



Announcement Summary

Entity name

MUSTERA PROPERTY GROUP LIMITED

Announcement Type

New announcement

Date of this announcement

Thursday September 10, 2020

The Proposed issue is:

A standard pro rata issue (including non-renounceable or renounceable)

Total number of +securities proposed to be issued for a standard pro rata issue (including non-renounceable or renounceable)

ASX +security code	+Security description	Maximum Number of +securities to be issued
MPX	ORDINARY FULLY PAID	16,604,185

Ex date

Tuesday September 15, 2020

+Record date

Wednesday September 16, 2020

Offer closing date

Monday October 5, 2020

Issue date

Monday October 12, 2020

Refer to next page for full details of the announcement



Part 1 - Entity and announcement details

1.1 Name of +Entity

MUSTERA PROPERTY GROUP LIMITED

We (the entity named above) give ASX the following information about a proposed issue of +securities and, if ASX agrees to +quote any of the +securities (including any rights) on a +deferred settlement basis, we agree to the matters set out in Appendix 3B of the ASX Listing Rules.

1.2 Registered Number Type

ACN

Registration Number

142375522

1.3 ASX issuer code

MPX

1.4 The announcement is

New announcement

1.5 Date of this announcement

Thursday September 10, 2020

1.6 The Proposed issue is:

A standard +pro rata issue (non-renounceable or renounceable)

1.6a The proposed standard +pro rata issue is:

+ Non-renounceable



Part 3 - Details of proposed entitlement offer issue

Part 3A - Conditions

3A.1 - Are any of the following approvals required for the entitlement offer to be unconditional?

- **+Security holder approval**
- **Court approval**
- **Lodgement of court order with +ASIC**
- **ACCC approval**
- **FIRB approval**
- **Another approval/condition external to the entity**

No

Part 3B - Offer details

Class or classes of +securities that will participate in the proposed issue and class or classes of +securities proposed to be issued

ASX +security code and description

MPX : ORDINARY FULLY PAID

Is the proposed security a 'New class' (+securities in a class that is not yet quoted or recorded by ASX) or an 'Existing class' (additional securities in a class that is already quoted or recorded by ASX)?

Existing class

Will the proposed issue of this +security include an offer of attaching +securities?

No

If the entity has quoted company options, do the terms entitle option holders to participate on exercise?

No

Details of +securities proposed to be issued

ASX +security code and description

MPX : ORDINARY FULLY PAID

ISIN Code (if Issuer is a foreign company and +securities are non CDIs)

ISIN Code for the entitlement or right to participate in a non-renounceable issue (if Issuer is foreign company and +securities are non CDIs)

Offer ratio (ratio to existing holdings at which the proposed +securities will be issued)



The quantity of additional +securities to be issued	For a given quantity of +securities held
1	6

What will be done with fractional entitlements?	Maximum number of +securities proposed to be issued (subject to rounding)
Fractions rounded down to the nearest whole number or fractions disregarded	16,604,185

Offer price details for retail security holders

In what currency will the offer be made?	What is the offer price per +security for the retail offer?
AUD - Australian Dollar	AUD 0.25000

Oversubscription & Scale back details

Will individual +security holders be permitted to apply for more than their entitlement (i.e. to over-subscribe)?

Yes

Describe the limits on over-subscription

The Directors will not allocate New Shares under the Shortfall Offer to the extent that an applicant's voting power in the Company, together with that applicant's associates, exceeds the takeover thresholds in the Corporations Act, subject to certain exceptions permitted by law.

Will a scale back be applied if the offer is over-subscribed?

Yes

Describe the scale back arrangements

The Directors propose to allocate the Shortfall in a manner considered appropriate to applicants having regard to the best interests of the Company and the Company's desire to maximise the funds raised from the Offers.

Will these +securities rank equally in all respects from their issue date with the existing issued +securities in that class?

Yes

Part 3C - Timetable

3C.1 +Record date

Wednesday September 16, 2020



3C.2 Ex date

Tuesday September 15, 2020

3C.4 Record date

Wednesday September 16, 2020

3C.5 Date on which offer documents will be sent to +security holders entitled to participate in the +pro rata issue

Monday September 21, 2020

3C.6 Offer closing date

Monday October 5, 2020

3C.7 Last day to extend the offer closing date

Wednesday September 30, 2020

3C.9 Trading in new +securities commences on a deferred settlement basis

Tuesday October 6, 2020

3C.10 Last day for entity to announce the results of the offer to ASX, including the number and percentage of +securities taken up by existing +security holders and any shortfall taken up by underwriters or other investors

Thursday October 8, 2020

3C.11 +Issue date

Monday October 12, 2020

3C.12 Date trading starts on a normal T+2 basis

Tuesday October 13, 2020

3C.13 First settlement date of trades conducted on a +deferred settlement basis and on a normal T+2 basis

Thursday October 15, 2020

Part 3E - Fees and expenses

3E.1 Will there be a lead manager or broker to the proposed offer?

Yes

3E.1a Who is the lead manager/broker?

Townshend Capital Pty Ltd (ACN 099 900 188), AFSL No. 219326

3E.1b What fee, commission or other consideration is payable to them for acting as lead manager/broker?

A fee equal to 2% of the total amount of the funds raised under the Offers.

3E.2 Is the proposed offer to be underwritten?

No



3E.3 Will brokers who lodge acceptances or renunciations on behalf of eligible +security holders be paid a handling fee or commission?

No

3E.4 Details of any other material fees or costs to be incurred by the entity in connection with the proposed offer

Refer to section 7.3 of the Offer Document lodged with ASX on 10 September 2020 for further details.

Part 3F - Further Information

3F.1 The purpose(s) for which the entity intends to use the cash raised by the proposed issue

Please refer to the announcement dated 10 September 2020 and section 1.2 of the Offer Document lodged with ASX on 10 September 2020 for further details.

3F.2 Will holdings on different registers or subregisters be aggregated for the purposes of determining entitlements to the issue?

No

3F.3 Will the entity be changing its dividend/distribution policy if the proposed issue is successful?

No

3F.4 Countries in which the entity has +security holders who will not be eligible to participate in the proposed issue

All countries other than Australia and New Zealand.

3F.5 Will the offer be made to eligible beneficiaries on whose behalf eligible nominees or custodians hold existing +securities

Yes

3F.5a Please provide further details of the offer to eligible beneficiaries

Please refer to section 2.10 of the Offer Document lodged with ASX on 10 September 2020 for further details.

3F.6 URL on the entity's website where investors can download information about the proposed issue

<https://www.mustera.com.au/>

3F.7 Any other information the entity wishes to provide about the proposed issue

Refer to the ASX announcement dated 10 September 2020 and Offer Document lodged with ASX on the same date.

3F.8 Will the offer of rights under the rights issue be made under a disclosure document or product disclosure statement under Chapter 6D or Part 7.9 of the Corporations Act (as applicable)?

No