

SENS ANNOUNCEMENT

6 December 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)

FTSE EPRA Nareit Global Developed Index Inclusion

Irongate Group (IAP) notes the announcement by FTSE Russell that it will be included in the FTSE EPRA Nareit Global Developed Index, a global real estate index series that measures the performance of listed REITs based on liquidity, size and revenue.

Graeme Katz, IAP CEO, commented, "Inclusion in this global index is a significant milestone for the business, reflecting the growth in its size and liquidity. We anticipate this index inclusion will further improve our visibility and accessibility amongst global and domestic investors."

The index inclusion is expected to be effective from Monday, 20 December 2021.

Johannesburg

Sponsor

Investec Bank Limited