Rule 3.19A.2

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 Ltd
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	31 January 2019

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) Note: Provide details of the circumstances giving rise to the relevant interest.	Shares
	Registered Holder: Hox5 Pty Ltd <a &="" fund="" ho="" k="" superannuation="">
	Mr Ho is a director the trustee and a beneficiary of the fund
	<u>Options</u>
	Registered Holder: Sherkath Pty Ltd <forrest investment="" trust=""></forrest>
	Mr Ho is a director the trustee and a beneficiary of the fund
Date of change	12 October 2020
No. of securities held prior to change	<u>Direct</u>
	Nil
	<u>Indirect</u>
	2,016,394 Shares
	500,000 options exercisable at \$0.37 each on or before 30 September 2021
	500,000 options exercisable at \$0.46 each on or before 30 November 2023

⁺ See chapter 19 for defined terms.

Appendix 3Y Change of Director's Interest Notice

Class	Fully paid ordinary share (Share)
Number acquired	80,000
Number disposed	Nil
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation.	\$0.25 per Share

No. of	securities	held	after	<u>Direct</u>
change				Nil
				<u>Indirect</u>
				2,096,394 Shares
				500,000 options exercisable at \$0.37 each on or before 30 September 2021.
				500,000 options exercisable at \$0.46 each on or before 30 November 2023.
exercise of	change n-market trade, options, issue of nvestment plan,	securitie	s under	Participation in the non-renounceable rights issue

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	

Appendix 3Y Page 2 01/01/2011

⁺ See chapter 19 for defined terms.

Part 3 - +Closed period

Were the interests in the securities or contracts	No
detailed above traded during a +closed period where prior written clearance was required?	
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?	

⁺ See chapter 19 for defined terms.

Rule 3.19A.2

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 Ltd
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	5 July 2019

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 and Indirect
Nature of indirect interest (including registered holder) Note: Provide details of the circumstances giving rise to the relevant interest.	Registered Holder: Jack Spencer-Cotton <nicola a="" c="" spencer-cotton=""> Mr Spencer-Cotton as trustee for the registered holder</nicola>
	Registered Holder: Jack Spencer-Cotton <stella a="" c="" spencer-cotton=""></stella>
	Mr Spencer-Cotton as trustee for the registered holder
	Registered Holder: Jack Spencer-Cotton <oliver a="" c="" spencer-cotton=""></oliver>
	Mr Spencer-Cotton as trustee for the registered holder
	Registered Holder: Jack Spencer-Cotton <elio a="" c="" spencer-cotton=""></elio>
	Mr Spencer-Cotton as trustee for the registered holder
Date of change	12 October 2020

⁺ See chapter 19 for defined terms.

Appendix 3Y Change of Director's Interest Notice

No. of securities held prior to	<u>Direct</u>
change	1,000,000 Shares
	500,000 options exercisable at \$0.37 each on or before 30 September 2021
	500,000 options exercisable at \$0.46 each on or before 30 November 2023
	Indirect 208,060 Shares
Class	Fully paid ordinary share (Share)
Number acquired	<u>Direct</u>
	166,666
	<u>Indirect</u>
	34,675
Number disposed	Nil
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation.	\$0.25 per Share
No. of securities held after	<u>Direct</u>
change	1,166,666 Shares
	500,000 options exercisable at \$0.37 each on or before 30 September 2021
	500,000 options exercisable at \$0.46 each on or before 30 November 2023
	<u>Indirect</u>
	242,735 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	Participation in the non-renounceable rights issue

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	

Appendix 3Y Page 2 01/01/2011

⁺ See chapter 19 for defined terms.

related prior to change Note: Details are only required for a contract in relation to whithe interest has changed Interest acquired Interest disposed Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation Interest after change art 3 - *Closed period Were the interests in the securities or contract detailed above traded during a *closed period where prior written clearance was required? If so, was prior written clearance provided allow the trade to proceed during this period? If prior written clearance was provided, on where prior written clearance was provided.	No. and class of securities to which intere related prior to change Note: Details are only required for a contract in relation to whithe interest has changed Interest acquired Interest disposed Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation Interest after change Part 3 – *Closed period Were the interests in the securities or contract detailed above traded during a *closed period where prior written clearance was required? If so, was prior written clearance provided allow the trade to proceed during this period? If prior written clearance was provided, on white date was this provided?	related prior to change Note: Details are only required for a contract in relation to wh the interest has changed Interest acquired Interest disposed Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation Interest after change Part 3 – *Closed period Were the interests in the securities or contract detailed above traded during a *closed period where prior written clearance was required? If so, was prior written clearance provided allow the trade to proceed during this period? If prior written clearance was provided, on wh	elated prior to change lote: Details are only required for a contract in relation ne interest has changed Interest acquired Interest disposed Interest after change Interest after change	
related prior to change Note: Details are only required for a contract in relation to whithe interest has changed Interest acquired Interest disposed Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation Interest after change art 3 - *Closed period Were the interests in the securities or contract detailed above traded during a *closed period where prior written clearance was required? If so, was prior written clearance provided allow the trade to proceed during this period? If prior written clearance was provided, on where prior written clearance was provided.	related prior to change Note: Details are only required for a contract in relation to whithe interest has changed Interest acquired Interest disposed Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation Interest after change art 3 - +Closed period Were the interests in the securities or contract detailed above traded during a +closed period where prior written clearance was required? If so, was prior written clearance provided allow the trade to proceed during this period? If prior written clearance was provided, on where prior written clearance was provided.	related prior to change Note: Details are only required for a contract in relation to wh the interest has changed Interest acquired Interest disposed Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation Interest after change art 3 - +Closed period Were the interests in the securities or contract detailed above traded during a +closed perion where prior written clearance was required? If so, was prior written clearance provided allow the trade to proceed during this period? If prior written clearance was provided, on where	elated prior to change lote: Details are only required for a contract in relation ne interest has changed Interest acquired Interest disposed Interest after change Interest after change	
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation Interest after change Were the interests in the securities or contract detailed above traded during a +closed period where prior written clearance was required? If so, was prior written clearance provided allow the trade to proceed during this period? If prior written clearance was provided, on where considerations are contracted to proceed during the contract	Interest disposed Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation Interest after change Part 3 – *Closed period Were the interests in the securities or contract detailed above traded during a *closed period where prior written clearance was required? If so, was prior written clearance provided allow the trade to proceed during this period? If prior written clearance was provided, on where consideration is non-cash, provide details and estimated valuation.	Interest disposed Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation Interest after change Part 3 – *Closed period Were the interests in the securities or contract detailed above traded during a *closed period where prior written clearance was required? If so, was prior written clearance provided allow the trade to proceed during this period? If prior written clearance was provided, on where provided allows the clearance was provided, on where prior written clearance was provided.	rt 3 – *Closed period Vere the interests in the securities or collectiled above traded during a *closed where prior written clearance was required for so, was prior written clearance was provided, of prior written clearance was provided, or provided where prior written clearance was provided, or prior written clearance was provided.	
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation Interest after change Art 3 – *Closed period Were the interests in the securities or contract detailed above traded during a *closed period where prior written clearance was required? If so, was prior written clearance provided allow the trade to proceed during this period? If prior written clearance was provided, on where considerance was provided, on where clearance was provided.	Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation Interest after change art 3 – +Closed period Were the interests in the securities or contract detailed above traded during a +closed period where prior written clearance was required? If so, was prior written clearance provided allow the trade to proceed during this period? If prior written clearance was provided, on where considerance was provided, on where clearance was provided.	Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation Interest after change art 3 – +Closed period Were the interests in the securities or contract detailed above traded during a +closed period where prior written clearance was required? If so, was prior written clearance provided allow the trade to proceed during this period? If prior written clearance was provided, on where considerance was provided.	Value/Consideration lote: If consideration is non-cash, provide details stimated valuation Interest after change Interest after change Vere the interests in the securities or colletailed above traded during a +closed where prior written clearance was require f so, was prior written clearance provided to the trade to proceed during this performance of the prior written clearance was provided, or the prior written clearance was provided.	
Note: If consideration is non-cash, provide details and estimated valuation Interest after change Art 3 – *Closed period Were the interests in the securities or contract detailed above traded during a *closed period where prior written clearance was required? If so, was prior written clearance provided allow the trade to proceed during this period? If prior written clearance was provided, on where contract the contract of	Note: If consideration is non-cash, provide details and estimated valuation Interest after change art 3 – +Closed period Were the interests in the securities or contract detailed above traded during a +closed period where prior written clearance was required? If so, was prior written clearance provided allow the trade to proceed during this period? If prior written clearance was provided, on where contract clearance was provided, on where clearance was provided.	Note: If consideration is non-cash, provide details and estimated valuation Interest after change art 3 – +Closed period Were the interests in the securities or contract detailed above traded during a +closed period where prior written clearance was required? If so, was prior written clearance provided allow the trade to proceed during this period? If prior written clearance was provided, on where contract clearance was provided, on where clearance was provided.	ote: If consideration is non-cash, provide details stimated valuation Interest after change Output	
were the interests in the securities or contract detailed above traded during a +closed period where prior written clearance was required? If so, was prior written clearance provided allow the trade to proceed during this period? If prior written clearance was provided, on where the clearance was provided.	where prior written clearance provided allow the trade to proceed during this period? If prior written clearance was provided, on where prior written clearance was provided, on whether written clearance was provided.	where prior written clearance provided allow the trade to proceed during this period?	rt 3 – *Closed period Vere the interests in the securities or colletailed above traded during a *closed where prior written clearance was required so, was prior written clearance provided to proceed during this perior written clearance was provided, or	ovide details and
Were the interests in the securities or contract detailed above traded during a +closed period where prior written clearance was required? If so, was prior written clearance provided allow the trade to proceed during this period? If prior written clearance was provided, on where the interest is the securities of th	Were the interests in the securities or contract detailed above traded during a *closed period where prior written clearance was required? If so, was prior written clearance provided allow the trade to proceed during this period? If prior written clearance was provided, on where the contract of the	Were the interests in the securities or contract detailed above traded during a *closed perion where prior written clearance was required? If so, was prior written clearance provided allow the trade to proceed during this period? If prior written clearance was provided, on whether the securities or contract the securities of the sec	Vere the interests in the securities or colletailed above traded during a +closed where prior written clearance was required so, was prior written clearance provided, to prior written clearance was provided, or	
If so, was prior written clearance provided allow the trade to proceed during this period? If prior written clearance was provided, on when the second seco	If so, was prior written clearance provided allow the trade to proceed during this period? If prior written clearance was provided, on when the state of the sta	If so, was prior written clearance provided allow the trade to proceed during this period? If prior written clearance was provided, on when the state of the sta	so, was prior written clearance provious the trade to proceed during this per prior written clearance was provided, c	a +closed perio
If prior written clearance was provided, on wh	If prior written clearance was provided, on wh	If prior written clearance was provided, on wh	f prior written clearance was provided, c	nce provided
p			·	

⁺ See chapter 19 for defined terms.