

SENS ANNOUNCEMENT

26 August 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)

Annual General Meeting update

We refer to the Notice of Meeting issued on 30 July 2021 in relation to the upcoming Annual General Meeting. Resolutions 1 and 2 in that Notice relate to the appointment of two 360 Capital Group executives to the board of the responsible entity of the Irongate Group.

At close of business on 25 August 2021, we received an email from the Company Secretary of 360 Capital Group stating that they would like to withdraw the nominations. As that request was received after the date the Notice was issued, the nominations cannot now be withdrawn. Accordingly, the meeting will proceed as planned. We advised 360 Capital Group of this today.

The Company Secretary of 360 Capital Group has subsequently advised that the 360 Capital Group candidates will not consent to become directors if elected. If they do not consent and Resolutions 1 and 2 were passed, the nominees would not become directors even though they will have been elected.

The Chair will conduct the meeting in accordance with his obligations and discretions under the constituent documents, including dealing with all resolutions outlined in the Notice of Meeting.

As described in the Notice, the board does not endorse the appointment of the 360 Capital Group candidates and continues to recommend that securityholders **VOTE AGAINST** Resolutions 1 and 2. Securityholders should refer to the Notice of Meeting for further details.

This announcement has been authorised for release by the Board.

Johannesburg

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