

SENS ANNOUNCEMENT

8 March 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)

Voluntary Announcement – Acquisition of Industrial Property

Acquisition

Securityholders are advised that IAP¹ has entered into a contract for sale of land to acquire an industrial facility located at 153 Main Beach Road, Pinkenba QLD (**Property**).

The effective date of the acquisition of the Property is the settlement date under the contract for sale of land which is scheduled for 22 March 2021.

Purchase Consideration

The total purchase consideration is \$24,750,000 which represents an initial yield of 5.3% (5.0% post all transaction costs). The purchase consideration and all transaction costs will be funded through IAP's existing syndicated debt facility.

Rationale for the Acquisition

The acquisition of the Property represents an attractive investment for IAP for the following reasons:

- The Property was constructed in 2018 and comprises 1,852m² of office and warehouse accommodation and 33,615m² of high-quality hardstand.
- The Property provides IAP with a strategic land holding of almost four-hectares in the Australian Trade Coast Precinct, one of Brisbane's premier industrial locations.
- Pinkenba is immediately adjacent to Brisbane Airport and the area will benefit from infrastructure upgrades associated with the new Brisbane International Cruise Terminal.
- The Property is leased to Grays, the largest industrial, auto and commercial eCommerce business in Australasia, with a lease expiry in March 2028 and fixed annual escalations of 3.5%.
- The Brisbane industrial sector currently offers relative value.
- The acquisition will increase IAP's exposure to industrial property to 32% by both income and value.

¹ Through a wholly-owned sub trust, Irongate Property Sub Trust No.25

Specific Information Relating to the Property

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|-------------------------|--|
| Registered description | Lot 484 on SP302919 and Lot 485 on SP300840 |
| Title | Freehold |
| Sector | Industrial |
| Location | 15 kms east of the Brisbane CBD |
| Year built | 2018 |
| Site area | 38,960m ² |
| Gross lettable area | 1,881m ² (excluding hardstand) |
| Rent per m ² | AUD 696/m ² (gross lettable area) / AUD 34/m ² (site area) |
| Vacancy | 0% |

Categorisation

The acquisition is not a categorised transaction in terms of the JSE Listings Requirements. This announcement is voluntary and for information purposes only.

Johannesburg

Investment Bank and Sponsor
Investec Bank Limited