

# 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 | 29 May 2019        |

### 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<br>(including registered holder)<br><small>Note: Provide details of the circumstances giving rise to the relevant interest.</small> | Nicholas Anthony Zborowski <N & A Z Superfund A/C><br><i>Mr Zborowski is the trustee and a beneficiary of the fund</i>   |
| Date of change  | 10 December 2020   |
| No. of securities held prior to change  | <b>Direct</b><br>1,570,169 ordinary fully paid shares ( <b>Shares</b> )<br>1,000,000 options exercisable at \$0.46 each on or before 30 November 2023.<br><br><b>Indirect</b><br>50,000 Shares<br>1,000,000 options exercisable at \$0.37 each on or before 30 September 2021. |
| Class   | Performance Rights   |
| Number acquired   | 1,000,000 Performance Rights consisting of:<br>i. 500,000 Class A Performance Rights<br>ii. 500,000 Class B Performance Rights   |
| Number disposed   | Nil  |
| Value/Consideration<br><small>Note: If consideration is non-cash, provide details and estimated valuation.</small>  | Nil  |

+ See chapter 19 for defined terms.

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|  |   |
|--|---|
| <p>No. of securities held after change</p>   | <p><b><u>Direct</u></b><br/> 1,543,450 Shares<br/> 1,000,000 options exercisable at \$0.46 each on or before 30 November 2023<br/> 1,000,000 Performance Rights</p> <p><b><u>Indirect</u></b><br/> 90,000 Shares<br/> 1,000,000 options exercisable at \$0.37 each on or before 30 September 2021</p> |
| <p><b>Nature of change</b><br/> 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 Performance Rights Plan following receipt of shareholder approval at the Company's annual general meeting held on 30 November 2020.</p>  |

**Part 2 – Change of director's interests in contracts**

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

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+ See chapter 19 for defined terms.

**Part 3 – <sup>+</sup>Closed period**

|   |     |
|---|-----|
| Were the interests in the securities or contracts detailed above traded during a <sup>+</sup> 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 | <b>Mustera Property Group Ltd</b> |
| ABN            | <b>13 142 375 522</b>             |

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 | 13 October 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  |
|---|--|
| <b>Nature of indirect interest (including registered holder)</b><br><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><br><i>Mr Spencer-Cotton as trustee for the registered holder</i><br><br>Registered Holder: Jack Spencer-Cotton <Stella C Spencer-Cotton A/C><br><i>Mr Spencer-Cotton as trustee for the registered holder</i><br><br>Registered Holder: Jack Spencer-Cotton <Oliver C Spencer-Cotton A/C><br><i>Mr Spencer-Cotton as trustee for the registered holder</i><br><br>Registered Holder: Jack Spencer-Cotton <Elio C Spencer-Cotton A/C><br><i>Mr Spencer-Cotton as trustee for the registered holder</i> |
| Date of change  | 10 December 2020   |

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|   |  |
|---|--|
| <p>No. of securities held prior to change</p>   | <p><b><u>Direct</u></b><br/> 1,166,666 fully paid ordinary shares (<b>Shares</b>)<br/> 500,000 options exercisable at \$0.37 each on or before 30 September 2021<br/> 500,000 options exercisable at \$0.46 each on or before 30 November 2023</p> <p><b><u>Indirect</u></b><br/> 242,735 Shares</p> |
| <p>Class</p>  | <p>Performance Rights</p>  |
| <p>Number acquired</p>  | <p><b><u>Direct</u></b><br/> 500,000 Performance Rights consisting of<br/> i. 250,000 Class A Performance Rights<br/> ii. 250,000 Class B Performance Rights</p> <p><b><u>Indirect</u></b><br/> Nil</p>  |
| <p>Number disposed</p>  | <p>Nil</p>   |
| <p>Value/Consideration<br/> Note: If consideration is non-cash, provide details and estimated valuation.</p>  | <p>Nil</p>   |
| <p>No. of securities held after change</p>  | <p><b><u>Direct</u></b><br/> 1,166,666 Shares<br/> 500,000 options exercisable at \$0.37 each on or before 30 September 2021<br/> 500,000 options exercisable at \$0.46 each on or before 30 November 2023<br/> 500,000 Performance Rights</p> <p><b><u>Indirect</u></b><br/> 242,735 Shares</p>     |
| <p>Nature of change<br/> 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 Performance Rights Plan following receipt of shareholder approval at the Company's annual general meeting held on 30 November 2020.</p>   |

+ See chapter 19 for defined terms.

**Part 2 – Change of director's interests in contracts**

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

**Part 3 – <sup>+</sup>Closed period**

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

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|                |                                   |
|----------------|-----------------------------------|
| Name of entity | <b>Mustera Property Group Ltd</b> |
| ABN            | <b>13 142 375 522</b>             |

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 | 13 October 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<br>(including registered holder)<br><small>Note: Provide details of the circumstances giving rise to the relevant interest.</small> | <p><b><u>Shares</u></b><br/>Registered Holder: Hox5 Pty Ltd &lt;A &amp; K Ho Superannuation Fund&gt;<br/><i>Mr Ho is a director the trustee and a beneficiary of the fund</i></p> <p><b><u>Options</u></b><br/>Registered Holder: Sherkath Pty Ltd &lt;Forrest Investment Trust&gt;<br/><i>Mr Ho is a director the trustee and a beneficiary of the fund</i></p> |
| Date of change  | 10 December 2020   |
| No. of securities held prior to change  | <p><b><u>Direct</u></b><br/>Nil</p> <p><b><u>Indirect</u></b><br/>2,096,394 fully paid ordinary shares (<b>Shares</b>)<br/>500,000 options exercisable at \$0.37 each on or before 30 September 2021<br/>500,000 options exercisable at \$0.46 each on or before 30 November 2023</p>  |
| Class   | Performance Rights   |

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|  |  |
|--|--|
| Number acquired  | 500,000 Performance Rights consisting of:<br>i. 250,000 Class A Performance Rights<br>ii. 250,000 Class B Performance Rights   |
| Number disposed  | Nil  |
| Value/Consideration<br>Note: If consideration is non-cash, provide details and estimated valuation.  | Nil  |
| No. of securities held after change  | <b><u>Direct</u></b><br>500,000 Performance Rights<br><br><b><u>Indirect</u></b><br>2,096,394 Shares<br>500,000 options exercisable at \$0.37 each on or before 30 September 2021.<br>500,000 options exercisable at \$0.46 each on or before 30 November 2023 |
| Nature of change<br>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 Performance Rights Plan following receipt of shareholder approval at the Company's annual general meeting held on 30 November 2020.  |

**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<br>Note: Details are only required for a contract in relation to which the interest has changed |                |
| Interest acquired   |                |
| Interest disposed   |                |
| Value/Consideration<br>Note: If consideration is non-cash, provide details and an estimated valuation   |                |
| Interest after change   |                |

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**Part 3 – <sup>+</sup>Closed period**

|   |    |
|---|----|
| Were the interests in the securities or contracts detailed above traded during a <sup>+</sup> 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?   |    |
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