

ASX ANNOUNCEMENT

8 March 2021

Irongate Group (ASX: IAP)

Acquisition of Industrial Property

Securityholders are advised that IAP¹ has entered into a contract for sale of land to acquire an industrial facility located at 153 Main Beach Road, Pinkenba QLD (**Property**). The total purchase consideration is \$24,750,000 which represents an initial yield of 5.3% (5.0% post all transaction costs). The purchase consideration and all transaction costs will be funded through IAP's existing syndicated debt facility.

The Property was constructed in 2018 and comprises 1,852m² of office and warehouse accommodation and 33,615m² of high-quality hardstand. The Property is leased to Grays, the largest industrial, auto and commercial eCommerce business in Australasia, with a lease expiry in March 2028 and fixed annual escalations of 3.5%.

IAP CEO, Graeme Katz, said, "the Property provides IAP with a strategic land holding of almost four-hectares in the Australian Trade Coast Precinct, one of Brisbane's premier industrial locations. Pinkenba is immediately adjacent to Brisbane Airport and the area will benefit from infrastructure upgrades associated with the new Brisbane International Cruise Terminal. We believe the Brisbane industrial sector currently offers relative value and the acquisition will increase IAP's exposure to industrial property to 32% by both income and value."

The effective date of the acquisition of the Property is the settlement date under the contract for sale of land which is scheduled for 22 March 2021.

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

ENDS

FOR FURTHER INFORMATION, PLEASE CONTACT:

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¹ Through a wholly-owned sub trust, Irongate Property Sub Trust No.25