

# ASX ANNOUNCEMENT

2<sup>nd</sup> 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 ANNOUNCES THE LAUNCH OF THE MUSTERA PROPERTY FUND WITH A \$16.5 MILLION ACQUISITION

Mustera Property Group Ltd (ASX:MPX) (Mustera or the Company) today announced the launch of the Mustera Property Fund (MPF or the Fund) after securing commitment from several private Investors, for the acquisition of a neighbourhood shopping centre in Western Australia for AUD\$16.5 million.

MPF is a long-term, open-ended, managed investment scheme targeting strong income returns from high yielding quality assets located in Australia. It is intended that over time the Fund will expand its capital base and acquire additional properties. Investors will acquire units in the Fund via invitation only.

Mustera, as Trustee and Fund Manager, has the exclusive right to invest and manage the Fund's portfolio on behalf of the Unitholders, in accordance with the Fund's objectives. The Fund's primary objective is to provide Unitholders with stable income and the potential for both income and capital growth through the acquisition of Australian real estate assets. In consideration of the Trustee and Fund Management services, Mustera will receive ongoing management fees from the Fund.

Mustera has also committed to investing \$1.0 million into the Fund equating to 12.5% of the initial units being issued. The investment will generate stable returns to the Company.

The initial acquisition by MPF is the Shoalwater Shopping Centre (the Centre) located approximately 45kms south-west of the Perth CBD in the coastal suburb of Shoalwater, within the established and growing City of Rockingham. The Centre is located on the main thoroughfare of Safety Bay Road with a high exposure corner location with three street frontages on a site of approximately 1.47 hectares. The Centre comprises approximately 4,700m<sup>2</sup> gross leasable area and includes a supermarket, medical centre, tavern and 16 specialty stores, collectively let on long-term leases with an average weighted lease expiry of greater than seven years.

Mustera Executive Director Nick Zborowski said "We have been considering for some time now the introduction of a funds management arm to our business and have spent the last few months discussing opportunities with potential key investors as well as searching for a suitable asset to launch the Fund".

“The Shoalwater Shopping Centre is an excellent acquisition which offers solid metrics across all criteria. The Fund's committed Investors are very supportive and we're excited about the potential for MPF, with a strong pipeline of additional investment opportunities already being considered”.

Nick Zborowski added “MPF's investment objectives include owning properties that have a stable income profile, underpinned by leases to a range of reputable tenants with structured rental growth”.

Nicholas Zborowski  
**Executive Director**

**Company Enquiries:**

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