

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 2014

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>	Registered Holder: Nicholas Anthony Zborowski ATF N & A Z Trust <i>Mr Zborowski is the trustee for the fund. He is also one of the members of that fund.</i>
Date of change	21 October 2016
No. of securities held prior to change	<u>Direct</u> 10,000 ordinary fully paid shares. 5,000,000 options exercisable at \$0.20 each on or before 31 January 2018.
Class	Options exercisable at \$0.37 each on or before 30 September 2021.
Number acquired	<u>Indirect</u> 1,000,000 options exercisable at \$0.37 each on or before 30 September 2021.
Number disposed	Nil.
Value/Consideration <small>Note: If consideration is non-cash, provide details and estimated valuation.</small>	Not Applicable.

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<p>No. of securities held after change</p>	<p><u>Direct</u></p> <p>10,000 ordinary fully paid shares.</p> <p>5,000,000 options exercisable at \$0.20 each on or before 31 January 2018.</p> <p><u>Indirect</u></p> <p>1,000,000 options exercisable at \$0.37 each on or before 30 September 2021.</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>Options granted pursuant to approval by shareholders at the AGM held on 20 October 2016.</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 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 Note: If consideration is non-cash, provide details and an estimated valuation</p>	
<p>Interest after change</p>	

Part 3 – +Closed period

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

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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	Benjamin Pratignyo Young
Date of last notice	17 May 2016

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
<p>Nature of indirect interest (including registered holder) Note: Provide details of the circumstances giving rise to the relevant interest.</p>	<p>Registered Holder: Benjamin Pratignyo Young & Lina Tanuwidjaja Young <Benson Manuel Young A/C> <i>Mr Young is a joint trustee for the beneficial holder.</i></p> <p>Registered Holder: Benjamin Pratignyo Young & Lina Tanuwidjaja Young <Jessica Adeline Young A/C> <i>Mr Young is a joint trustee for the beneficial holder.</i></p> <p>Registered Holder: Lina Tanuwidjaja Young <i>Mr Young is the spouse of the registered holder, Mrs Young.</i></p> <p>Registered Holder: Kingsfield Pty Ltd <i>Mr Young is the sole director and sole shareholder of Kingsfield Pty Ltd.</i></p> <p>Registered Holder: BYoung Holdings Pty Ltd <i>Mr Young is the sole director and sole shareholder of BYoung Holdings Pty Ltd.</i></p>
Date of change	21 October 2016

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No. of securities held prior to change	<u>Direct</u> 40,001 fully paid ordinary shares <u>Indirect</u> 322,508 fully paid ordinary shares
Class	Options exercisable at \$0.37 each on or before 30 September 2021.
Number acquired	<u>Indirect</u> 1,000,000 options exercisable at \$0.37 each on or before 30 September 2021.
Number disposed	Nil.
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation.	Not Applicable.
No. of securities held after change	<u>Direct</u> 40,001 fully paid ordinary shares <u>Indirect</u> 322,508 fully paid ordinary shares 1,000,000 options exercisable at \$0.37 each on or before 30 September 2021.
Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	Options granted pursuant to approval by shareholders at the AGM held on 20 October 2016.

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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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	Jack Spencer-Cotton
Date of last notice	22 January 2015

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>	<p>Registered Holder: Jack Spencer-Cotton <Nicola C Spencer-Cotton A/C> <i>Mr Spencer-Cotton as trustee for the registered holder.</i></p> <p>Registered Holder: Jack Spencer-Cotton <Stella C Spencer-Cotton A/C> <i>Mr Spencer-Cotton as trustee for the registered holder.</i></p> <p>Registered Holder: Jack Spencer-Cotton <Oliver C Spencer-Cotton A/C> <i>Mr Spencer-Cotton as trustee for the registered holder.</i></p>
Date of change	21 October 2016
No. of securities held prior to change	<p><u>Direct</u> 1,000,000 options exercisable at \$0.20 on or before 31 January 2018.</p> <p><u>Indirect</u> 133,000 fully paid ordinary shares.</p>
Class	Options exercisable at \$0.37 each on or before 30 September 2021.
Number acquired	<p><u>Direct</u> 500,000 options exercisable at \$0.37 each on or before 30 September 2021.</p>

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Number disposed	Nil.
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation.	Not Applicable.
No. of securities held after change	<u>Direct</u> 1,000,000 options exercisable at \$0.20 on or before 31 January 2018. 500,000 options exercisable at \$0.37 each on or before 30 September 2021. <u>Indirect</u> 133,000 fully paid ordinary shares.
Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	Options granted pursuant to approval by shareholders at the AGM held on 20 October 2016.

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?	No.
If so, was prior written clearance provided to allow the trade to proceed during this period?	
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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	28 November 2014

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>Registered Holder: Hox5 Pty Ltd <A & K Ho Superannuation Fund> <i>Mr Ho is a director of the company which is the trustee for the fund. He is also one of the members of that fund.</i></p> <p>Registered Holder: Sherkath Pty Ltd <Forrest Investment Trust> <i>Mr Ho is a director of the company which is the trustee for the fund He is also one of the members of that fund.</i></p>
Date of change	21 October 2016
No. of securities held prior to change	<u>Indirect</u> 2,000,000 fully paid ordinary shares.
Class	Options exercisable at \$0.37 each on or before 30 September 2021.
Number acquired	<u>Indirect</u> 500,000 options exercisable at \$0.37 each on or before 30 September 2021.
Number disposed	Nil.

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Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation.	Not Applicable.
No. of securities held after change	<u>Indirect</u> 2,000,000 fully paid ordinary shares. 500,000 options exercisable at \$0.37 each on or before 30 September 2021.
Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	Options granted pursuant to approval by shareholders at the AGM held on 20 October 2016.

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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