

## ASX ANNOUNCEMENT

5 July 2022

### Irongate Group (ASX: IAP)

#### Update on scheme implementation timetable

As previously announced, 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**) has today received orders from the Supreme Court of New South Wales that IAP RE would be justified in implementing the proposal by Charter Hall PGGM Industrial Partnership No.2 (**CHPIP**) under which it is proposed that CHPIP acquire 100% of the units in IPF I, and Charter Hall Holdings Pty Limited acquire 100% of the units in IPF II by way of inter-conditional trust schemes (**Proposal**).

All conditions precedent to the Proposal, as detailed in the Scheme Implementation Agreement dated 30 March 2022 (a copy of which was released to the ASX on 30 March 2022) have been satisfied and the Proposal is now unconditional. The Proposal is expected to be implemented on 15 July 2022.

#### Next steps

IAP RE will lodge the executed supplemental deeds and the orders of the Supreme Court of New South Wales with the Australian Securities and Investments Commission tomorrow, 6 July 2022, at which time the Proposal will become legally effective and IAP securities will cease to be traded from the close of trading on the ASX and open of trading on the JSE on this day.

#### Key dates and timetable<sup>1</sup>

Event	Expected Date
The date on which the Schemes become unconditional, and the finalisation announcement is released on SENS, including the currency conversion rate.	Tuesday, 5 July 2022
Last day for trading in IAP Securities on the JSE and the last day IAP Securityholders can transfer IAP Securities between the Australian Register and South African Register.	Tuesday, 5 July 2022 (Johannesburg time)

<sup>1</sup> Capitalised terms in this footnote and in the above timetable included have the meaning given to them in the Scheme Booklet dated 19 May 2022. Unless otherwise stated, all times referred to in this announcement are times in Sydney, Australia. No dematerialisation or rematerialisation of IAP Securities and no transfer of IAP Securities between the Australian Register and South African Register may take place from the commencement of business on the business day following the last day for trading in IAP Securities on the JSE and ASX (being, Tuesday, 5 July 2022). Any changes to the above timetable will be announced through the ASX and the JSE and notified on IAP Group's website ([irongategroup.com.au](http://irongategroup.com.au)). Any obligation to do an act by a specified time in an Australian time zone must be done at the corresponding time in any other jurisdiction.

Event	Expected Date
<p><b>Effective Date</b></p> <p>The date on which the Schemes become Effective and are binding on IAP Securityholders.</p> <p>Last day of trading in IAP Securities on the ASX. IAP Securities suspended from trading from close of trading on the ASX.</p>	Wednesday, 6 July 2022
<p>IAP Securities suspended from trading on the JSE from open of trading on the JSE.</p> <p>Procedure to remove IAP Securities from the official list of the JSE is initiated by the JSE.</p>	Wednesday, 6 July 2022 (Johannesburg time)
<p><b>Record Date</b></p> <p>All IAP Securityholders who hold IAP Securities on the Record Date will be entitled to receive the Scheme Consideration.</p>	Friday, 8 July 2022
<p><b>Implementation Date</b></p> <p>All Scheme Participants will receive the Scheme Consideration to which they are entitled on this date.</p>	Friday, 15 July 2022
<p><b>Delisting Date</b></p> <p>Removal of IAP Securities on the official lists of the ASX and the JSE at commencement of trade expected to be on this date.</p>	Monday, 18 July 2022

## Payment of Scheme Consideration

On 15 July 2022, securityholders on the register at the Record Date of 8 July 2022 will receive the scheme consideration of A\$1.90 per IAP Security (excluding the ordinary distribution for the period ending 31 March 2022 as announced by IAP RE on 10 May 2022).

As disclosed in the Scheme Booklet dated 19 May 2022, securityholders holding their securities on the South African Register will receive the Scheme Consideration in ZAR (Rand) equivalent of R21.12914 per IAP Security based on the ZAR (Rand) / A\$ (AUD) relevant rate quoted by Reuters as at 5:00pm (Sydney time) on the Second Court Date of 5 July 2022 being 0.08992.<sup>2</sup>

## Further information

IAP securityholders can obtain further information in relation to the Proposal by visiting IAP's website ([www.ironagategroup.com.au](http://www.ironagategroup.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.

<sup>2</sup> This is the offer rate quoted by Reuters as at 5:00pm (Sydney time) on the Second Court Date of 5 July 2022.

# IRONGATE

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

**ENDS**

**FOR FURTHER INFORMATION, PLEASE CONTACT:**

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Investor Relations and Company Secretary

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Irongate Group comprises Irongate Property Fund I (ARSN 162 067736) and Irongate Property Fund II (ARSN 644 081309) and is listed on the ASX Limited and the JSE Limited. Irongate Property Fund I is a registered managed investment scheme in Australia and is registered in South Africa as a foreign collective investment scheme. Irongate Property Fund II is a registered managed investment scheme in Australia and is exempted from registration in South Africa as a foreign collective investment scheme. The responsible entity of Irongate Property Fund I and Irongate Property Fund II is Irongate Funds Management Limited (ABN 93 071 514 246; AFSL No. 290 909)