

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 510 Church Street, Cremorne VIC

We refer to the announcement made on 9 December 2021 and advise securityholders that IAP has completed the acquisition of a 50% interest in 510 Church Street, Cremorne VIC.

15 December 2021

Johannesburg

Sponsor

Investec Bank Limited