

ASX ANNOUNCEMENT

QUARTERLY ACTIVITIES REPORT FOR 30 JUNE 2024

31 July 2024

ASX CODE: MPX

DIRECTORS

Mr Nicholas Zborowski
Executive Director

Mr Anthony Ho
Non-Executive Director

Mr Jack Spencer-Cotton
Non-Executive Director

JOINT COMPANY SECRETARIES

Adrian Teo
Amos Tan

CAPITAL STRUCTURE

Ordinary Shares: 146.2M

COMPANY ENQUIRIES

Nicholas Zborowski
Executive Director

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Mustera Property Group Ltd (**Mustera** or the **Company**) is pleased to provide an update on its operational activities during the June 2024 Quarter (the **Quarter**).

HIGHLIGHTS

1. The main focus of the Group's activities was on the Company's flagship project, Forbes Residences (**Forbes** or the **Project**).
 - a. Titles were issued by Landgate on 29 April 2024.
 - b. Practical completion was issued on 30 April 2024.
 - c. 47 apartments reached settlement reflecting a gross value of \$71.3m.
 - d. The senior debt on the Project was fully repaid.

1. Forbes Residences, 10 Forbes Road, Applecross

A. Settlement

On 29 April 2024 titles to the Forbes apartments were issued by Landgate WA and on 30 April 2024, practical completion on the construction was achieved. These events allowed the commencement of settlement of contracted sales on the Project in May 2024.

During the Quarter, 47 contracted apartment sales with a gross value of approximately \$71.3m were settled. The proceeds from the settlement facilitated the retirement of \$60.8m of senior debt associated with the Project.

The settlement of approximately \$2.4m of gross contracted sales remain outstanding at 30 June 2024. Settlement of these apartment sales will be completed in the current quarter.

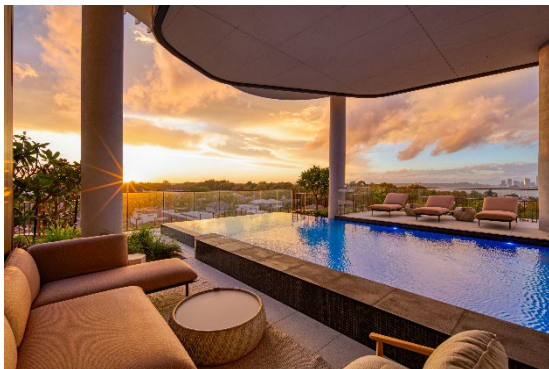
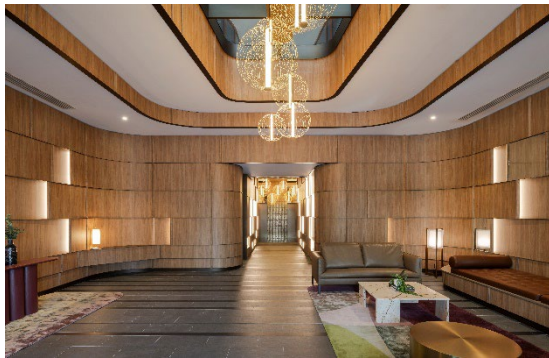
The Company continues to market the 5 remaining apartments and 4 commercial units. The residual inventory has an estimated gross sale value of approximately \$22.5m.

B. Award

In July 2024, Forbes Residences was the winner of the Masters Builders Association and Commonwealth Bank “Best Project of the Year” award. This prestigious award reflects the excellent contribution of Pact Construction and the collaborative work of international award-winning Singapore architectural firm, WOHA and Perth based, MJA Studio.

C. Appreciation

Mustera expresses its sincere appreciation to the builder, PACT Construction, the joint architects, WOHA and MJA Studio alongside all consultants and staff who worked tirelessly on the successful completion of the Project that we are all very proud of.



2. Comments on Financials

In accordance with Listing Rule 4.7C.1, the Company spent approx. A\$2.2 million during the quarter on operating costs, associated with the completion of Forbes Residences project and its other investing properties.

The Company incurred interest and other costs of finance of approx. A\$200K during the quarter. Additionally, corporate overheads totalling A\$296K for the quarter comprised of advertising and marketing costs of A\$3K, staff costs of A\$164K and administrative costs of A\$129K.

Additional information is set out in Sections 1, 2 and 3 of the Appendix 4C following this Quarterly Activities Report.

3. Payments to Related Parties

A description of and explanation for payments to related parties and their associates per Section 6.1 of the Appendix 4C is set out in the table below.

Payments to related parties of the entity and their associates	Current Quarter \$A'000	Previous Quarter \$A'000
Directors' remuneration		
Executive Director	65	65
Non-Executive Directors	16	23
Total Directors' remuneration	81	88
Total payments to related parties of the entity and their associates	81	88

AUTHORISED BY

THE BOARD OF DIRECTORS

Appendix 4C

Quarterly cash flow report for entities subject to Listing Rule 4.7B

Name of entity

Mustera Property Group Ltd

ABN

13 142 375 522

Quarter ended ("current quarter")

30 June 2024

Consolidated statement of cash flows	Current quarter \$A'000	Year to date (12 months) \$A'000
1. Cash flows from operating activities		
1.1 Receipts from customers	60,606	62,139
1.2 Payments for		
(a) research and development	-	-
(b) product manufacturing and operating costs	(2,277)	(22,217)
(c) advertising and marketing	(3)	(17)
(d) leased assets	-	-
(e) staff costs	(164)	(488)
(f) administration and corporate costs	(129)	(449)
1.3 Dividends received (see note 3)	-	-
1.4 Interest received	4	45
1.5 Interest and other costs of finance paid	(201)	(5,165)
1.6 Income taxes paid	-	-
1.7 Government grants and tax incentives	-	-
1.8 Other (provide details if material)	-	-
1.9 Net cash from / (used in) operating activities	57,836	33,848

2. Cash flows from investing activities		
2.1 Payments to acquire or for:		
(a) entities	-	-
(b) businesses	-	-
(c) property, plant and equipment	(118)	(373)
(d) investments	-	-
(e) intellectual property	-	-
(f) other non-current assets	(3)	(134)

Consolidated statement of cash flows		Current quarter \$A'000	Year to date (12 months) \$A'000
2.2	Proceeds from disposal of:		
	(a) entities	-	-
	(b) businesses	-	-
	(c) property, plant and equipment	-	-
	(d) investments	-	-
	(e) intellectual property	-	-
	(f) other non-current assets	-	-
2.3	Cash flows from loans to other entities	-	-
2.4	Dividends received (see note 3)	-	-
2.5	Other (provide details if material)	-	-
2.6	Net cash from / (used in) investing activities	(121)	(507)

3.	Cash flows from financing activities		
3.1	Proceeds from issues of equity securities (excluding convertible debt securities)	-	-
3.2	Proceeds from issue of convertible debt securities	-	-
3.3	Proceeds from exercise of options	-	-
3.4	Transaction costs related to issues of equity securities or convertible debt securities	-	-
3.5	Proceeds from borrowings	-	23,389
3.6	Repayment of borrowings	(51,083)	(51,083)
3.7	Transaction costs related to loans and borrowings	-	-
3.8	Dividends paid	-	-
3.9	Other (Fund distributions, Term deposits closed)	-	-
3.10	Net cash from / (used in) financing activities	(51,083)	(27,694)

4.	Net increase / (decrease) in cash and cash equivalents for the period		
4.1	Cash and cash equivalents at beginning of period	100	1,085
4.2	Net cash from / (used in) operating activities (item 1.9 above)	57,836	33,848
4.3	Net cash from / (used in) investing activities (item 2.6 above)	(121)	(507)

Consolidated statement of cash flows		Current quarter \$A'000	Year to date (12 months) \$A'000
4.4	Net cash from / (used in) financing activities (item 3.10 above)	(51,083)	(27,694)
4.5	Effect of movement in exchange rates on cash held	-	-
4.6	Cash and cash equivalents at end of period	6,732	6,732

5.	Reconciliation of cash and cash equivalents at the end of the quarter (as shown in the consolidated statement of cash flows) to the related items in the accounts	Current quarter \$A'000	Previous quarter \$A'000
5.1	Bank balances	6,732	100
5.2	Call deposits	-	-
5.3	Bank overdrafts	-	-
5.4	Other (provide details)	-	-
5.5	Cash and cash equivalents at end of quarter (should equal item 4.6 above)	6,732	100

6.	Payments to related parties of the entity and their associates	Current quarter \$A'000
6.1	Aggregate amount of payments to related parties and their associates included in item 1 (director remuneration)	81
6.2	Aggregate amount of payments to related parties and their associates included in item 2	-
<i>Note: if any amounts are shown in items 6.1 or 6.2, your quarterly activity report must include a description of, and an explanation for, such payments.</i>		

7.	Financing facilities <i>Note: the term "facility" includes all forms of financing arrangements available to the entity.</i> <i>Add notes as necessary for an understanding of the sources of finance available to the entity.</i>	Total facility amount at quarter end \$A'000	Amount drawn at quarter end \$A'000
7.1	Loan facilities	30,550	30,550
7.2	Credit standby arrangements		
7.3	Other (business credit card)	63	36
7.4	Total financing facilities	30,613	30,586
7.5	Unused financing facilities available at quarter end		27
7.6	Include in the box below a description of each facility above, including the lender, interest rate, maturity date and whether it is secured or unsecured. If any additional financing facilities have been entered into or are proposed to be entered into after quarter end, include a note providing details of those facilities as well. New secured loan of \$15m with Harvis Finance Pty Ltd with interest 4.95% PA, redemption adjusted accordingly. This new facility is secured against North Fremantle, East Perth and Midland properties and remaining Forbes Residences Project residual stock. Interest free unsecured loan of \$3.5m provided by a major shareholder of the Group. \$12.05m commercial advance facility with Bankwest, BBSY plus 1.75% PA, expiring 30 June 2024. To facilitate construction of service station at the Shoalwater Shopping Centre. This facility has been refinanced in July 2024 as a new Corporate Market loan with NAB with a term of 3 years and interest being the weighted average of the interest rate of NAB on draw period.		

8.	Estimated cash available for future operating activities	\$A'000
8.1	Net cash from / (used in) operating activities (item 1.9)	57,836
8.2	Cash and cash equivalents at quarter end (item 4.6)	6,732
8.3	Unused finance facilities available at quarter end (item 7.5)	27
8.4	Total available funding (item 8.2 + item 8.3)	6,759
8.5	Estimated quarters of funding available (item 8.4 divided by item 8.1)	N/A
<i>Note: if the entity has reported positive net operating cash flows in item 1.9, answer item 8.5 as "N/A". Otherwise, a figure for the estimated quarters of funding available must be included in item 8.5.</i>		
8.6	If item 8.5 is less than 2 quarters, please provide answers to the following questions:	
8.6.1	Does the entity expect that it will continue to have the current level of net operating cash flows for the time being and, if not, why not?	
	Answer: N/A	
8.6.2	Has the entity taken any steps, or does it propose to take any steps, to raise further cash to fund its operations and, if so, what are those steps and how likely does it believe that they will be successful?	
	Answer: N/A	

8.6.3 Does the entity expect to be able to continue its operations and to meet its business objectives and, if so, on what basis?

Answer: N/A

Note: where item 8.5 is less than 2 quarters, all of questions 8.6.1, 8.6.2 and 8.6.3 above must be answered.

Compliance statement

- 1 This statement has been prepared in accordance with accounting standards and policies which comply with Listing Rule 19.11A.
- 2 This statement gives a true and fair view of the matters disclosed.

Date: 31 July 2024

Authorised by: **The Board of Directors**
(Name of body or officer authorising release – see note 4)

Notes

1. This quarterly cash flow report and the accompanying activity report provide a basis for informing the market about the entity's activities for the past quarter, how they have been financed and the effect this has had on its cash position. An entity that wishes to disclose additional information over and above the minimum required under the Listing Rules is encouraged to do so.
2. If this quarterly cash flow report has been prepared in accordance with Australian Accounting Standards, the definitions in, and provisions of, *AASB 107: Statement of Cash Flows* apply to this report. If this quarterly cash flow report has been prepared in accordance with other accounting standards agreed by ASX pursuant to Listing Rule 19.11A, the corresponding equivalent standard applies to this report.
3. Dividends received may be classified either as cash flows from operating activities or cash flows from investing activities, depending on the accounting policy of the entity.
4. If this report has been authorised for release to the market by your board of directors, you can insert here: "By the board". If it has been authorised for release to the market by a committee of your board of directors, you can insert here: "By the [name of board committee – eg Audit and Risk Committee]". If it has been authorised for release to the market by a disclosure committee, you can insert here: "By the Disclosure Committee".
5. If this report has been authorised for release to the market by your board of directors and you wish to hold yourself out as complying with recommendation 4.2 of the ASX Corporate Governance Council's *Corporate Governance Principles and Recommendations*, the board should have received a declaration from its CEO and CFO that, in their opinion, the financial records of the entity have been properly maintained, that this report complies with the appropriate accounting standards and gives a true and fair view of the cash flows of the entity, and that their opinion has been formed on the basis of a sound system of risk management and internal control which is operating effectively.