

Appendix 4E
Preliminary Final Report to the Australian Securities Exchange
Mustera Property Group Ltd and Controlled Entities – ABN 13 142 375 522
Period ended 30 June 2017

The following information is provided to the ASX under listing rule 4.3A. The Appendix 4E should be read in conjunction with the annual financial report of Mustera Property Group Ltd for the year ended 30 June 2017.

1. Details of the reporting period and the previous corresponding period.

Reporting Period	Year ended 30 June 2017
Previous Corresponding Reporting Period	Year ended 30 June 2016

2. Results for announcement to the market

2.1 The amount and percentage change up or down from the previous corresponding period of revenue from ordinary activities.

\$ Revenue from Ordinary Activities - current period	\$'000	17,449
\$ Revenue from Ordinary Activities - previous period	\$'000	1,512
\$ change in Revenue from Ordinary Activities	\$'000	15,937
% change from previous corresponding reporting period	% UP	1,154%

2.2 The amount and percentage change up or down from the previous corresponding period of profit (loss) from ordinary activities after tax attributable to members.

\$ Profit (loss) from ordinary activities after tax - current period	\$'000	809
\$ Profit (loss) from ordinary activities after tax - previous period	\$'000	(35)
\$ change in profit (loss) from ordinary activities after tax	\$'000	844
% change from previous corresponding reporting period	%	N/A

2.3 The amount and percentage change up or down from the previous corresponding period of net profit (loss) for the period attributable to members.

\$ Net profit (loss) attributable to members - current period	\$'000	809
\$ Net profit (loss) attributable to members - previous period	\$'000	(35)
\$ change in net profit (loss) attributable to members	\$'000	844
% change from previous corresponding reporting period	%	N/A

2.4 The amount per security and franked amount per security of final and interim dividends or a statement that it is not proposed to pay dividends.

It is not proposed to pay dividends.

2.5 The record date for determining entitlements to the dividends (if any).

Not applicable.

2.6 A brief explanation of any of the figures in 2.1 to 2.4 necessary to enable the figures to be understood.

Please refer to the Annual Report lodged with this Appendix 4E.

3. A statement of comprehensive income together with notes to the statement, prepared in compliance with AASB 101 'Presentation of Financial Statements' or the equivalent foreign accounting standard.

Please refer to the Annual Report lodged with this Appendix 4E.

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4. A statement of financial position together with notes to the statement. The statement of financial position may be condensed but must report as line items each significant class of asset, liability, and equity element with appropriate sub-totals.

Please refer to the Annual Report lodged with this Appendix 4E.

5. A statement of cash flows together with notes to the statement. The statement of cash flows may be condensed but must report as line items each significant form of cash flow and comply with the disclosure requirements of AASB 107 “Statement of Cash Flows”, or for foreign entities, the equivalent foreign accounting standard.

Please refer to the Annual Report lodged with this Appendix 4E.

6. A statement of retained earnings, or a statement of changes in equity, showing movements.

Please refer to the Annual Report lodged with this Appendix 4E.

7. Details of individual and total dividends or distributions and dividend or distribution payments. The details must include the date on which each dividend or distribution is payable and (if known) the amount per security of foreign source dividend or distribution.

Nil.

8. Details of any dividend or distribution reinvestment plans in operation and the last date for the receipt of an election notice for participation in any dividend or distribution reinvestment plan.

Nil.

9. Net tangible assets per security with the comparative figure for the previous corresponding period.

Net tangible assets per security	Cents	12.9 cents
Previous corresponding period	Cents	11.9 cents

10. Details of entities over which control has been gained or lost during the period, including the following.

10.1 Name of the entity.

- (i) Apex View Pty Ltd.
- (ii) Apex Land Holdings Pty Ltd.

10.2 The date of the gain or loss of control.

- (i) This wholly-owned subsidiary of the Company was incorporated on 8 May 2017.
- (ii) This wholly-owned subsidiary of the Company was acquired on 13 May 2017.

10.3 Where material to an understanding of the report - the contribution of such entities to the reporting entity's profit from ordinary activities during the period and the profit or loss of such entities during the whole of the previous corresponding period.

Not applicable.

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11. Details of associates and joint venture entities including the following.

11.1 Name of the associate or joint venture entity.

Nil.

11.2 Details of the reporting entity's percentage holding in each of these entities.

Not applicable.

11.3 Where material to an understanding of the report – aggregate share of profits (losses) of these entities, details of contributions to net profit for each of these entities, and with comparative figures for each of these disclosures for the previous corresponding period.

Not applicable.

12. Any other significant information needed by an investor to make an informed assessment of the entity's financial performance and financial position.

Please refer to the Annual Report lodged with this Appendix 4E.

13. For foreign entities, which set of accounting standards is used in compiling the report (e.g. International Financial Reporting Standards).

Not applicable.

14. A commentary on the results for the period. The commentary must be sufficient for the user to be able to compare the information presented with equivalent information for previous periods. The commentary must include any significant information needed by an investor to make an informed assessment of the entity's activities and results, which would include but not be limited to discussion of the following.

Refer to the Directors' Report in the 2017 Annual Report for a commentary on the results of the Group.

14.1 The earnings per security and the nature of any dilution aspects.

Please refer to the Annual Report lodged with this Appendix 4E.

14.2 Returns to shareholders including distributions and buy backs.

Please refer to the Annual Report lodged with this Appendix 4E.

14.3 Significant features of operating performance.

Please refer to the Annual Report lodged with this Appendix 4E.

14.4 The results of segments that are significant to an understanding of the business as a whole.

Please refer to the Annual Report lodged with this Appendix 4E.

14.5 A discussion of trends in performance.

Please refer to the Annual Report lodged with this Appendix 4E.

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14.6 Any other factors which have affected the results in the period or which are likely to affect results in the future, including where the effect could not be quantified.

Please refer to the Annual Report lodged with this Appendix 4E.

15. A statement as to whether the report is based on accounts which have been audited or subject to review, are in the process of being audited or reviewed, or have not yet been audited or reviewed.

This report is based on accounts that have been audited.

16. If the accounts have not yet been audited and are likely to contain an independent audit report that is subject to a modified opinion, emphasis of matter or other matter paragraph, a description of the modified opinion, emphasis of matter or other matter paragraph.

Not applicable.

17. If the accounts have been audited and contain an independent audit report that is subject to a modified opinion, emphasis of matter or other matter paragraph, a description of the modified opinion, emphasis of matter or other matter paragraph.

The accounts are not subject to any modified opinion, emphasis of matter or other matter paragraph.

Dated at Perth, Western Australia this 31st day of August 2017.

Signed in accordance with a resolution of the Directors:



Nicholas Zborowski

Director

Mustera Property Group Ltd