

IRONGATE

15 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) NOTICE UNDER SECTION 1012DA(5)(E) OF THE CORPORATIONS ACT 2001 (CTH) – CLEANSING STATEMENT

This notice is given by 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**”), under section 1012DA(5)(e) of the Corporations Act 2001 (Cth) (“**Act**”).

The Responsible Entity advises that:

- (a) it has completed the issue and allotment to institutional investors of 32,258,065 fully paid stapled securities in IAP (“**New Securities**”) at a price of \$1.55 per New Security pursuant to a placement, the results of which were announced to the ASX on Thursday, 9 December 2021;
- (b) the New Securities were issued without a product disclosure statement for the New Securities being prepared;
- (c) this notice is being given under section 1012DA(5)(e) of the Act;
- (d) as a disclosing entity, the Responsible Entity in its capacity as responsible entity of Irongate Property Fund I and Irongate Property Fund II, and issuer of the New Securities, is subject to regular reporting and disclosure obligations;
- (e) as at the date of this notice, the Responsible Entity has complied with:
 - (i) the provisions of Chapter 2M of the Act as they apply to IAP; and
 - (ii) section 674 of the Act as it applies to IAP; and
- (f) as at the date of this notice, there is no excluded information of the type referred to in sections 1012DA(7) and 1012DA(8) of the Act.

Yours sincerely



Lucy Spenceley
Company Secretary