

## 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                                                                                                                                                                                                     | DEA Holding AS                                                                                                                          |           |
| <b>2</b> | <b>Reason for the notification</b>                                                                                                                                                                       |                                                                                                                                         |           |
| a)       | Position/status                                                                                                                                                                                          | Close associate of Board member Dag Espen Arnesen                                                                                       |           |
| b)       | Initial notification/<br>Amendment                                                                                                                                                                       | Initial notification                                                                                                                    |           |
| <b>3</b> | <b>Details of the issuer</b>                                                                                                                                                                             |                                                                                                                                         |           |
| a)       | Name                                                                                                                                                                                                     | Black Sea Property AS                                                                                                                   |           |
| b)       | LEI                                                                                                                                                                                                      | 213800HELCJXXWSP608                                                                                                                     |           |
| <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<br>Identification code                                                                                                                       | Shares of Black Sea Property AS<br><br>ISIN: NO0010755101                                                                               |           |
| b)       | Nature of the transaction                                                                                                                                                                                | Subscription of shares in private placement                                                                                             |           |
| c)       | Price(s) and volume(s)                                                                                                                                                                                   | Price(s)                                                                                                                                | Volume(s) |
|          |                                                                                                                                                                                                          | 0.25                                                                                                                                    | 400,000   |
| d)       | Aggregated information<br>- Aggregated volume<br>- Price                                                                                                                                                 | A total of 400,000 new shares subscribed at a price per share of NOK 0.25, corresponding to a total subscription amount of NOK 100,000. |           |
| e)       | Date of the transaction                                                                                                                                                                                  | 17 October 2023                                                                                                                         |           |
| f)       | Place of the transaction                                                                                                                                                                                 | Outside of trading venue<br>MIC: XOFF                                                                                                   |           |