

SENS ANNOUNCEMENT

17 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)

Completion of Acquisition of 34 Southgate Avenue

We refer to the announcement made on 12 August 2021 and advise securityholders that IAP has completed the acquisition of 34 Southgate Avenue, Cannon Hill QLD.

Johannesburg

Investment Bank and Sponsor
Investec Bank Limited