

SENS ANNOUNCEMENT

2 March 2022

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)

Notification of change of interest of substantial holder

IAP advises that on 1 March 2022 it received a notification of change of beneficial ownership in IAP being a Form 604: Notice of change of interests of substantial holder, for Sesfikile Capital (Pty) Ltd in which Sesfikile Capital (Pty) Ltd advised that on 18 November 2021 it had voting power of 4.98% in IAP. That notice was provided on behalf of Sesfikile Capital (Pty) Ltd to the Australian Securities Exchange on 2 March 2022.

A copy of the notice can be found at:

<https://www2.asx.com.au/markets/company/iap>

Johannesburg

Sponsor

Investec Bank Limited