

## ASX ANNOUNCEMENT

27 October 2021

### Irongate Group (ASX: IAP)

#### Appendix 4D

#### Results for the six months ended 30 September 2021

##### 1. Details of reporting periods:

The current reporting period for Irongate Group (**Group**) is the six months to 30 September 2021. There is no previous corresponding reporting period.

##### 2. Results for announcement to the market:

2.1/2.2/2.3 Revenue and profit from ordinary activities and the net profit attributable to unitholders:

| Irongate Group  | Period ended<br>30-Sep-21 |
|---|---------------------------|
|   | <i>AUD'000</i>            |
| Revenue from ordinary activities  | 54,040                    |
| Profit from ordinary activities after tax attributable to securityholders | 109,310                   |
| Net profit attributable to securityholders                                | 109,310                   |

The current reporting period for Irongate Property Fund I is the six months to 30 September 2021. The previous corresponding reporting period was for the six months to 30 September 2020.

| Irongate Property Fund I  | Period ended<br>30-Sep-21 | Period ended<br>30-Sep-20 | Change |
|---|---------------------------|---------------------------|--------|
|   | <i>AUD'000</i>            | <i>AUD'000</i>            | %      |
| Revenue from ordinary activities  | 52,779                    | 45,185                    | 16.8   |
| Profit from ordinary activities after tax attributable to securityholders | 108,889                   | 38,344                    | 184.0  |
| Net profit attributable to securityholders                                | 108,889                   | 38,344                    | 184.0  |

2.4/2.5 Amounts per security of distribution paid/payable during the year:

|                      | Per security | Record date      | Payment date    |
|----------------------|--------------|------------------|-----------------|
|                      | <i>cents</i> |                  |                 |
| Interim distribution | 4.53         | 19 November 2021 | 3 December 2021 |

2.6 Explanation of figures in 2.1 to 2.4:

See financial report for the half year ended 30 September 2021 and presentation released on the ASX on 27 October 2021 for further information.

**3. Details of distributions:**

|                      | Per security | Total distribution | Foreign sourced income |
|----------------------|--------------|--------------------|------------------------|
|                      | <i>cents</i> | <i>AUD'000</i>     | <i>NZD'000</i>         |
| Interim distribution | 4.53         | 29,223             | 2,917                  |

**4. Details of distribution reinvestment plans in operation:**

There is no distribution reinvestment plan in operation for the distribution payable on 3 December 2021.

**5. Net Group tangible assets per security:**

|  | 30-Sep-21  | 30-Sep-20  | Change   |
|--|------------|------------|----------|
|  | <i>AUD</i> | <i>AUD</i> | <i>%</i> |
| Net Group tangible assets per security | 1.55       | 1.34       | 15.7     |

The net Group tangible assets per security for 30 September 2020 relates to Irongate Property Fund I (then known as Investec Australia Property Fund).

**6. Details of entities over which control has been gained or lost during the year:**

No control has been gained or lost over another entity during the period.

**7. Details of associates and joint ventures:**

Irongate Templewater Australia Property Fund (**ITAP**) is an unlisted Australian opportunity fund for which the Irongate Group undertakes investment and asset management services. IPF II is

committed to invest A\$30.0 million in ITAP representing 18.75% of the total equity of ITAP (current committed equity of A\$160 million). See financial report for Irongate Group for the half year ended 30 September 2021 released on the ASX on 27 October 2021 for further information.

**8. Any other significant information required:**

Not applicable.

**9. Accounting standards used for foreign entities:**

Not applicable.

**10. Description of audit dispute or qualifications:**

Not applicable.

This announcement has been authorised for release by the Company Secretary.

**ENDS**

**FOR FURTHER INFORMATION, PLEASE CONTACT:**

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