

ASX ANNOUNCEMENT

27 October 2021

Irongate Group (ASX: IAP)

Appendix 4D

Results for the six months ended 30 September 2021

1. Details of reporting periods:

The current reporting period for Irongate Group (**Group**) is the six months to 30 September 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:

	Period ended 30-Sep-21
Irongate Group	AUD'000
Revenue from ordinary activities	54,040
Profit from ordinary activities after tax attributable to securityholders	109,310
Net profit attributable to securityholders	109,310

The current reporting period for Irongate Property Fund I is the six months to 30 September 2021. The previous corresponding reporting period was for the six months to 30 September 2020.

	Period ended 30-Sep-21	Period ended 30-Sep-20	Change
Irongate Property Fund I	AUD'000	AUD'000	%
Revenue from ordinary activities	52,779	45,185	16.8
Profit from ordinary activities after tax attributable to securityholders	108,889	38,344	184.0
Net profit attributable to securityholders	108,889	38,344	184.0

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	4.53	19 November 2021	3 December 2021

2.6 Explanation of figures in 2.1 to 2.4:

See financial report for the half year ended 30 September 2021 and presentation released on the ASX on 27 October 2021 for further information.

3. Details of distributions:

	Per security	Total distribution	Foreign sourced income
	<i>cents</i>	<i>AUD'000</i>	<i>NZD'000</i>
Interim distribution	4.53	29,223	2,917

4. Details of distribution reinvestment plans in operation:

There is no distribution reinvestment plan in operation for the distribution payable on 3 December 2021.

5. Net Group tangible assets per security:

	30-Sep-21	30-Sep-20	Change
	<i>AUD</i>	<i>AUD</i>	<i>%</i>
Net Group tangible assets per security	1.55	1.34	15.7

The net Group tangible assets per security for 30 September 2020 relates to Irongate Property Fund I (then known as Investec Australia Property Fund).

6. Details of entities over which control has been gained or lost during the year:

No control has been gained or lost over another entity during the period.

7. Details of associates and joint ventures:

Irongate Templewater Australia Property Fund (ITAP) 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 ITAP representing 18.75% of the total equity of ITAP (current committed equity of A\$160 million). See financial report for Irongate Group for the half year ended 30 September 2021 released on the ASX on 27 October 2020 for further information.

8. Any other significant information required:

Not applicable.

9. Accounting standards used for foreign entities:

Not applicable.

10. Description of audit dispute or qualifications:

Not applicable.

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

ENDS

FOR FURTHER INFORMATION, PLEASE CONTACT:

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