

SENS ANNOUNCEMENT

24 May 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)

Dispatch of Scheme Booklet and salient dates and times

Introduction

Irongate Funds Management Limited (**IAP RE**) as responsible entity of Irongate Property Fund I (**IPF I**) and Irongate Property Fund II (**IPF II**) (together, **IAP**), refers to its announcement on Thursday, 19 May 2022 whereby it announced the release of the Notice of Meeting and Explanatory Memorandum (together, **Scheme Booklet**) in respect of securityholder meetings to consider the proposal by Charter Hall PGGM Industrial Partnership No.2 (**CHPIP**), under which CHPIP would acquire 100% of the units in IPF I, and Charter Hall Holdings Pty Limited would acquire 100% of the units in IPF II by way of inter-conditional trust schemes (**Proposal**).

IAP securityholders are advised that the Scheme Booklet has been distributed to IAP securityholders today Tuesday, 24 May 2022.

IAP securityholders who have elected to receive notices via post will receive a hard copy of the Scheme Booklet, proxy forms and accompanying materials.

IAP securityholders who have elected to receive notices electronically will receive an email containing a link to access the Scheme Booklet, proxy forms and accompanying materials.

All other IAP securityholders will receive via post, a letter containing details of where they can access the Scheme Booklet and enclosing the accompanying proxy form.

The Scheme Booklet is also available at IAP's website (www.irongategroup.com.au).

Salient dates and times¹

The remaining salient dates and times in relation to the Proposal are as follows:

Event	Date (Sydney time, unless otherwise specified)
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- Capitalised terms in this footnote and in the above timetable included have the meaning given to them in the Scheme Booklet. Unless otherwise stated, all times referred to in this announcement are times in Sydney, Australia. All dates are indicative only and are subject to the Court approval process and the satisfaction or, where capable, waiver of the Conditions Precedent. No dematerialisation or rematerialisation of IAP Securities, and no transfer of IAP Securities between the Australian Register and South African Register may take place from the commencement of business on the business day following the last day for trading in IAP Securities on the JSE and ASX expected to be on Tuesday, 5 July 2022. Any changes to the above timetable (which may include an earlier or later date for the Scheme Meetings or Second Court Hearing) will be announced through the ASX and the JSE and notified on IAP Group's website (irongategroup.com.au). Any obligation to do an act by a specified time in an Australian time zone must be done at the corresponding time in any other jurisdiction. IAP Securityholders will receive an email or a letter (in accordance with their elected communication preference) that contains instructions about how to view or download a copy of this Scheme Booklet, and to lodge their proxy online. This Scheme Booklet will also be available for viewing and downloading on IAP Group's website (irongategroup.com.au).

IRONGATE

Scheme Booklet dispatch or distribution date	Tuesday, 24 May 2022
Last day for trading in IAP Securities on the JSE in order to be registered as holders of IAP Securities on the IAP Register at the Voting Record Date	9:00 am (Johannesburg time) on Wednesday, 22 June 2022
Last date and time by which Proxy Forms must be received Last date and time for receipt of Proxy Forms (including proxies lodged online), powers of attorney or certificates of appointment of body corporate representatives for the Scheme Meetings.	5:00 pm / 9:00 am (Johannesburg time) on Monday, 27 June 2022
Voting Record Date Time and date for determining eligibility to vote at the Scheme Meetings. All IAP Securityholders who are registered as holders of IAP Securities on the IAP Register at the Voting Record Date will be eligible to vote at the Scheme Meetings.	7:00 pm / 11:00 am (Johannesburg time) on Monday, 27 June 2022
Scheme Meetings As a result of the ongoing uncertainty and potential health risks associated with large gatherings and the ongoing COVID-19 pandemic, the Scheme Meetings will be virtual (online only). There will not be a physical meeting where IAP Securityholders or their proxies, attorneys or corporate representatives can attend in person. Further details relating to the Scheme Meetings are set out on Page 2 and in the Notice of Meeting in Annexure A of the Scheme Booklet.	5:00 pm / 9:00 am (Johannesburg time) on Wednesday, 29 June 2022
If the Proposal Resolutions are approved at the Scheme Meetings and all other Conditions Precedent are satisfied or waived (as applicable)	
Second Court Date	Tuesday, 5 July 2022
The date on which the Schemes become unconditional, and the finalisation announcement is released on SENS, including the currency conversion rate.	Following receipt of Second Judicial Advice (expected to be on Tuesday, 5 July 2022)
Last day for trading in IAP Securities on the JSE and the last day IAP Securityholders can transfer IAP Securities between the Australian Register and South African Register	Tuesday, 5 July 2022 (Johannesburg time)
Effective Date The date on which the Schemes become Effective and are binding on IAP Securityholders. Last day of trading in IAP Securities on the ASX. IAP Securities suspended from trading from close of trading on the ASX.	Wednesday, 6 July 2022
IAP Securities suspended from trading on the JSE from open of trading on the JSE. Procedure to remove IAP Securities from the official list of the JSE is initiated by the JSE.	Wednesday, 6 July 2022 (Johannesburg time)
If the Schemes are approved by the Court and become Effective	

IRONGATE

Record Date All IAP Securityholders who hold IAP Securities on the Record Date will be entitled to receive the Scheme Consideration.	Friday, 8 July 2022
Implementation Date All Scheme Participants will receive the Scheme Consideration to which they are entitled on this date.	Friday, 15 July 2022
Delisting Date Removal of IAP Securities on the official lists of the ASX and the JSE at commencement of trade expected to be on this date.	Monday, 18 July 2022

Further information

IAP securityholders can obtain further information in relation to the Proposal by visiting the IAP website or calling the IAP securityholder information line on 1300 620 419 (within Australia) or +613 9415 4314 (outside Australia) between 8.30am and 5.00pm (Sydney time) Monday to Friday, excluding public holidays.

IAP securityholders holding IAP securities on the South African register should direct their queries to their broker or CSDP.

This announcement has been authorised for release by the Board of IAP RE.

Johannesburg

Sponsor
Investec Bank Limited