

ASX ANNOUNCEMENT

10 May 2022

Irongate Group (ASX: IAP)

Appendix 4E

Results for the year ended 31 March 2022

1. Details of reporting periods:

The current reporting period for Irongate Group is 1 April 2021 to 31 March 2022. The previous corresponding reporting period was from 3 September 2020 to 31 March 2021.

2. Results for announcement to the market:

2.1/2.2/2.3 Revenue and profit from ordinary activities and the net profit attributable to unitholders:

Irongate Group	Year ended 31-Mar-22	Year ended 31-Mar-21
	<i>AUD'000</i>	<i>AUD'000</i>
Revenue from ordinary activities	117,335	32,224
Profit from ordinary activities after tax attributable to securityholders	266,324	110,739
Net profit attributable to securityholders	266,324	110,739

The current reporting period for Irongate Property Fund I is the twelve months to 31 March 2022. The previous corresponding reporting period was for the twelve months to 31 March 2021.

Irongate Property Fund I	Year ended 31-Mar-22	Year ended 31-Mar-21	Change
	<i>AUD'000</i>	<i>AUD'000</i>	<i>%</i>
Revenue from ordinary activities	108,840	92,676	17.4
Profit from ordinary activities after tax attributable to securityholders	259,596	164,730	57.6
Net profit attributable to securityholders	259,596	164,730	57.6

2.4/2.5 Amounts per security of distribution paid/payable during the year:

	Per security	Record date	Payment date
	<i>cents</i>		
Interim distribution	4.53	19 November 2021	3 December 2021
Final distribution	4.67	27 May 2022	10 June 2022

2.6 Explanation of figures in 2.1 to 2.4:

See annual financial report for the year ended 31 March 2022 and presentation released on the ASX on 10 May 2022 for further information.

3. Statement of profit or loss and other comprehensive income:

See annual financial report for Irongate Group and Irongate Property Fund I for the year ended 31 March 2022 released on the ASX on 10 May 2022 for further information.

4. Statement of financial position:

See annual financial report for Irongate Group and Irongate Property Fund I for the year ended 31 March 2022 released on the ASX on 10 May 2022 for further information.

5. Statement of cash flows:

See annual financial report for Irongate Group and Irongate Property Fund I for the year ended 31 March 2022 released on the ASX on 10 May 2022 for further information.

6. Details of distributions:

	Per security	Total distribution	Foreign sourced income
	<i>cents</i>	<i>AUD'000</i>	<i>NZD'000</i>
Interim distribution	4.53	29,223	2,917
Final distribution	4.67	31,643	3,378
Total distributions paid/payable	9.20	60,866	6,295

7. Details of distribution reinvestment plans in operation:

There is no distribution reinvestment plan in operation for the distribution payable on 10 June 2022.

8. Statement of changes in equity:

See annual financial report for Irongate Group and Irongate Property Fund I for the year ended 31 March 2022 released on the ASX on 10 May 2022 for further information.

9. Net Group tangible assets per security:

	31-Mar-22	31-Mar-21	Change
	AUD	AUD	%
Net Group tangible assets per security	1.74	1.43	21.7

10. Details of entities over which control has been gained or lost during the year:

See annual financial report for Irongate Group and Irongate Property Fund I for the year ended 31 March 2022 released on the ASX on 10 May 2022 for further information.

11. Details of associates and joint ventures:

Irongate Templewater Australia Property Fund (**ITAP**) is an unlisted Australian opportunity fund for which the Irongate Group undertakes investment and asset management services. IPF II is committed to invest A\$30.0 million in ITAP representing 18.7% of the total equity of ITAP (total committed equity of A\$160.8 million). See annual financial report for Irongate Group for year ended 31 March 2022 released on the ASX on 10 May 2022 for further information.

12. Any other significant information required:

Not applicable.

13. Accounting standards used for foreign entities:

Not applicable.

14. Commentary on results for the year:

See annual financial report for Irongate Group and Irongate Property Fund I for the year ended 31 March 2022 released on the ASX on 10 May 2022 for further information.

15. Is this report based on accounts which have been audited:

Yes.

16. If the accounts have not been audited, the likelihood of qualification:

Not applicable, see paragraph 15 above.

17. Description of audit dispute or qualifications:

Not applicable.

This announcement has been authorised for release by the Company Secretary.

ENDS

FOR FURTHER INFORMATION, PLEASE CONTACT:

Lucy Spenceley

Investor Relations and Company Secretary

T +61 2 7906 2006

E ir@irongategroup.com.au