

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 December 2022

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.	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	21 July 2023

+ See chapter 19 for defined terms.

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No. of securities held prior to change	<u>Direct</u> 1,516,665 fully paid ordinary shares (Shares) 500,000 options exercisable at \$0.46 each on or before 30 November 2023 174,999 options exercisable at \$0.30 each on or before 20 July 2023 1,700,000 Performance Rights <u>Indirect</u> 315,554 Shares 36,409 options exercisable at \$0.30 each on or before 20 July 2023
Class	Unlisted options expiring on 20 July 2023 (Options)
Number acquired	Not applicable
Number disposed	<u>Direct</u> 174,999 Options <u>Indirect</u> 36,409 Options
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation.	Not applicable
No. of securities held after change	<u>Direct</u> 1,516,665 Shares 500,000 options exercisable at \$0.46 each on or before 30 November 2023 1,700,000 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	Expiry of Options without exercise or conversion

+ See chapter 19 for defined terms.

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
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.