

# 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	6 February 2024

### 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>	Nicholas Anthony Zborowski <N & AZ Superfund A/C> <i>Mr Zborowski is the trustee and a beneficiary of the fund.</i>  Quintessential Places Pty Ltd <N & AZ Trust> <i>Mr Zborowski is a director of the trustee and a beneficiary of the trust.</i>
Date of change	01 March 2024
No. of securities held prior to change	<b><u>Direct</u></b> 1,543,450 Shares  <b><u>Indirect</u></b> 1,090,000 Shares 2,000,000 Performance Rights
Class	Performance Rights
Number acquired	Nil
Number disposed	1,000,000
Value/Consideration <small>Note: If consideration is non-cash, provide details and estimated valuation.</small>	Not applicable

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No. of securities held after change	<p><b><u>Direct</u></b> 1,543,450 Shares</p> <p><b><u>Indirect</u></b> 1,090,000 Shares 1,000,000 Performance Rights</p>
<p>Nature of change</p> <p>Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back</p>	Lapse of Performance Rights due to non-achievement of the performance condition

**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	
<p>No. and class of securities to which interest related prior to change</p> <p>Note: Details are only required for a contract in relation to which the interest has changed</p>	
Interest acquired	
Interest disposed	
<p>Value/Consideration</p> <p>Note: If consideration is non-cash, provide details and an estimated valuation</p>	
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?	
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	<b>Mustera Property Group Ltd</b>
ABN	<b>13 142 375 522</b>

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	6 February 2024

### 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>	Registered Holder: Jack Spencer-Cotton <Nicola C Spencer-Cotton A/C> <i>Mr Spencer-Cotton as trustee for the registered holder</i>  Registered Holder: Jack Spencer-Cotton <Stella C Spencer-Cotton A/C> <i>Mr Spencer-Cotton as trustee for the registered holder</i>  Registered Holder: Jack Spencer-Cotton <Oliver C Spencer-Cotton A/C> <i>Mr Spencer-Cotton as trustee for the registered holder</i>  Registered Holder: Jack Spencer-Cotton <Elio C Spencer-Cotton A/C> <i>Mr Spencer-Cotton as trustee for the registered holder</i>
Date of change	01 March 2024
No. of securities held prior to change	<u>Direct</u> 2,016,665 Shares 1,200,000 Performance Rights  <u>Indirect</u> 315,554 Shares

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Class	Performance Rights
Number acquired	Nil
Number disposed	600,000
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation.	Not applicable
No. of securities held after change	<u>Direct</u> 2,016,665 Shares 600,000 Performance Rights  <u>Indirect</u> 315,554 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	Lapse of Performance Rights due to non-achievement of the performance condition

**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?	Not applicable
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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	<b>Mustera Property Group Ltd</b>
ABN	<b>13 142 375 522</b>

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	6 February 2024

### 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) Note: Provide details of the circumstances giving rise to the relevant interest.	<b><u>Shares</u></b> Registered Holder: Hox5 Pty Ltd <A & K Ho Superannuation Fund>  <i>Mr Ho is a director the trustee and a beneficiary of the fund.</i>
Date of change	01 March 2024
No. of securities held prior to change	<b><u>Direct</u></b> 1,200,000 Performance Rights  <b><u>Indirect</u></b> 2,596,394 Shares
Class	Performance Rights
Number acquired	Nil
Number disposed	600,000
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation.	Not applicable

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No. of securities held after change	<p><b><u>Direct</u></b>          600,000 Performance Rights</p> <p><b><u>Indirect</u></b>          2,596,394 Shares</p>
<p>Nature of change</p> <p>Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back</p>	Lapse of Performance Rights due to non-achievement of the performance condition

**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	
<p>No. and class of securities to which interest related prior to change</p> <p>Note: Details are only required for a contract in relation to which the interest has changed</p>	
Interest acquired	
Interest disposed	
<p>Value/Consideration</p> <p>Note: If consideration is non-cash, provide details and an estimated valuation</p>	
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
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