

ASX ANNOUNCEMENT

5 May 2021

Irongate Group (ASX: IAP)

Appendix 4E

Results for the year ended 31 March 2021

1. Details of reporting periods:

The current reporting period for Irongate Group is 3 September 2020 to 31 March 2021. There is no previous corresponding reporting period.

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:

	Year ended 31-Mar-21
Irongate Group	
	AUD'000
Revenue from ordinary activities	32,224
Profit from ordinary activities after tax attributable to securityholders	110,739
Net profit attributable to securityholders	110,739

The current reporting period for Irongate Property Fund I is the twelve months to 31 March 2021. The previous corresponding reporting period was for the twelve months to 31 March 2020.

	Year ended 31-Mar-21	Year ended 31-Mar-20	Change
Irongate Property Fund I			
	AUD'000	AUD'000	%
Revenue from ordinary activities	92,676	101,103	(8.3)
Profit from ordinary activities after tax attributable to securityholders	164,730	58,956	179.4
Net profit attributable to securityholders	164,730	58,956	179.4

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	4.39	20 November 2020	4 December 2020
Final distribution	4.53	28 May 2021	11 June 2021

2.6 Explanation of figures in 2.1 to 2.4:

See annual financial report for the year ended 31 March 2021 and presentation released on the ASX on 5 May 2021 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 2021 released on the ASX on 5 May 2021 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 2021 released on the ASX on 5 May 2021 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 2021 released on the ASX on 5 May 2021 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	4.39	26,832	2,272
Final distribution	4.53	27,696	2,238
Total distributions paid/payable	8.92	54,528	4,510

7. Details of distribution reinvestment plans in operation:

There is no distribution reinvestment plan in operation for the distribution payable on 11 June 2021.

8. Statement of changes in equity:

See annual financial report for Irongate Group and Irongate Property Fund I for the year ended 31 March 2021 released on the ASX on 5 May 2021 for further information.

9. Net Group tangible assets per security:

	31-Mar-21	31-Mar-20	Change
	AUD	AUD	%
Net Group tangible assets per security	1.43	1.32	8.1

The net Group tangible assets per security for 31 March 2020 relates to Irongate Property Fund I (then known as Investec Australia Property Fund).

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 2021 released on the ASX on 5 May 2021 for further information.

11. Details of associates and joint ventures:

Templewater Australia Property Fund (TAP) 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 TAP representing 21.4% of the total equity of TAP (current committed equity of A\$140 million). See annual financial report for Irongate Group for year ended 31 March 2021 released on the ASX on 5 May 2021 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 2021 released on the ASX on 5 May 2021 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.

IRONGATE

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

ENDS

FOR FURTHER INFORMATION, PLEASE CONTACT:

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