

ASX ANNOUNCEMENT

15 July 2022

Irongate Group (ASX: IAP)

Implementation of Schemes

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**) is pleased to announce that the acquisition by Charter Hall PGGM Industrial Partnership No.2 (**CHPIP**) of 100% of the units in IPF I and by Charter Hall Holdings Pty Limited of 100% of the units in IPF II by way of inter-conditional trust schemes (**Schemes**) has been implemented today.

Payment to IAP securityholders

The cash consideration under the Schemes, being A\$1.90 per IAP security (excluding the ordinary distribution for the period ending 31 March 2022 as announced by IAP RE on Tuesday, 10 May 2022), has been paid to each IAP securityholder who was registered as the holder of an IAP security on the record date, being 7:00pm (Sydney time) / 11:00am (Johannesburg time) on Friday, 8 July 2022.

As previously announced, IAP securityholders holding IAP securities on the South African register will receive the cash consideration under the Schemes 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 Tuesday, 5 July 2022 being 0.08992.¹

Delisting of IAP from ASX and JSE

Trading in IAP securities was suspended on the ASX at the close of trading and on the JSE at the open of trading on Wednesday, 6 July 2022 as previously announced.

IAP has applied to the ASX for IAP to be removed from the official list of the ASX, with effect from the close of trading on Monday, 18 July 2022.

The JSE delisting process as notified to IAP securityholders in section 6.7 of the scheme booklet in respect of the Schemes dated Thursday, 19 May 2022 has been followed and IAP has received approval from the JSE Executive Committee for the removal of IAP from the official list of the JSE with effect from Monday, 18 July 2022.

Further information

IAP securityholders can obtain further information in relation to the Schemes by visiting IAP's website (www.irongategroup.com.au) or calling the IAP securityholder information line on 1300

¹ This is the offer rate quoted by Reuters as at 5:00pm (Sydney time) on the second court date of Tuesday, 5 July 2022.

IRONGATE

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.

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

ENDS

FOR FURTHER INFORMATION, PLEASE CONTACT:

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