



ASX Announcement

20 July 2016

ASX CODE: MPX

DIRECTORS

Mr Nicholas Zborowski
Executive Director

Mr Anthony Ho
Non-Executive Director

Mr Benjamin Young
Non-Executive Director

Mr Jack Spencer-Cotton
Non-Executive Director

CAPITAL STRUCTURE

Ordinary Shares: 91.4M
Options: 11.0M

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MUSTERA TO SELL INDUSTRIAL PROPERTY FOR \$7.3M

Mustera Property Group Ltd (ASX :MPX) (**Mustera or the Company**) is pleased to announce that it has entered into a conditional contract for the sale of its investment property at 239-251 Woodpark Road, Smithfield NSW (the Property) for a price of \$7.3 million.

The contract is conditional on the purchaser receiving Foreign Investment Review Board (FIRB) approval, with a decision expected in late July 2016. Assuming approval is forthcoming, settlement is expected to be completed in August 2016.

The sale price is consistent with the current independent valuation and carrying book value. Mustera acquired the Property in July 2013 for an acquisition price of \$5.9 million. An associated debt facility of \$4.34 million will be repaid following settlement.

Mustera Executive Director Nick Zborowski said, "The sale of the Property allows the Company to focus on more opportunistic investment and development projects in the Company's future pipeline, in alignment with the Board's investment strategy to deliver further value to our shareholders".

Nicholas Zborowski
Executive Director

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