

ASX ANNOUNCEMENT

19th February 2018

ASX CODE: MPX

DIRECTORS

Mr Nicholas Zborowski
Executive Director

Mr Anthony Ho
Non-Executive Director

Mr Benjamin Young
Non-Executive Director

Mr Jack Spencer-Cotton
Non-Executive Director

CAPITAL STRUCTURE

Ordinary Shares: 99.0M
Options: 3.0M

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MUSTERA FUND SETTLES ACQUISITION OF SHOALWATER SHOPPING CENTRE

Mustera Property Group Ltd (ASX:MPX) (Mustera) is pleased to announce that the Mustera Property Fund (Fund) has settled the acquisition of the Shoalwater Shopping Centre (the Centre) for AUD\$16.5 million (excluding transaction costs).

The Centre is located approximately 45kms south-west of the Perth CBD on the main thoroughfare of Safety Bay Road with a high exposure corner location on a site of approximately 1.47 hectares. The Centre comprises approximately 4,700m² gross leasable area and includes a supermarket, medical centre, tavern and 16 specialty stores, collectively let on long-term leases.

The Fund, which raised \$8 million from several private investors, closed fully subscribed in January 2018. Mustera has invested \$1.0 million into the Fund equating to 12.5% of the initial units issued.

Mustera's Executive Director Nick Zborowski said "the success of the capital raising by the Fund demonstrates the depth of Mustera's investor relations and their appetite for quality real estate investments."

He added "The Mustera Property Fund offers investors the opportunity to invest in quality Australian real estate assets delivering stable income and the opportunity for capital growth."

Nicholas Zborowski
Executive Director

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