



ASX Announcement

17 August 2017

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: 14.0M

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SETTLEMENT OF SECOND APPLECROSS PROPERTY

Mustera Property Group Ltd (ASX:MPX) (Mustera or the Company) is pleased to announce that it has reached settlement on the acquisition of the property located at 12-14 Forbes Road and 40 A, B, C Kishorn Road, Applecross.

This settlement is the final of two acquisitions to secure adjacent development properties in Applecross (the Property) for an aggregate purchase price of \$7.61 million. Following finalisation of the funding requirements for the acquisition, Mustera is pleased to advise that it has lifted its interest to 80% of the entity which holds the two properties.

The Property is located 8 kilometres from Perth's CBD in Applecross, one of Perth's most affluent suburbs. The Property is within walking distance to the Swan and Canning River foreshores, including multiple food and beverage and retail amenity. Existing public infrastructure, including road and rail networks, are also in close proximity, providing easy access to the CBD, schools, universities and shopping precincts.



Above: Site Location

The Property is zoned mixed-use and is located in the Kintail Quarter of the Canning Bridge precinct (the Precinct). The vision, outlined in the Canning Bridge Activity Centre Plan, identifies the Precinct as "a unique, vibrant, creative community centred on the integrated transport node of the Canning Bridge rail station". In addition, the vision outlines that "the area will be recognised by its unique location, its integrated mix of office, retail, residential, recreational and cultural uses that create areas of excitement".

"Continued..."

Design works for the project are anticipated to commence shortly with the ground floor anticipated to be for commercial use and residential use on the upper floors. The design will reflect the Precinct's vision with particular focus on creating a high contemporary standard of amenities and lifestyle facilities for residents. On completion, the development will offer expansive views of the Swan River and the Perth city skyline.

Details relating to the transaction were previously announced to ASX on 22 May 2017, with the first of the properties having settled on 7 July 2017.



Above: Site Location

Nicholas Zborowski
Executive Director

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