

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	1 October 2021

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	Indirect
Nature of indirect interest (including registered holder) <small>Note: Provide details of the circumstances giving rise to the relevant interest.</small>	Nicholas Anthony Zborowski <N & A Z Superfund A/C> <i>Mr Zborowski is the trustee and a beneficiary of the fund</i>
Date of change	28 November 2022
No. of securities held prior to change	Direct 1,543,450 Shares 1,000,000 options exercisable at \$0.46 each on or before 30 November 2023 1,000,000 Performance Rights Indirect 90,000 Shares
Class	Performance Rights
Number acquired	2,000,000 Performance Rights comprising of: i. 1,000,000 Class A Performance Rights ii. 1,000,000 Class B Performance Rights
Number disposed	Nil

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Appendix 3Y
Change of Director's Interest Notice

Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation.	Nil
No. of securities held after change	<p><u>Direct</u></p> <p>1,543,450 Shares</p> <p>1,000,000 options exercisable at \$0.46 each on or before 30 November 2023</p> <p>1,000,000 Performance Rights</p> <p><u>Indirect</u></p> <p>90,000 Shares</p> <p>2,000,000 Performance Rights</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	Issue of Performance Rights under the Company's Employee Incentive Plan following receipt of shareholder approval at the Company's Annual General Meeting held on 25 November 2022.

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	

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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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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	Anthony Ho
Date of last notice	1 October 2021

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) Note: Provide details of the circumstances giving rise to the relevant interest.	<p><u>Shares</u> Registered Holder: Hox5 Pty Ltd <A & K Ho Superannuation Fund> <i>Mr Ho is a director the trustee and a beneficiary of the fund</i></p> <p><u>Options</u> Registered Holder: Sherkath Pty Ltd <Forrest Investment Trust> <i>Mr Ho is a director the trustee and a beneficiary of the fund</i></p>
Date of change	28 November 2022
No. of securities held prior to change	<p><u>Direct</u> 500,000 Performance Rights</p> <p><u>Indirect</u> 2,096,394 Shares</p> <p>500,000 options exercisable at \$0.46 each on or before 30 November 2023</p>
Class	Performance Rights

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Number acquired	1,200,000 Performance Rights comprising of: i. 600,000 Class A Performance Rights ii. 600,000 Class B Performance Rights
Number disposed	Nil
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation.	Nil
No. of securities held after change	Direct 1,700,000 Performance Rights Indirect 2,096,394 Shares 500,000 options exercisable at \$0.46 each on or before 30 November 2023
Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	Issue of Performance Rights under the Company's Employee Incentive Plan following receipt of shareholder approval at the Company's Annual General Meeting held on 25 November 2022.

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	

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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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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	1 October 2021

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: 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	28 November 2022

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<p>No. of securities held prior to change</p>	<p><u>Direct</u></p> <p>1,516,665 Shares</p> <p>500,000 options exercisable at \$0.46 each on or before 30 November 2023</p> <p>174,999 options exercisable at \$0.30 each on or before 20 July 2023</p> <p>500,000 Performance Rights</p> <p><u>Indirect</u></p> <p>315,554 Shares</p> <p>36,409 options exercisable at \$0.30 each on or before 20 July 2023</p>
<p>Class</p>	<p>Performance Rights</p>
<p>Number acquired</p>	<p>1,200,000 Performance Rights comprising of:</p> <p>i. 600,000 Class A Performance Rights</p> <p>ii. 600,000 Class B Performance Rights</p>
<p>Number disposed</p>	<p>Nil</p>
<p>Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation.</p>	<p>Nil</p>
<p>No. of securities held after change</p>	<p><u>Direct</u></p> <p>1,516,665 Shares</p> <p>1,700,000 options exercisable at \$0.46 each on or before 30 November 2023</p> <p>174,999 options exercisable at \$0.30 each on or before 20 July 2023</p> <p>500,000 Performance Rights</p> <p><u>Indirect</u></p> <p>315,554 Shares</p> <p>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>Issue of Performance Rights under the Company's Employee Incentive Plan following receipt of shareholder approval at the Company's Annual General Meeting held on 25 November 2022.</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 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?	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?	

⁺ See chapter 19 for defined terms.

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