

SENS ANNOUNCEMENT

30 July 2021

Irongate Group (JSE: IAP)

Comprising Irongate Property Fund I (IPF I, ARSN 162 067 736) and Irongate Property Fund 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)

Notice of Annual General Meeting

Notice is given that an annual general meeting (**Meeting**) of securityholders of IAP will be held at:

Time: 17:00 (Sydney time) / 09:00 (Johannesburg time)

Date: Tuesday, 31 August 2021¹

Due to the current COVID-19 restrictions, the Meeting will be held virtually. For details of how securityholders can participate in the Meeting online please refer to the notice of meeting available at the link below.

The last day to trade on the JSE in order to participate and vote at the Meeting will be Tuesday, 24 August 2021. The record date to participate in and vote at the meeting will be Sunday, 29 August 2021 at 09.00. Given this date falls on a weekend, as an administrative matter you should seek to return your proxy form by close of business on Friday, 27 August 2021 and as a practical matter, the record date of the register will be as close of business on 27 August 2021.

All times referred in this announcement are local times in South Africa, unless otherwise stated. Any variation of the above dates and times will be released on SENS.

A copy of the notice of meeting, proxy form and online meeting guide will available for inspection by securityholders using the following link:

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

Johannesburg

Investment Bank and Sponsor
Investec Bank Limited

¹The Meeting was initially scheduled for Thursday, 12 August 2021. Due to scheduling and other matters, the Meeting has been delayed to Tuesday, 31 August 2021, as described in the notice of meeting.