

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: NO0013178616					
b)	Nature of the transaction	Pledge of ordinary shares in Public Property Invest ASA in favour of DNB Bank ASA in accordance with the Norwegian law on financial collateral arrangements (Nw: lov om finansiell sikkerhetsstillelse)					
c)	Price(s) and volume(s)	<table><tr><th>Price(s) in NOK</th><th>Volume(s)</th></tr><tr><td>0</td><td>137,487,381*</td></tr></table>	Price(s) in NOK	Volume(s)	0	137,487,381*	<p>* The stated number of shares assumes that APG Invest is allocated such number of ordinary shares in Public Property Invest ASA in the private placement as announced by Public Property Invest ASA on 12 November 2025</p>
Price(s) in NOK	Volume(s)						
0	137,487,381*						
d)	Aggregated information	137,487,381 shares					
	- Aggregated volume						
	- Price	NOK 0					

e)	Date of the transaction	2025-12-12
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: ISIN will be assigned to the non-voting class B shares when issued					
b)	Nature of the transaction	Pledge of non-voting class B shares in Public Property Invest ASA in favour of DNB Bank ASA accordance with the Norwegian law on financial collateral arrangements (Nw: lov om finansiell sikkerhetsstillelse)					
c)	Price(s) and volume(s)	<table><tr><th>Price(s) in NOK</th><th>Volume(s)</th></tr><tr><td>0</td><td>182,353,200*</td></tr></table>		Price(s) in NOK	Volume(s)	0	182,353,200*
		Price(s) in NOK	Volume(s)				
		0	182,353,200*				
* The stated number of shares assumes that APG Invest acquisition of such number of non-voting class B shares in PPI as announced by Public Property Invest ASA on 12 November 2025 is completed.							
d)	Aggregated information - Aggregated volume - Price	182,353,200 shares NOK 0					
e)	Date of the transaction	2025-12-12					
f)	Place of the transaction	Outside a trading venue (XOFF)					

1	Details of the primary insider / person closely associated						
a)	Name	Aker Property Group 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 in APG Invest AS. The shares in APG Invest AS are linked to the shares in Public Property Invest ASA pursuant to the Market Abuse Regulation ISIN: ISIN not assigned					
b)	Nature of the transaction	Pledge of ordinary shares in APG Invest AS in favour of DNB Bank ASA in accordance with the Norwegian law on financial collateral arrangements (Nw: lov om finansiell sikkerhetsstillelse)					
c)	Price(s) and volume(s)	<table><tr><td>Price(s) in NOK</td><td>Volume(s)</td></tr><tr><td>0</td><td>3000</td></tr></table>		Price(s) in NOK	Volume(s)	0	3000
Price(s) in NOK	Volume(s)						
0	3000						
d)	Aggregated information - Aggregated volume	3000 shares					
	- Price	NOK 0					
e)	Date of the transaction	2025-12-12					
f)	Place of the transaction	Outside a trading venue (XOFF)					