

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 sale of 24 Wormald Street, Symonston ACT

We refer to the announcement made on 5 November 2021 and advise securityholders that IAP has completed the sale of 24 Wormald Street, Symonston ACT.

13 December 2021

Johannesburg

Sponsor Investec Bank Limited

Irongate Group

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Irongate Group comprises Irongate Property Fund I (ARSN 162 067736) and Irongate Property Fund II (ARSN 644 081 309) and is listed on the ASX Limited and the JSE Limited. Irongate Property Fund I is a registered managed investment scheme in Australia and is registered in South Africa as a foreign collective investment scheme. Irongate Property Fund II is a registered managed investment scheme in Australia and is registered in South Africa as a foreign collective investment scheme. Irongate Property Fund II is a registered managed investment scheme in Australia and is exempted from registration in South Africa as a foreign collective investment scheme Property Fund I and Irongate Property Fund II is Irongate Funds Management Limited (ABN 93 071 514 246; AFSL No. 290 909)