

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	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	Direct and 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 ATFN & 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	26 March 2019
No. of securities held prior to change	<u>Direct</u> 1,620,169 ordinary fully paid shares. 1,000,000 options exercisable at \$0.46 each on or before 30 November 2023. <u>Indirect</u> 1,000,000 options exercisable at \$0.37 each on or before 30 September 2021.
Class	Shares
Number acquired	50,000
Number disposed	50,000
Value/Consideration <small>Note: If consideration is non-cash, provide details and estimated valuation.</small>	\$0.30 per share

+ See chapter 19 for defined terms.

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<p>No. of securities held after change</p>	<p><u>Direct</u></p> <p>1,570,169 ordinary fully paid shares.</p> <p>1,000,000 options exercisable at \$0.46 each on or before 30 November 2023.</p> <p><u>Indirect</u></p> <p>50,000 ordinary fully paid shares.</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>Off-market transfer of shares between holdings.</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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