

SENS ANNOUNCEMENT

14 May 2021

Irongate Group (JSE: IAP)

Comprising Irongate Property Fund I (**IPF I**, ARSN 162 067 736) and Irongate Property Fund II (**IPF 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**)

Completion of Kingston Acquisition

We refer to the announcement made on 19 April 2021 and advise securityholders that IAP has completed the acquisition of the industrial facility located at 57 – 83 Mudgee Street, Kingston QLD.

Johannesburg

Investment Bank and Sponsor Investec Bank Limited

Irongate Group

Sydney Level 13, 95 Pitt Street NSW 2000 +61 2 7906 2000 info@irongategroup.com.au Melbourne Brisbane

irongategroup.com.au

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 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 a registered managed 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)