

SENS ANNOUNCEMENT

20 September 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 Lot 24 Dunhill Crescent, Morningside QLD.

Johannesburg

Investment Bank and Sponsor

Investec Bank Limited