



Market Announcement

9 December 2021

Irongate Group (ASX: IAP) – Trading Halt

Description

The securities of Irongate Group ('IAP') will be placed in trading halt at the request of IAP, pending it releasing an announcement. Unless ASX decides otherwise, the securities will remain in trading halt until the earlier of the commencement of normal trading on Monday, 13 December 2021 or when the announcement is released to the market.

Issued by

Neel Bhowmick

Adviser, Listings Compliance (Sydney)

IRONGATE

9 December 2021

The Manager
Company Announcements Office
Australian Securities Exchange
Level 4, 20 Bridge Street
SYDNEY NSW 2000

Attention: Neel Bhowmick, Advisor, ASX Listing Compliance

COMPANY ANNOUNCEMENT: IRONGATE GROUP (ASX: IAP) REQUEST FOR TRADING HALT

Under Listing Rule 17.1, Irongate Funds Management Limited (ABN 93 071 514 246) ("**Responsible Entity**"), in its capacity as responsible entity of Irongate Property Fund I (ARSN 162 067 736) and Irongate Property Fund II (ARSN 644 081 309) ("**IAP**"), requests a trading halt in IAP's securities.

The trading halt is being requested:

- to enable an announcement to be made to the market of a significant transaction, involving a material acquisition partly funded by an underwritten placement ("**Placement**"); and
- because it is necessary to prevent a disorderly market occurring in units in IAP while the Placement is being conducted.

The trading halt is requested from the commencement of trading on 9 December 2021 until the earlier of the commencement of trading on 10 December 2021 or the making of an announcement to the market regarding the outcome of the Placement.

The Responsible Entity is not aware of any reason why the trading halt should not be granted or of any other information necessary to inform the market about the trading halt.

Yours sincerely



Lucy Spenceley
Company Secretary