

SENS ANNOUNCEMENT

26 July 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 interest of substantial holder

IAP advises that on 23 July 2021 it received two Form 604 notice of change of interest of substantial holder in IAP, from 360 Capital IG Pty Limited as trustee of 360 Capital IG Trust and 360 Capital Holdings Pty Limited advising that on 20 July 2021 they collectively had voting power of 19.11% in IAP.

Copies of the notifications can be found at:

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

Johannesburg

Investment Bank and Sponsor
Investec Bank Limited