

SENS ANNOUNCEMENT

3 February 2021

Irongate Group (JSE: IAP)

Comprising Irongate Property Fund I (IPF I, ARSN 162 067 736) and Irongate Property Fund II (ARSN 644 081 309), established in Australia and registered with ASIC as managed investment schemes Operated by Irongate Funds Management Limited (ACN 071 514 246; AFSL 290 909) (Responsible Entity) IPF I is registered as a foreign collective investment scheme in terms of the Collective Investment Schemes Control Act No.45 of 2002 ISIN: AU0000046005 (IAP or the Fund)

Notification of change of interests of substantial holder

IAP advises that on 2 February 2021 it received a notice of ceasing to be a substantial holder in IAP, being a Form 605: Notice of ceasing to be a substantial holder, from the Investec Group in which the Investec Group advised that on 29 January 2021 it ceased to be a holder in IAP. The notice was provided to the Australian Securities Exchange on 2 February 2021 by the Investec Group.

A copy of the notice can be found at:

https://www2.asx.com.au/markets/company/IAP

Johannesburg

Investment Bank and Sponsor Investec Bank Limited

Irongate Group

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Irongate Group comprises Irongate Property Fund I (ARSN 162 067 736) and Irongate Property Fund II (ARSN 644 081 309) and is listed on the ASX Limited and the JSE Limited. Irongate Property Fund I is a registered investment scheme in Australia and is registered in South Africa as a foreign collective investment scheme. Irongate Property Fund II is a registered managed investment scheme in Australia and is registered in South Africa as a foreign collective investment scheme. The responsible entity of Irongate Property Fund I and Irongate Property Fund II is Irongate Funds Management Pty Limited (ABN 93 071 514 246; AFSL No. 290 909)