

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**)

Schemes become effective

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**) announces that copies of the executed supplemental deeds poll amending the IPF I and IPF II constitutions, as approved at the scheme meetings on 29 June 2022 (**Supplemental Deeds Poll**), were lodged with the Australian Securities and Investments Commission (**ASIC**) today.

The proposed acquisition of 100% of the units in IPF I by Charter Hall PGGM Industrial Partnership No.2 (**CHPIP**) and the acquisition of 100% of the units in IPF II by Charter Hall Holdings Pty Limited by way of inter-conditional trust schemes (**Proposal**) has accordingly become effective and is scheduled to be implemented on Friday, 15 July 2022.

Copies of the Supplemental Deeds Polls that were lodged with ASIC today, as well as copies of the consolidated constitutions of each of IPF I and IPF II can be found here:

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

Further information

IAP securityholders can obtain further information in relation to the Proposal by visiting IAP's website (www.irongategroup.com.au) 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.

Johannesburg
6 July 2022

Sponsor
Investec Bank Limited