

ING MEDICAL PROPERTIES TRUST**Results for announcement to the market**

Reporting Period	6 months to 31 December 2009
------------------	------------------------------

Previous Reporting Period	6 months to 31 December 2008
---------------------------	------------------------------

	Amount NZ\$000s	Percentage change
Revenue from ordinary activities	12,044	6%
Profit (loss) from ordinary activities after tax attributable to security holder	6,776	340%
Net profit (loss) attributable to security holders	6,776	340%

Interim/Final Dividend	Amount per security	Imputed amount per security
	NZ\$0.02125	NZ\$0.002394

Record Date	2 March 2010
-------------	--------------

Dividend Payment Date	16 March 2010
-----------------------	---------------

Comments:	Refer announcement
-----------	--------------------

ING MEDICAL PROPERTIES TRUST

Condensed Consolidated Interim Statement of Financial Position As at 31 December 2009 (unaudited)

Note	Group (unaudited) 31 December 2009 \$000s	Group (unaudited) 31 December 2008 \$000s	Group (audited) 30 June 2009 \$000s	
Non-current assets				
Investment properties	4	286,354	293,723	286,227
Other non-current assets		878	948	961
Total non-current assets		287,232	294,671	287,188
Current assets				
Cash and cash equivalents		706	807	940
Trade and other receivables		211	672	653
Other current assets		373	83	342
Taxation receivable		-	906	114
		1,290	2,468	2,049
Non-current assets classified as held for sale		-	-	6,050
Total current assets		1,290	2,468	8,099
Total assets	3	288,522	297,139	295,287
Unitholders' funds				
Units on issue	6	151,342	149,623	150,516
Foreign currency translation reserve		2,795	(444)	3,078
Retained earnings		5,470	10,166	4,826
Total unitholders' funds		159,607	159,345	158,420
Non-current liabilities				
Borrowings	7	98,074	100,828	105,376
Derivative financial instruments	5	3,405	11,800	5,263
Deferred tax		25,014	23,139	23,746
Total non-current liabilities		126,493	135,767	134,385
Current liabilities				
Trade and other payables		2,080	1,968	2,482
Derivative financial instruments	5	70	59	-
Taxation payable		272	-	-
Total current liabilities		2,422	2,027	2,482
Total liabilities	3	128,915	137,794	136,867
Total unitholders' funds and liabilities		288,522	297,139	295,287

For and on behalf of the Manager,
ING Medical Properties Limited



W G Thurston
Chairman
17 February 2010



P C Brook
Director

The notes to the accounts from part of and are to be read in conjunction with these interim financial statements

ING MEDICAL PROPERTIES TRUST

Condensed Consolidated Interim Statement of Comprehensive Income For the six months ended 31 December 2009 (unaudited)

Note	Group (unaudited) 31 December 2009 \$000s	Group (unaudited) 31 December 2008 \$000s
Gross property income from rentals	12,361	11,787
Gross property income from expense recoveries	1,599	1,435
Property expenses	<u>(1,916)</u>	<u>(1,889)</u>
Net property income	12,044	11,333
Other income	<u>2</u>	<u>3</u>
Total income	12,046	11,336
Administration expenses	1,409	1,421
Other expenses	<u>120</u>	<u>212</u>
Total expenses before finance income/(expenses) and other gains/(losses)	1,529	1,633
Profit before financial income/(expenses) and other gains/(losses)	10,517	9,703
Financial income/(expense)		
Finance expense	<u>(3,835)</u>	<u>(4,092)</u>
Unrealised interest rate swaps gain/(loss)	1,748	(15,734)
Finance income	<u>78</u>	<u>254</u>
	(2,009)	(19,572)
Other gains/(losses)		
Unrealised foreign exchange gain	<u>388</u>	<u>4,658</u>
	388	4,658
Profit/(loss) before income tax	8,896	(5,211)
Taxation	<u>2,120</u>	<u>(2,384)</u>
Profit/(loss) for the period	6,776	(2,827)
Other comprehensive income		
Movement in foreign currency translation reserve	<u>(283)</u>	<u>(4,216)</u>
Total other comprehensive income/(loss) after tax	(283)	(4,216)
Total comprehensive income/(loss) after tax	6,493	(7,043)
All amounts are from continuing operations.		
Earnings per unit		
Basic and diluted earnings per unit (cents)	4.77	(2.01)

Condensed Consolidated Interim Statement of Changes in Equity For the six months ended 31 December 2009 (unaudited)

Note	Units on issue \$000s	Foreign currency translation reserve \$000s	Retained earnings \$000s	Total \$000s
For the six months ended 31 December 2009 (unaudited)				
Unitholders' funds at the beginning of the period	150,516	3,078	4,826	158,420
(Loss)/profit for the period	-	-	6,776	6,776
Change in foreign currency translation reserve	-	<u>(283)</u>	-	<u>(283)</u>
Total recognised income and expense for the period	-	(283)	6,776	6,493
Contributions by unitholders				
Issue of units from Dividend Reinvestment Plan	830	-	-	830
Capitalised costs	<u>(4)</u>	-	-	<u>(4)</u>
Distributions to unitholders	-	-	<u>(6,132)</u>	<u>(6,132)</u>
Unitholders' funds at the end of the period	151,342	2,795	5,470	159,607
For the six months ended 31 December 2008 (unaudited)				
Unitholders' funds at the beginning of the period	149,173	3,772	19,087	172,032
(Loss)/profit for the period	-	-	(2,827)	(2,827)
Change in foreign currency translation reserve	-	<u>(4,216)</u>	-	<u>(4,216)</u>
Total recognised income and expense for the period	-	(4,216)	(2,827)	(7,043)
Contributions by and distributions to unitholders				
Minimum holding buyback	(5)	-	-	(5)
Units issued under the distribution reinvestment plan	474	-	-	474
Capitalised costs	<u>(19)</u>	-	-	<u>(19)</u>
Distributions to unitholders	-	-	<u>(6,094)</u>	<u>(6,094)</u>
Unitholders' funds at the end of the period	149,623	(444)	10,166	159,345

The notes to the accounts from part of and are to be read in conjunction with these interim financial statements

ING MEDICAL PROPERTIES TRUST

Condensed Consolidated Interim Statement of Cash Flows For the six months ended 31 December 2009 (unaudited)

Note	Group (unaudited) Six months to 31 December 2009 \$000s	Group (unaudited) Six months to 31 December 2008 \$000s
Cash flows from operating activities		
<i>Cash was provided from:</i>		
Property income	12,694	11,717
Interest received	78	254
Recovery of property expenses	1,558	1,435
Other income	2	3
<i>Cash was applied to:</i>		
Property expenses	(1,683)	(1,602)
Management and trustee fees	(1,203)	(1,179)
Interest paid	(3,537)	(4,720)
Tax paid	(500)	(1)
Other trust expenses	(518)	(1,076)
Net cash from operating activities	6,891	4,831
Cash flows from investing activities		
<i>Cash was provided from:</i>		
Sale of investment properties	6,017	4,325
<i>Cash was applied to:</i>		
Capital expenditure on investment properties	(908)	(1,612)
Lease incentives	(333)	-
New lease costs	(127)	(33)
Disposal costs	(173)	-
Net cash used in investing activities	4,476	2,680
Cash flows from financing activities		
<i>Cash was provided from:</i>		
Debt drawdown	11,940	46,155
Loan repayments from tenants	37	34
<i>Cash was applied to:</i>		
Repayment of debt	(18,369)	(48,057)
Units bought back and costs associated with distribution reinvestment plan	(4)	(24)
Distributions paid to unitholders	(5,208)	(5,620)
Net cash from financing activities	(11,604)	(7,512)
Net increase/(decrease) in cash and cash equivalents	(237)	(1)
Effect of exchange rate changes on cash and cash equivalents	3	7
Cash and cash equivalents at the beginning of the period	940	801
Cash and cash equivalents at the end of the period	706	807

The notes to the accounts from part of and are to be read in conjunction with these interim financial statements

ING MEDICAL PROPERTIES TRUST

Notes to the condensed consolidated interim financial statements

1. GENERAL INFORMATION

ING Medical Properties Trust (the "Trust") is a unit trust established under the Unit Trust Act 1960 by a Trust Deed dated 11 February 1994 which was amended and replaced by Deed of Trust dated 1 September 1999 and which was subsequently amended by Deeds of Amendments dated 10 November 2003, 12 November 2007, 12 December 2007 and 5 August 2008. The Trust is an issuer under the Financial Reporting Act 1993. The Trust is incorporated and domiciled in New Zealand.

The Trust's principal activity is the investment in high quality "Health Sector" related properties. The Trust is managed by ING Medical Properties Limited (the "Manager") which is owned by ING Property Trust Management Limited ("INGPTML"), which is a wholly owned subsidiary of ING (NZ) Limited.

These condensed consolidated interim financial statements include those of the Trust and its controlled subsidiaries (the "Group").

These condensed consolidated interim financial statements were approved by the Board of Directors of the Manager on 17 February 2010.

2. BASIS OF PREPARATION

These condensed consolidated interim financial statements have been prepared in accordance with Generally Accepted Accounting Practice in New Zealand ("NZ GAAP"). The accounting policies applied in these condensed consolidated interim financial statements comply with NZ IAS 34 Interim Financial Reporting and International Financial Reporting Interpretations Committee ("NZ IFRIC") interpretations issued and effective at the time of preparing these statements as applicable to the Trust as a profit-orientated entity. These condensed consolidated interim financial statements do not include all of the information required for full annual financial statements.

The condensed consolidated interim financial statements are presented in New Zealand dollars which is the Trust's functional currency.

The financial statements have been prepared on the historical cost basis except for derivative financial instruments and investment properties which are measured at fair value.

The preparation of financial statements in conformity with NZ IFRS requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Group's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are as follows:

Note 4	-	valuation of investment property
Note 5	-	valuation of derivative financial instruments
Note 9	-	deferred tax

Change in accounting policies

The following new, amended accounting standards are mandatory for application at 31 December 2009. These condensed consolidation interim financial statements have been prepared under the revised disclosure requirements.

NZ IAS 1 Presentation of Financial Statements - The revised standard requires that an entity must present all non-owner changes in equity ('comprehensive income') either in one statement of comprehensive income or in two statements (a separate income statement and a statement of comprehensive income). The Group has elected to present one statement of comprehensive income.

NZ IAS 1 amends the titles of financial statements as follows:

- 'Balance Sheet' becomes 'Statement of Financial Position'
- 'Income Statement' becomes part of the 'Statement of Comprehensive Income'
- 'Cash flow Statement' becomes 'Statement of Cash Flows'

NZ IFRS 8 Operating Segments - NZ IFRS 8 replaces NZ IAS 14 Segment Reporting. Operating segments are required to be identified on the basis of internal reports about components of the Group that are regularly reviewed by the chief operating decision maker in order to allocate resources to the segments and to assess their performance.

3. SEGMENT INFORMATION

The Group operates in one industry sector, investing in high quality Health Sector related properties. The Group operates in both Australia and New Zealand. The following is an analysis of the Group's revenue and results from continuing operations by reportable segment.

	Segment revenue		Segment profit	
	Group (unaudited) 31 December 2009 \$000s	Group (unaudited) 31 December 2008 \$000s	Group (unaudited) 31 December 2009 \$000s	Group (unaudited) 31 December 2008 \$000s
Australia	4,196	4,001	3,679	3,576
New Zealand	9,764	9,221	7,251	6,672
Total for continuing operations	13,960	13,222	10,930	10,248
Administration expenses			(413)	(545)
Finance costs			(3,757)	(3,838)
Unrealised foreign exchange gain			388	4,658
Unrealised interest rate swaps gain/(loss)			1,748	(15,734)
Profit/(loss) before income tax (continuing operations)			8,896	(5,211)
Taxation			2,120	(2,384)
Profit/(loss) for the period (continuing operations)			6,776	(2,827)

Revenue reported above represents revenue generated from external tenants. There were no inter-segment sales during the period (31 December 2008: Nil).

The accounting policies of the reportable segments are the same as the Group's accounting policies described in note 2. Segment profit represents the profit earned by each segment without allocation of administration costs, finance costs, unrealised foreign exchange gain, unrealised interest rate swaps gain/(loss) and income tax expense. This is the measure reported to the Board of Directors, who is the chief operating decision maker for the purposes of resource allocation and assessment of segment performance.

ING MEDICAL PROPERTIES TRUST

Notes to the condensed consolidated interim financial statements (cont.)

	Group (unaudited) 31 December 2009 \$000s	Group (unaudited) 31 December 2008 \$000s
3 SEGMENT INFORMATION (cont.)		
Segment assets		
Australia	101,490	100,518
New Zealand	187,032	195,715
Total segment assets	288,522	296,233
Unallocated	-	906
Consolidated assets	288,522	297,139
Segment liabilities		
Australia	(62,603)	(6,255)
New Zealand	(37,235)	(7,572)
Total segment liabilities	(99,838)	(13,827)
Unallocated	(29,077)	(123,967)
Consolidated liabilities	(128,915)	(137,794)

For the purposes of monitoring segment performance and allocating resources between segments:

- all assets are allocated to reportable segments other than derivatives and tax assets.
- all liabilities are allocated to reportable segments other than derivatives, current tax and deferred tax liabilities.

4 INVESTMENT PROPERTIES

Movement in Investment Properties

Balance at the beginning of the period	283,568	295,470
Capitalised costs	910	1,291
Foreign exchange translation difference	(984)	(5,651)
Closing balance	283,494	291,110
Deferred initial direct costs/lease incentives		
Opening balance	2,659	2,331
Change during the period	201	282
Closing balance	2,860	2,613
Balance at the end of the period	286,354	293,723

Deferred initial direct costs/lease incentives

This amount represents costs incurred with the negotiation of operating leases for the Group's investment property portfolio and which are being amortised over the term of those leases.

The Group holds the freehold to all properties except the car parks at Ascot Hospital and Ascot Central. The total value of leasehold property at 31 December 2009 was \$2,700,000 (31 December 2008: \$2,550,000).

5 DERIVATIVE FINANCIAL INSTRUMENTS

Nominal value of interest rate swaps - AUD	70,000	75,000
Nominal value of interest rate swaps - NZD	4,000	4,000
Average fixed interest rate	7.59%	7.24%
Floating rates based on NZD BBR	2.85%	8.02%

6 UNITS ON ISSUE

Balance at the beginning of the period	150,516	149,173
Minimum holding buyback	-	(5)
Units issued under the distribution reinvestment plan	830	474
Capitalised costs	(4)	(19)
Balance at the end of the period	151,342	149,623

The number of units on issue at 31 December 2009 was 142,713,066 (31 December 2008: 141,239,704). The units have no par value and are fully paid up. Fully paid units carry one vote per unit and carry the right to distributions as declared by the Trust.

Reconciliation of number of units

	Group (unaudited) 31 December 2009 000s	Group (unaudited) 31 December 2008 000s
Balance at the beginning of the period	141,794	140,010
Issue of units to satisfy Manager's incentive fee	210	791
Minimum holding buyback	-	(5)
Units issued under the distribution reinvestment plan	709	444
Balance at the end of the period	142,713	141,240

ING MEDICAL PROPERTIES TRUST

Notes to the condensed consolidated interim financial statements (cont.)

	Group (unaudited) 31 December 2009 \$000s	Group (unaudited) 31 December 2008 \$000s
7 BORROWINGS		
AUD denominated loans	94,564	96,786
NZD denominated loans	3,510	4,042
ANZ National Bank Limited	98,074	100,828

The Group has borrowings from the ANZ National Bank Limited and Australia and New Zealand Banking Group Limited in New Zealand and Australia. The NZ\$135,000,000 facility is a multi-currency revolving credit facility (31 December 2008: NZ\$135,000,000) currently due to expire on 31 March 2011.

The effective interest rate on the borrowings as at 31 December 2009 was 7.40% per annum including margin (31 December 2008: 7.28%). Borrowings are secured by first ranking mortgages over the respective investment properties by a General Security Deed over the assets and undertakings of CHPT No. 1 Limited, a subsidiary of the Trust, and fixed and floating charges over the assets and undertakings of ING Medical Australian Properties Pty Limited, as trustee for ING Medical Australian Properties Trust.

8 TAXATION

Profit before tax for the period	8,896	(5,211)
Taxation charge	2,669	(1,563)
Tax on foreign exchange translation difference on intercompany account	-	(925)
Tax exempt income/loss	53	62
Non deductible expenses	(190)	(3)
Other adjustments	(412)	45
Taxation charge	2,120	(2,384)

The taxation charge is made up as follows:

Current taxation	738	865
Deferred taxation	1,382	(3,249)
Total taxation charge	2,120	(2,384)

Imputation credits

Imputation credits at beginning of period	7	258
Imputation credits attached to dividends paid		
Current period	(328)	-
Prior periods	-	(753)
Imputation credits at end of period	(321)	(495)

Imputation credits to be attached to the distribution for the quarter ended 31 December 2009 amount to \$341,613 (31 December 2008: nil).

9 RECONCILIATION OF SURPLUS AFTER TAXATION WITH CASH FLOWS FROM OPERATING ACTIVITIES

Profit after tax for the period	6,776	(2,827)
Adjustments for non-cash items		
Fair value (gain)/losses on derivative financial instruments	(1,748)	15,734
Depreciation	-	1
Amortisation of loan amendment costs	103	103
Other adjustments	220	(59)
Unrealised foreign exchange gain	(388)	(4,658)
Effect of exchange rate changes on cash balances	3	(7)
Operating cash flow before changes in working capital	4,966	8,287
Change in trade and other payables	(157)	(936)
Change in taxation provision and deferred tax	1,768	(2,388)
Change in trade and other receivables	314	(132)
Net cash from operating activities	6,891	4,831

10 EARNINGS/(LOSS) PER UNIT

Basic and diluted earnings/(loss) per unit is calculated by dividing the profit/(loss) attributable to unitholders of the Trust by the weighted average number of ordinary units on issue during the period.

(Loss)/profit attributable to unitholders of the Trust (\$000s)	6,776	(2,827)
Weighted average number of units on issue (000s)	142,127	140,680
Basic and undiluted (loss)/earnings per unit (cents)	4.77	(2.01)

Weighted average number of units

Issued units at beginning of period (000s)	141,794	140,010
Issued units at end of period (000s)	142,713	141,240
Weighted average number of units (000s)	142,127	140,680

ING MEDICAL PROPERTIES TRUST

Notes to the condensed consolidated interim financial statements (cont.)

	Group (unaudited) 31 December 2009 \$000s	Group (unaudited) 31 December 2008 \$000s
11 COMMITMENTS		
Capital Commitments		
The Group was party to contracts to purchase, construct or improved property of the following amounts:	57	621
Lease Commitments		
CHPT No.1 Limited has non-cancellable operating lease rentals (these relate to a ground lease from the Auckland Racing Club on the rear car park at Ascot Hospital and Ascot Central) which are payable as follows:		
Within one year	185	185
More than one year and less than five years	740	740
More than 5 years	788	973
	<u>1,713</u>	<u>1,898</u>
The property rental income earned by the Group from its investment property, all of which is leased out under operating leases, is set out in the table below:		
Within one year	25,013	22,207
More than one year and less than five years	87,941	97,221
More than 5 years	102,299	91,630
	<u>215,253</u>	<u>211,058</u>
12 CONTINGENCIES		
There were no contingencies as at 31 December 2009 (31 December 2008: nil).		
13 SUBSEQUENT EVENTS		
On 17 February 2010, the Trust announced an interim gross distribution of 2.125 cents per unit. The record date for this distribution is 2 March 2010 and a payment is to be made to unitholders on 16 March 2010. There are \$341,613 imputation credits attached to the distribution.		
14 RELATED PARTY TRANSACTIONS		
The Manager is related to the Trust and its subsidiaries as the manager of the Trust.		
Other related parties by virtue of common ownership and/or ownership and/or directorship to the Manager of the Trust include ING (NZ) Limited and ING Medical Australian Properties Pty Limited ("IMAPPL").		
Transactions with related parties include:		
Costs included in the income statement		
Management fees	1,116	1,088
Expenses charged by ING Medical Properties Limited	38	27
Expenses charged by ING (NZ) Limited	85	76
	<u>1,239</u>	<u>1,191</u>
Amounts outstanding		
Management fees	72	60
Expenses charged by ING Medical Properties Limited	2	-
Expenses charged by ING (NZ) Limited	22	-
	<u>96</u>	<u>60</u>
Expenses charged by related parties include salary, computer equipment purchase recovery and other property related		
Expenses capitalised to projects		
ING Medical Properties Limited	277	-
ING (NZ) Limited	3	5
	<u>280</u>	<u>5</u>

The Group has a revolving multi-currency credit facility with ANZ National Bank Limited (the ultimate shareholder of the parent company of ING (NZ) Limited) in both New Zealand and Australia of NZD135,000,000 (31 December 2008: NZD135,000,000). As at 31 December 2009, NZD98,328,759 (31 December 2008: NZD101,288,841) had been drawn-down. The Group paid NZD3,596,889 (31 December 2008: NZD5,011,669) in interest and fees to ANZ National Bank Limited during the period.

Remuneration of Manager

The provisions of the Trust Deed provide that the Manager's fee (in respect of its management services) shall comprise a base fee equal to 0.75% gross value of the Trust. The Manager shall also be entitled to an incentive fee equal to 10% of the three year rolling average change in the Trust's revaluation reserve. Any incentive fee will be paid to the Manager by subscribing for new units in the Trust. The fee shall not exceed an amount equal to 1.75% per annum of the gross value of the Trust.