IRONGATE

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ASX ANNOUNCEMENT

17 August 2021

Irongate Group (ASX: IAP)

Completion of Acquisition of 34 Southgate Avenue

We refer to the announcement made on 12 August 2021 and advise securityholders that IAP has completed the acquisition of 34 Southgate Avenue, Cannon Hill QLD.

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

Irongate Group comprises Irongate Property Fund I (ARSN 162 067 736) and Irongate Property Fund II (ARSN 644 081 309) 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)