

# 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	28 November 2022

### 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>	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	30 November 2023
No. of securities held prior to change	<b>Direct</b> 1,543,450 Shares 1,000,000 options exercisable at \$0.46 each on or before 30 November 2023 1,000,000 Performance Rights  <b>Indirect</b> 90,000 Shares 2,000,000 Performance Rights
Class	Options expiring on 30 November 2023 <b>(Options)</b>
Number acquired	Not applicable
Number disposed	1,000,000 options
Value/Consideration <small>Note: If consideration is non-cash, provide details and estimated valuation.</small>	Not applicable

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**Appendix 3Y**  
**Change of Director's Interest Notice**

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No. of securities held after change	<p><b><u>Direct</u></b>  1,543,450 Shares  1,000,000 Performance Rights</p> <p><b><u>Indirect</u></b>  90,000 Shares  2,000,000 Performance Rights</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>	Expiry of Options without exercise or conversion

**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	
<p>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</p>	
Interest acquired	
Interest disposed	
<p>Value/Consideration  Note: If consideration is non-cash, provide details and an estimated valuation</p>	
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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Introduced 30/9/2001. Amended 01/01/11

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	21 July 2023

### 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	30 November 2023

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**Appendix 3Y**  
**Change of Director's Interest Notice**

<p>No. of securities held prior to change</p>	<p><u>Direct</u>  1,516,665 Shares  500,000 options exercisable at \$0.46 each on or before 30 November 2023  1,700,000 Performance Rights</p> <p><u>Indirect</u>  315,554 Shares</p>
<p>Class</p>	<p>Options expiring on 30 November 2023  <b>(Options)</b></p>
<p>Number acquired</p>	<p>Not applicable</p>
<p>Number disposed</p>	<p>500,000 options</p>
<p>Value/Consideration  Note: If consideration is non-cash, provide details and estimated valuation.</p>	<p>Not applicable</p>
<p>No. of securities held after change</p>	<p><u>Direct</u>  1,516,665 Shares  1,700,000 Performance Rights</p> <p><u>Indirect</u>  315,554 Shares</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>Expiry of Options without exercise or conversion</p>

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Introduced 30/9/2001. Amended 01/01/11

<b>Name of entity</b>	<b>Mustera Property Group Ltd</b>
<b>ABN</b>	<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	28 November 2022

### 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>	<p><b><u>Shares</u></b> Registered Holder: Hox5 Pty Ltd &lt;A &amp; K Ho Superannuation Fund&gt; <i>Mr Ho is a director the trustee and a beneficiary of the fund</i></p> <p><b><u>Options</u></b> Registered Holder: Sherkath Pty Ltd &lt;Forrest Investment Trust&gt; <i>Mr Ho is a director the trustee and a beneficiary of the fund</i></p>
Date of change	30 November 2023
No. of securities held prior to change	<p><b><u>Direct</u></b> 1,700,000 Performance Rights</p> <p><b><u>Indirect</u></b> 2,096,394 Shares</p> <p>500,000 options exercisable at \$0.46 each on or before 30 November 2023</p>
Class	Options expiring on 30 November 2023 <b>(Options)</b>

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**Appendix 3Y**  
**Change of Director's Interest Notice**

Number acquired	Not applicable
Number disposed	500,000 options
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation.	Not applicable
No. of securities held after change	<p><b><u>Direct</u></b>            1,700,000 Performance Rights</p> <p><b><u>Indirect</u></b>            2,096,394 Shares</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	Expiry of Options without exercise or conversion

**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?	
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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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