

## PUBLIC PROPERTY INVEST ASA: MANDATORY NOTIFICATION OF TRADE

Pursuant to the Market Abuse Regulation article 19, Public Property Invest ASA (the “Company”), hereby notify receipt of information of the following transactions made by persons discharging managerial responsibilities in the Company and persons closely associated with them in the Company’s shares and other financial instruments linked thereto.

1	Details of the primary insider / person closely associated						
a)	Name	APG Invest AS					
2	Reason for the notification						
a)	Position/status	Legal person closely associated with board member Jens-Fredrik Jalland					
b)	Initial notification /Amendment	Initial notification					
3	Details of the issuer						
a)	Name	Public Property Invest ASA					
b)	LEI	254900QSCB9T0W2KE886					
4.1	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						
a)	Description of the financial instrument, type of instrument and identification code	Ordinary shares  ISIN: NO0013699991					
b)	Nature of the transaction	Subscription of ordinary shares in private placement of new shares in Public Property Invest ASA					
c)	Price(s) and volume(s)	<table><tr><td>Price(s) in NOK</td><td>Volume(s)</td></tr><tr><td>23.00</td><td>56,818,629</td></tr></table>	Price(s) in NOK	Volume(s)	23.00	56,818,629	
Price(s) in NOK	Volume(s)						
23.00	56,818,629						
d)	Aggregated information - Aggregated volume  - Price	56,818,629 shares*  * The shares are unlisted pending publication of a listing prospectus by Public Property Invest ASA  NOK 1,306,828,467					
e)	Date of the transaction	2025-12-17					
f)	Place of the transaction	Outside a trading venue (XOFF)					



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a)	Name	APG Invest AS					
2	Reason for the notification						
a)	Position/status	Legal person closely associated with board member Jens-Fredrik Jalland					
b)	Initial notification /Amendment	Initial notification					
3	Details of the issuer						
a)	Name	Public Property Invest ASA					
b)	LEI	254900QSCB9T0W2KE886					
4.1	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						
a)	Description of the financial instrument, type of instrument and identification code	Ordinary shares  ISIN: NO0013178616					
b)	Nature of the transaction	Share lending					
c)	Price(s) and volume(s)	<table><tr><td>Price(s) in NOK</td><td>Volume(s)</td></tr><tr><td>0*</td><td>12,991,501</td></tr></table>		Price(s) in NOK	Volume(s)	0*	12,991,501
		Price(s) in NOK	Volume(s)				
		0*	12,991,501				
* Lending out ordinary shares in Public Property Invest ASA under a share lending agreement to facilitate DVP settlement of a private placement in Public Property Invest ASA							
d)	Aggregated information - Aggregated volume	12,991,501 shares					
	- Price	NOK 0					
e)	Date of the transaction	2025-12-16					
f)	Place of the transaction	Outside a trading venue (XOFF)					

1	Details of the primary insider / person closely associated						
a)	Name	APG Invest AS					
2	Reason for the notification						
a)	Position/status	Legal person closely associated with board member Jens-Fredrik Jalland					
b)	Initial notification /Amendment	Initial notification					
3	Details of the issuer						
a)	Name	Public Property Invest ASA					
b)	LEI	254900QSCB9T0W2KE886					
4.1	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						
a)	Description of the financial instrument, type of instrument and identification code	Ordinary shares  ISIN: NO0013699991					
b)	Nature of the transaction	Share lending					
c)	Price(s) and volume(s)	<table><tr><td>Price(s) in NOK</td><td>Volume(s)</td></tr><tr><td>0*</td><td>12,991,501</td></tr></table>  * Settlement of share lending agreement to facilitate DVP settlement of a private placement in Public Property Invest ASA by receipt of unlisted ordinary shares in Public Property Invest ASA		Price(s) in NOK	Volume(s)	0*	12,991,501
Price(s) in NOK	Volume(s)						
0*	12,991,501						
d)	Aggregated information - Aggregated volume  - Price	12,991,501 shares*  * The shares are unlisted pending publication of a listing prospectus by Public Property Invest ASA					
		NOK 0					
e)	Date of the transaction	2025-12-17					
f)	Place of the transaction	Outside a trading venue (XOFF)					

1	Details of the primary insider / person closely associated		
a)	Name	APG Invest AS	
2	Reason for the notification		
a)	Position/status	Legal person closely associated with board member Jens-Fredrik Jalland	
b)	Initial notification /Amendment	Initial notification	
3	Details of the issuer		
a)	Name	Public Property Invest ASA	
b)	LEI	254900QSCB9T0W2KE886	
4.1	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		
a)	Description of the financial instrument, type of instrument and identification code	Non-voting class B shares  ISIN: NO0013700005	
b)	Nature of the transaction	Acquisition of non-voting class B shares in Public Property Invest ASA	
c)	Price(s) and volume(s)	Price(s) in NOK	Volume(s)
		23.00	178,432,867
d)	Aggregated information - Aggregated volume	178,432,867 shares	
	- Price	NOK 4,103,955,941	
e)	Date of the transaction	2025-12-17	
f)	Place of the transaction	Outside a trading venue (XOFF)	

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2	Reason for the notification						
a)	Position/status	Legal person closely associated with board member Jens-Fredrik Jalland					
b)	Initial notification /Amendment	Initial notification					
3	Details of the issuer						
a)	Name	Public Property Invest ASA					
b)	LEI	254900QSCB9T0W2KE886					
4.1	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						
a)	Description of the financial instrument, type of instrument and identification code	Ordinary shares  ISIN: NO0013178616					
b)	Nature of the transaction	Disposal of ordinary shares in Public Property Invest ASA in connection with an agreement to exchange 3,920,333 ordinary shares in PPI for an equal number of non-voting class B shares.					
c)	Price(s) and volume(s)	<table><tr><td>Price(s) in NOK</td><td>Volume(s)</td></tr><tr><td>0*</td><td>3,920,333</td></tr></table>  * Exchange of ordinary shares for an equal number of non-voting class B shares		Price(s) in NOK	Volume(s)	0*	3,920,333
Price(s) in NOK	Volume(s)						
0*	3,920,333						
d)	Aggregated information - Aggregated volume  - Price	3,920,333 shares  NOK 0*  * Exchange of ordinary shares for an equal number of non-voting class B shares					
e)	Date of the transaction	2025-12-17					
f)	Place of the transaction	Outside a trading venue (XOFF)					

1	Details of the primary insider / person closely associated		
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2	Reason for the notification		
a)	Position/status	Legal person closely associated with board member Jens-Fredrik Jalland	
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3	Details of the issuer		
a)	Name	Public Property Invest ASA	
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4.1	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		
a)	Description of the financial instrument, type of instrument and identification code	Non-voting class B shares  ISIN: NO0013700005	
b)	Nature of the transaction	Acquisition of non-voting class B shares in Public Property Invest ASA in connection with an agreement to exchange 3,920,333 ordinary shares in PPI for an equal number of non-voting class B shares.	
c)	Price(s) and volume(s)	Price(s) in NOK	Volume(s)
		0*	3,920,333
		* Exchange of ordinary shares for an equal number of non-voting class B shares	
d)	Aggregated information - Aggregated volume  - Price	3,920,333 shares	
		NOK 0*  * Exchange of ordinary shares for an equal number of non-voting class B shares	
e)	Date of the transaction	2025-12-17	
f)	Place of the transaction	Outside a trading venue (XOFF)	