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**HENDERSON PROPERTY FUND COMPLETES SIX TRANSACTIONS,
2007 TOTAL RETURN TOPS 19%**

Chicago, March 10, 2008 – Henderson Global Investors, the independent asset management firm with \$117.8 billion under management, announced today that the Henderson Property Fund (HPF), its diversified core open-end property fund, has completed six transactions totalling over \$100 million in 2007. The five acquisitions and one disposition helped the Fund to effectively meet its year-end diversification objectives, while delivering an attractive total return. HPF's total return for 2007 was 19.1% (before fees); the total return for the NCREIF Property Index was 15.9%.

“We’ve had a very active 12 months and been successful in our acquisition activities by utilizing both our in-house transaction team and operating partner joint ventures,” said Terry D. Senger, HPF Co-Portfolio Manager. Noted Edward F. Pierzak, Ph.D., HPF Co-Portfolio Manager and Director of Research, “Despite the challenging acquisition environment, we continue to execute our investment strategy and deliver performance for our clients. Since the Fund’s inception, its average annual total return has been 23.8% (before fees).”

Transaction Close-Up

In all, six transactions, comprising five acquisitions and one sale, were completed on behalf of HPF, including:

- **Saddleback Financial Center**, a 72,923 square foot office building located in Laguna Hills, CA, was acquired in April 2007 via a joint venture with an affiliate of Glenborough LLC.

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- **Country Village Shopping Center**, a 110,334 square foot grocery-anchored retail center in Minneapolis, was acquired in April 2007.
- **Prairie Point Distribution Center**, a 188,333 square foot industrial building in the Chicago area, was acquired in May 2007.
- **Norman Industrial**, a 147,936 square foot distribution building located in the Chicago area, was acquired in July 2007.
- **Oceanview Medical Center**, a 30,913 square foot medical office building located in San Clemente, CA, was acquired in December 2007 via a joint venture with an affiliate of Glenborough LLC.
- **Bristol Oaks**, a 305 unit apartment property located in Dallas, was sold in January 2007, resulting in a gain from net proceeds of over 8%.

The HPF is a diversified open-end commingled property fund that focuses largely on stabilized investments in primary and select secondary US markets. It seeks investments across the four major property types, as well as specialty assets, in markets that exhibit strong long-term fundamentals and/or other favorable market characteristics. HPF has a target maximum portfolio leverage ratio of 50%. The Fund utilizes a top-down/bottom-up investment process and is managed by an experienced property investing portfolio team. HPF's structure allows for a broad investor profile including public and corporate pension funds, endowments and foundations, high net worth individuals and international investors. HPF's inception date is September 30, 2005.

About Henderson Global Investors

Henderson Global Investors is a global investment management company, providing a wide range of investment products and services to institutions and individuals in Asia, Europe and North America. Henderson manages over \$117.8 billion (as of December 31, 2007) in assets and employs approximately 980 people worldwide.

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