

ASX ANNOUNCEMENT

Conversion of Performance Rights

30 JANUARY 2024

ASX CODE: MPX

DIRECTORS

Mr Nicholas Zborowski
Executive Director

Mr Anthony Ho
Non-Executive Director

Mr Jack Spencer-Cotton
Non-Executive Director

COMPANY SECRETARY

Ms Natalie Teo

CAPITAL STRUCTURE

Ordinary Shares: 146.2M

COMPANY ENQUIRIES

Nicholas Zborowski
Executive Director

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Mustera Property Group Ltd (ASX: **MPX**) (**Mustera** or **Company**) advises that it has today converted 2,000,000 vested Class A and Class B performance rights (**Performance Rights**) into a total of 2,000,000 fully paid ordinary shares (**Shares**), after receipt of the relevant exercise notices in respect of those Performance Rights.

Notice under Section 708A(5)(e) of the Corporations Act 2001 (Cth)

In relation to the issue of 2,000,000 Shares without disclosure to investors under Part 6D.2 of the Corporations Act, the Company provides the following notice.

The Company hereby states that as at the date of this notice:

- 1) it has complied with:
 - a) the provisions of Chapter 2M of the Corporations Act as they apply to the Company, and
 - b) section 674 of the Corporations Act; and
- 2) confirms that there is no "excluded information" (as defined in subsections 708A(7) and 708A(8) of the Corporations Act) which is required to be disclosed by the Company.

An Appendix 2A follows this announcement.

AUTHORISED FOR RELEASE BY THE COMPANY SECRETARY