number (TFN) will have withholding tax deducted from income distributions before being reinvested under the DRP. Unitholders resident outside Australia will have withholding tax deducted from their income distributions prior to being reinvested under the DRP. The taxation information given above is a general guide only. Unitholders should consult their tax adviser if uncertain of their tax position.

12. How do I vary the level of participation or withdraw from the DRP?

Participating unitholders may vary the level of participation or withdraw from the DRP at any time by giving notice in writing to the Registry. Any variation to participation will take effect from the next distribution, provided that notification is received prior to the last business day in the quarter ("Record Date").

Notices received after the Record Date will take effect from the following quarter. For example, if you give notice that you wish to withdraw from the DRP in June, you will not receive DRP units for the June quarter, but will instead receive your distribution entitlement in cash on the distribution payment date in August. If however, you do not give notice until the beginning of August, you will receive DRP units for the June quarter and it will not be until the September quarter distribution (payable in October) that you will commence receiving cash distributions. If you choose to withdraw from the DRP, your distributions will be paid by cheque or direct credit to your bank account, according to payment instructions given prior to your participation in the DRP, unless you advise the Registry of a change to how you wish to receive the distributions.

13. Are the DRP units the same as my existing units?

Yes. All units allotted under the DRP will rank equally, in all respects, with the existing units on issue and will participate in all distributions declared subsequently. In particular, DRP units will be entitled to the full quarters' distribution for the quarter in which they are issued. You can sell or transfer all or part of your holding at any time, including units participating in the DRP and any units allotted under the DRP.

14. Can the terms and conditions of the DRP change?

Yes. If it is in the best interests of the Fund, the Responsible Entity may modify, suspend or terminate the DRP at any time, including decreasing the level of discount used in the calculation of the DRP unit price. The modification, suspension or termination shall take effect from the date specified by the Responsible Entity and sufficient written notice shall be given to all unitholders prior to the changes occurring to allow unitholders to withdraw or otherwise change their level of participation before the changes come into effect. You can sell or transfer all or part of your holding at any time, including units participating in the DRP and any units allotted under the DRP.

