

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	Nicholas Zborowski
Date of last notice	06 March 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 & Alicia Jones <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	29 November 2025
No. of securities held prior to change	<u>Direct</u> 1,010,968 Shares <u>Indirect</u> 1,622,482 Shares 1,000,000 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

+ See chapter 19 for defined terms.

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No. of securities held after change	<p><u>Direct</u> 1,010,968 Shares</p> <p><u>Indirect</u> 1,622,482 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>	Expiry of vested Performance Rights that were not exercised by the holder.

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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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	06 March 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	29 November 2025
No. of securities held prior to change	<p><u>Direct</u> 2,016,665 Shares 600,000 Performance Rights</p> <p><u>Indirect</u> 315,554 Shares</p>

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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 <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 vested Performance Rights that were not exercised by the holder.

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?	No
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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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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	Anthony Ho
Date of last notice	13 June 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>	<p><u>Shares</u></p> <p>Registered Holder: Hox5 Pty Ltd <A & K Ho Superannuation Fund></p> <p><i>Mr Ho is a director of the trustee and a beneficiary of the fund.</i></p> <p>Registered Holder: Sherkath Pty Ltd <Forrest Investment Trust></p> <p><i>Mr Ho is a director of the trustee and a beneficiary of the fund.</i></p>
Date of change	29 November 2025
No. of securities held prior to change	<p><u>Direct</u></p> <p>600,000 Performance Rights</p> <p><u>Indirect</u></p> <p>2,096,394 Shares held in Sherkath Pty Ltd <Forrest Investment Trust></p> <p>500,000 Shares held in Hox5 Pty Ltd <A & K Ho Superannuation Fund></p>
Class	Performance Rights

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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>Indirect</u> 2,096,394 Shares held in Sherkath Pty Ltd <Forrest Investment Trust> 500,000 Shares held in Hox5 Pty Ltd <A & K Ho Superannuation Fund>
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 vested Performance Rights that were not exercised by the holder.

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?	No
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⁺ See chapter 19 for defined terms.

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