

Black Sea Property AS

Org. No. NO 914 892 902



Sunrise River
Beach Resort

June 2024



SUNRISE RIVER
— BEACH RESORT —

ACCOMMODATION

PRICES

RESTAURANTS & BARS

SPORT

ANIMATION

GALLERY ▾

INFORMATION ▾

Sunrise River Beach Resort

— WHERE THE FUN NEVER ENDS —



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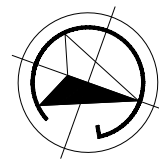
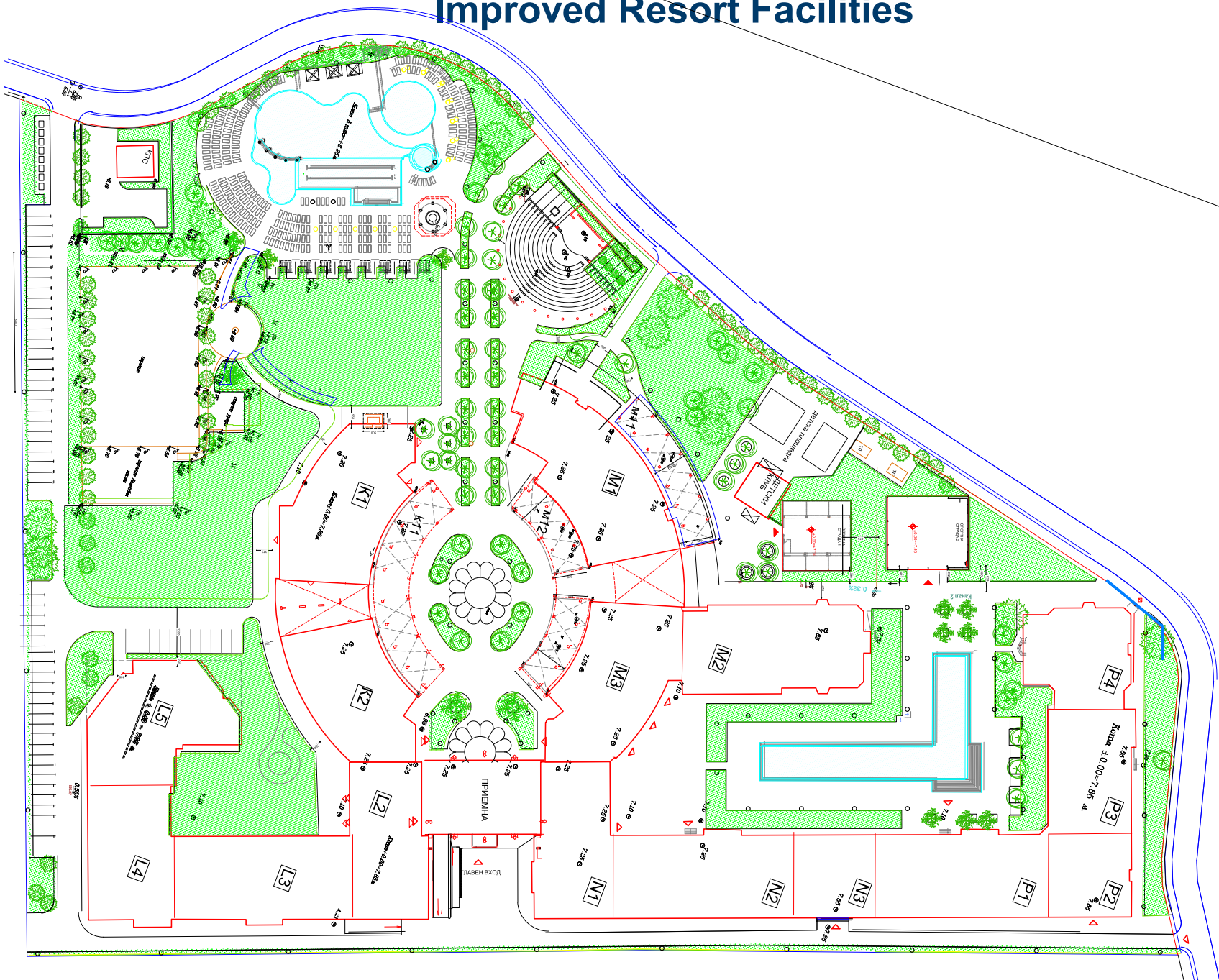








Improved Resort Facilities



Milestones and achievements since June 2023 AGM

- Increased resort capacity from 350 to over 500 apartments (from 1'500 to 2'300 beds). Increased capacity fully booked for summer season 2023 (49 days)
- New large restaurant in K building, both indoor and outdoor seating capacity
- Ongoing negotiations with external apartment owners in building P
- Achieved operational income of EUR 1,424m during summer season 2023, with EBITDA of EUR 362k (60 000 bed-nights) – EBITDA margin of 25%.
- Obtained valuation from Cushman & Wakefield in April, for EUR 25m as is / EUR 33,2m including unfinished apartments in K and L
- Initiated exit sales process in September 2023, targeting international investors
- EPO Aheloy secured 2 years extension for the EUR 5,2m private bridge loan – until November 2026
- BSP secured minimum NOK 12,35m in short term loan in June, with equity conversion in Q4 as part of rights offering of up to NOK 18,0m.

Facilities and Accommodation for the 2024 Season

- Operating Buildings M, N & P with 493 apartment units, with guest capacity reaching 2'120 beds, and 24h reception
- Three all-inclusive restaurants is building M and K, providing indoor and outdoor seating
- Snack buffet at the main plaza
- Gift and groceries stores
- Two pool bars
- Two swimming pools, including a 50m Olympic
- Indoor sports hall and two covered sports halls for gymnastics and power sports
- Outdoor soccer and basketball field
- Beach volleyball field
- Amphitheater
- Camping fire pit
- River access and perimeter running track
- Medical emergency office
- Education and event rooms
- Handicap access

Operations Update

- The first guests for the Resort's third season in operation arrived on June 8. With full occupancy level of 2'100 guests to be reached in the first week in July.
- Most of the essential construction works for the season are now complete, with some supplementary construction activities remaining on the newly constructed restaurant in K building and its kitchen. Final touches on the common areas and final fittings on selected number of units in P building.
- The resort appearance has been greatly improved with the completion of the landscaping and tree planting works.
- The operational model for the 2024 season largely remains unchanged for the Resort to function as a kids educational and sports camp.
 - The kids camp will operate predominately with children from Ukraine age from 12 to 17, with the addition of various sports camps for Bulgarian children.
 - The majority of staff are Ukrainians.
- The resort operations are secured in terms of staffing and guests, with no significant challenges outlined.

Financial Achievements

- EPO Aheloy has now fully utilized the EUR 9 million loan facility provided by First Investment Bank. The company estimate that the 2024 principal and interest payments of the bank loan (total approx. EUR 800) will be covered from EPO Aheloy season's operational profit.
- Additionally, EPO Aheloy was able to secure term extension and to capitalize a major part of the upcoming interest payments under the Bridge Financing facility to November 2026. This private loan facility has outstanding principal today of EUR 5,2 million excluding accrued interest.
- Shareholders are to contribute additional equity into EPO Aheloy of EUR 1,6 million. To date EUR 1,2 million of this amount has already been provided. With the remaining amount to be provided by BSP, as Sunset Resort Holding have made their part of the contribution in full.
- Building P external owners long term renting initiative and purchase of their apartment units program by EPO Aheloy is underway.
- Exit strategy of the investment initiated, with plan to conclude within the existing term of the above Bridge Financing.

Construction at the resort

- EPO Aheloy continues to use BHP International to monitor the CIW performance, cost and budget control.
- For the 2023/24 construction season EPO Aheloy has spent approximately to date EUR 2.8m (excluding VAT) for CIW and planning works at the resort and they included the following scope of works:
 - ❖ Irrigation system and landscaping
 - ❖ Building P
 - ❖ New restaurant and kitchen in K building
- Limited further construction works scope and spending going forward.

BSP's Forward Focus

- To complete and enter in operation building P

To find a solution together with the external owners. The company has already initiated contact with the majority of them and has presented 3 alternatives to choose between:

- ❖ for their monetary participation to complete the building respective to ownership percentage;
 - ❖ for the external owners to rent out long term (15 years to EPO Aheloy) and have their apartment complete with option for use;
 - ❖ EPO Aheloy has initiated an investment program limited to EUR 300'000 to buyout apartments in building P priced at EUR 200 per sq. meter.
- The near term Business plan (2024 and 2025) is to continue to operate the resort with income generated from kids and family camp operation, with a guest capacity of 2'100.
 - Alternative operating strategies to be considered from 2026, including operating as an all inclusive family tourist resort supported by European tour operators.
 - Active follow-up of exit strategy and possibilities.

Share Structure and NAV Calculation after completed right issue

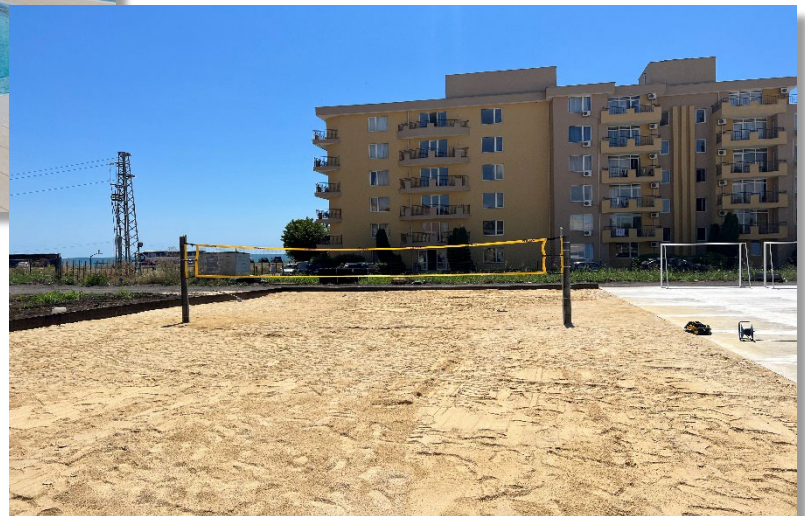
| Text | Number shares | Par Value |
|--|---------------|-----------|
| Number of shares 24/06/24 | 101,1 mill | NOK 0,25 |
| Right issue (assuming 15MNOK) | 125,0 mill | NOK 0,12 |
| Shares underwriting group (commission) | 10,3 mill | |
| Shares underwriting group (interest est. 4 months) | 5,5 mill | |
| Number of shares (assuming 15MNOK share issue) | 241,9 mill | |
| Number of shares (assuming 18MNOK share issue) | 266,9 mill | |

* Warrants not included

Calculation of NAV based on Cushman Valuation of MEUR 33,2

- Est. NAV per share if NOK 15 million share issue: NOK 0,51 per share
- Est. NAV per share if NOK 18 million share issue: NOK 0,46 per share

Above figures only estimation based on existing debt and around 10% selling cost



Thank you for your attention.