

**Notification and public disclosure of transactions by Primary Insiders and their Close Associates**

<b>1</b>	<b>Details of the person discharging managerial responsibilities/person closely associated</b>							
a)	Name	James Andrew Clarke						
<b>2</b>	<b>Reason for the notification</b>							
a)	Position/status	Chairman of the Board						
b)	Initial notification/ Amendment	Initial notification						
<b>3</b>	<b>Details of the issuer</b>							
a)	Name	<i>Baltic Sea Properties AS</i>						
b)	LEI	213800T94A9GIDXI2C20						
<b>4</b>	<b>Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted</b>							
a)	Description of the financial instrument, type of instrument  Identification code	Share  ISIN: NO0010810476						
b)	Nature of the transaction	Acquisition						
c)	Price(s) and volume(s)	<table border="1"> <thead> <tr> <th>Price(s)</th> <th>Volume(s)</th> </tr> </thead> <tbody> <tr> <td>NOK 48.00</td> <td>1,000</td> </tr> <tr> <td>NOK 48.00</td> <td>2,000</td> </tr> </tbody> </table>	Price(s)	Volume(s)	NOK 48.00	1,000	NOK 48.00	2,000
Price(s)	Volume(s)							
NOK 48.00	1,000							
NOK 48.00	2,000							
d)	Aggregated information  - Aggregated volume  - Price	3,000  NOK 48.00 per share / NOK 144,000 total						
e)	Date of the transaction	24 November 2023						
f)	Place of the transaction	MERK - Euronext Growth Oslo						

The shares were acquired by UAB Baltic Equity where Mr. Clarke is the largest shareholder.