

Appendix 3Y

Change of Director's Interest Notice

*Information or documents not available now must be given to ASX as soon as available.
Information and documents given to ASX become ASX's property and may be made public.*

Introduced 30/9/2001. Amended 01/01/11

Name of entity	Mustera Property Group Limited
ABN	13 142 375 522

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

Name of Director	Nicholas Zborowski
Date of last notice	21 October 2016

Part 1 - Change of director's relevant interests in securities

In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Direct or indirect interest	Direct
Nature of indirect interest (including registered holder) <small>Note: Provide details of the circumstances giving rise to the relevant interest.</small>	Registered Holder: Nicholas Anthony Zborowski ATF N & A Z Trust <i>Mr Zborowski is the trustee for the fund. He is also one of the members of that fund.</i>
Date of change	30 January 2018
No. of securities held prior to change	<u>Direct</u> 10,000 ordinary fully paid shares. 5,000,000 options exercisable at \$0.20 each on or before 31 January 2018. <u>Indirect</u> 1,000,000 options exercisable at \$0.37 each on or before 30 September 2021.
Class	(i) Shares; and (ii) Options exercisable at \$0.20 each on or before 31 January 2018.
Number acquired	(i) 1,610,169 ordinary fully paid shares.
Number disposed	(ii) 5,000,000 options exercisable at \$0.20 each on or before 31 January 2018.

Value/Consideration <small>Note: If consideration is non-cash, provide details and estimated valuation.</small>	Cashless exercise of 5,000,000 options at calculated value of \$475,000 to receive 1,610,169 shares.
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+ See chapter 19 for defined terms.

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No. of securities held after change	<p><u>Direct</u></p> <p>1,620,169 ordinary fully paid shares.</p> <p><u>Indirect</u></p> <p>1,000,000 options exercisable at \$0.37 each on or before 30 September 2021.</p>
Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	<p>Exercise of options in accordance with the Options Terms and Conditions (as amended and approved by shareholders at a meeting held on 23 January 2018) using the Cashless Exercise Facility.</p>

Part 2 – Change of director's interests in contracts

Detail of contract	Not Applicable.
Nature of interest	
Name of registered holder (if issued securities)	
Date of change	
No. and class of securities to which interest related prior to change Note: Details are only required for a contract in relation to which the interest has changed	
Interest acquired	
Interest disposed	
Value/Consideration Note: If consideration is non-cash, provide details and an estimated valuation	
Interest after change	

Part 3 – +Closed period

Were the interests in the securities or contracts detailed above traded during a +closed period where prior written clearance was required?	No.
If so, was prior written clearance provided to allow the trade to proceed during this period?	
If prior written clearance was provided, on what date was this provided?	

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