

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 Ltd
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	Jack Spencer-Cotton
Date of last notice	11 December 2020

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 and Indirect
Nature of indirect interest (including registered holder) <small>Note: Provide details of the circumstances giving rise to the relevant interest.</small>	Registered Holder: Jack Spencer-Cotton <Nicola C Spencer-Cotton A/C> <i>Mr Spencer-Cotton as trustee for the registered holder</i> Registered Holder: Jack Spencer-Cotton <Stella C Spencer-Cotton A/C> <i>Mr Spencer-Cotton as trustee for the registered holder</i> Registered Holder: Jack Spencer-Cotton <Oliver C Spencer-Cotton A/C> <i>Mr Spencer-Cotton as trustee for the registered holder</i> Registered Holder: Jack Spencer-Cotton <Elio C Spencer-Cotton A/C> <i>Mr Spencer-Cotton as trustee for the registered holder</i>
Date of change	20 July 2021

+ See chapter 19 for defined terms.

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<p>No. of securities held prior to change</p>	<p><u>Direct</u> 1,166,666 Shares 500,000 options exercisable at \$0.37 each on or before 30 September 2021 500,000 options exercisable at \$0.46 each on or before 30 November 2023 500,000 Performance Rights <u>Indirect</u> 242,735 Shares</p>
<p>Class</p>	<p>a. Fully paid ordinary share (Share) b. Unquoted options (Options)</p>
<p>Number acquired</p>	<p><u>Direct</u> a. 349,999 Shares b. 174,999 Options <u>Indirect</u> a. 72,819 Shares b. 36,409 Options</p>
<p>Number disposed</p>	<p>Nil</p>
<p>Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation.</p>	<p>a. \$0.25 per Share b. Free-attaching options on a 1-for-2 basis</p>
<p>No. of securities held after change</p>	<p><u>Direct</u> 1,516,665 Shares 500,000 options exercisable at \$0.37 each on or before 30 September 2021 500,000 options exercisable at \$0.46 each on or before 30 November 2023 174,999 options exercisable at \$0.30 each on or before 20 July 2023 500,000 Performance Rights <u>Indirect</u> 315,554 Shares 36,409 options exercisable at \$0.30 each on or before 20 July 2023</p>
<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>	<p>Participation in the non-renounceable rights issue</p>

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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 <small>Note: Details are only required for a contract in relation to which the interest has changed</small>	
Interest acquired	
Interest disposed	
Value/Consideration <small>Note: If consideration is non-cash, provide details and an estimated valuation</small>	
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?	Not applicable
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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