

# ASX ANNOUNCEMENT

## QUARTERLY ACTIVITIES REPORT FOR 31 DECEMBER 2024

31 January 2025

ASX CODE: MPX

### DIRECTORS

**Mr Nicholas Zborowski**  
Executive Director

**Mr Anthony Ho**  
Non-Executive Director

**Mr Jack Spencer-Cotton**  
Non-Executive Director

### COMPANY SECRETARY

Amos Tan

### CAPITAL STRUCTURE

Ordinary Shares: 146.2M

### COMPANY ENQUIRIES

Nicholas Zborowski  
Executive Director

Suite 6, 4 Riseley Street  
Applecross WA 6153

**T** : +61 8 9386 7069  
**E** : [info@mustera.com.au](mailto:info@mustera.com.au)  
**W** : [www.mustera.com.au](http://www.mustera.com.au)

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

### HIGHLIGHTS

1. The Group continued with design development and preparation of the marketing collateral for its McCabe Street project with a target launch in Q2 2025.
2. The Group continued to market the remaining apartments and commercial units for sale in its Forbes Residences project.

### 1. 15 McCabe Street, North Fremantle

During the Quarter the Group progressed with the design development of its 42 apartment, 8 storey, McCabe Street project which overlooks the Swan River and Indian Ocean.

The team's focus remained on designing a high-quality residential product tailored to the downsizer market whilst being cognisant of the feasibility factors with regards to costs and procurement.

In addition, the Group progressed with the marketing collateral for the project and anticipate a sales launch in Q2 2025.

### 2. Forbes Residences, 10 Forbes Road, Applecross

The Group continued to market the remaining unsold apartments and commercial units in the project during the quarter.

One commercial unit was sold during the quarter with another commercial unit being contracted for sale during the quarter and is due to settle in Q1 2025.

Five Apartments and two commercial units are currently being marketed for sale.

### 3. Comments on Financials

In accordance with Listing Rule 4.7C.1, the Company spent approx. \$874K during the Quarter on operating costs, associated with the ongoing development work on its portfolio.

The Company received interest of approx. \$109K, while incurring interest and finance costs of approx. \$65K during the quarter. Additionally, operational overheads totalling \$586K for the quarter comprise staff costs of \$307K, and administrative and corporate costs of \$279K.

Additional information is set out in Sections 1, 2 and 3 of the Appendix4C following this Quarterly Activities Report.

### 4. 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 following this Quarterly Activities Report 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
<b>Directors' remuneration</b>		
Executive Director	266	65
Non-Executive Directors	27	31
<b>Total Directors' remuneration</b>	<b>293</b>	<b>96</b>
Accounting, Admin and Secretarial services to related party	68	0
<b>Total payments to related parties of the entity and their associates</b>	<b>361</b>	<b>96</b>

In accordance with Listing Rule 3.16.4, the Company further advises the following changes in remuneration for the Executive Director, in line with current compensation scales and practices:

Director	Previous Rate p.a.	Revised Rate p.a.	One-time Bonus	Date since last revised
<b>Nick Zborowski, Executive Director</b>	A\$235,000	A\$275,000	A\$160,000	July 2023

The remuneration is exclusive of statutory superannuation with changes effected in the Quarter. For the avoidance of doubt, all other employment terms remain unchanged.

**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")**

31 December 2024

<b>Consolidated statement of cash flows</b>	<b>Current quarter \$A'000</b>	<b>Year to date (6 months) \$A'000</b>
<b>1. Cash flows from operating activities</b>		
1.1 Receipts from customers	1,924	5,511
1.2 Payments for		
(a) research and development	-	-
(b) product manufacturing and operating costs	(874)	(1,277)
(c) advertising and marketing	(28)	(28)
(d) leased assets	-	-
(e) staff costs	(307)	(418)
(f) administration and corporate costs	(279)	(532)
1.3 Dividends received (see note 3)	-	-
1.4 Interest received	109	113
1.5 Interest and other costs of finance paid	(65)	(260)
1.6 Income taxes paid	-	-
1.7 Government grants and tax incentives	-	-
1.8 Other (GST refund during the period)	213	757
<b>1.9 Net cash from / (used in) operating activities</b>	<b>693</b>	<b>3,866</b>
<b>2. Cash flows from investing activities</b>		
2.1 Payments to acquire or for:		
(a) entities	-	-
(b) businesses	-	-
(c) property, plant and equipment	(2)	(2)
(d) investments	(1,200)	(1,200)
(e) intellectual property	-	-
(f) other non-current assets	-	-

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Consolidated statement of cash flows		Current quarter \$A'000	Year to date (6 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	900	(340)
2.4	Dividends received (see note 3)	-	-
2.5	Other (provide details if material)	-	-
<b>2.6</b>	<b>Net cash from / (used in) investing activities</b>	<b>(302)</b>	<b>(1,542)</b>

<b>3.</b>	<b>Cash flows from financing activities</b>		
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	10,780	10,780
3.6	Repayment of borrowings	(12,779)	(17,556)
3.7	Transaction costs related to loans and borrowings	-	-
3.8	Dividends paid	-	-
3.9	Other (Fund distributions, Term deposits closed)	(79)	(162)
<b>3.10</b>	<b>Net cash from / (used in) financing activities</b>	<b>(2,078)</b>	<b>(6,938)</b>

<b>4.</b>	<b>Net increase / (decrease) in cash and cash equivalents for the period</b>		
4.1	Cash and cash equivalents at beginning of period	3,805	6,732
4.2	Net cash from / (used in) operating activities (item 1.9 above)	693	3,866
4.3	Net cash from / (used in) investing activities (item 2.6 above)	(302)	(1,542)

Consolidated statement of cash flows		Current quarter \$A'000	Year to date (6 months) \$A'000
4.4	Net cash from / (used in) financing activities (item 3.10 above)	(2,078)	(6,938)
4.5	Effect of movement in exchange rates on cash held	-	-
<b>4.6</b>	<b>Cash and cash equivalents at end of period</b>	<b>2,118</b>	<b>2,118</b>

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	2,118	3,805
5.2	Call deposits	-	-
5.3	Bank overdrafts	-	-
5.4	Other (provide details)	-	-
<b>5.5</b>	<b>Cash and cash equivalents at end of quarter (should equal item 4.6 above)</b>	<b>2,118</b>	<b>3,805</b>

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	361
6.2	Aggregate amount of payments to related parties and their associates included in item 2	-

*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.*

7. <b>Financing facilities</b>	<b>Total facility amount at quarter end \$A'000</b>	<b>Amount drawn at quarter end \$A'000</b>
<i>Note: the term "facility" includes all forms of financing arrangements available to the entity. Add notes as necessary for an understanding of the sources of finance available to the entity.</i>		
7.1 Loan facilities	25,780	23,780
7.2 Credit standby arrangements		
7.3 Other (business credit card)	63	8
7.4 <b>Total financing facilities</b>	<b>25,843</b>	<b>23,788</b>
7.5 <b>Unused financing facilities available at quarter end</b>		55
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.		
<p>\$15.0m loan facility agreement with Harvis Finance, interest 9.75% PA, expiring June 2025 (Secured). \$2.0m of outstanding amount repaid as per milestone.</p> <p>\$10.78m commercial facility agreement with NAB, interest 6.55% PA, expiring June 2027 (Secured).</p>		

8. <b>Estimated cash available for future operating activities</b>	<b>\$A'000</b>
8.1 Net cash from / (used in) operating activities (item 1.9)	693
8.2 Cash and cash equivalents at quarter end (item 4.6)	2,118
8.3 Unused finance facilities available at quarter end (item 7.5)	55
8.4 Total available funding (item 8.2 + item 8.3)	2,173
8.5 <b>Estimated quarters of funding available (item 8.4 divided by item 8.1)</b>	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	
<i>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.</i>	

## 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 January 2025

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.