

SENS ANNOUNCEMENT

28 February 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)

Completion of Acquisition of 16 Aspiration Circuit

We refer to the announcement made on 9 December 2021 and advise securityholders that IAP has completed the acquisition of 16 Aspiration Circuit, Bibra Lake WA.

Johannesburg

Sponsor

Investec Bank Limited