

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

1	Details of the person discharging managerial responsibilities/person closely associated					
a)	Name	MTB Invest AS				
2	Reason for the notification					
a)	Position/status	Close associate of Chairman Egil Melkevik				
b)	Initial notification/ Amendment	Initial notification				
3	Details of the issuer					
a)	Name	Black Sea Property AS				
b)	LEI	13800HELCJXXWXSP608				
4	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 Identification code	Shares in Black Sea Property AS ISIN NO 0010755101				
b)	Nature of the transaction	Subscription of shares in rights issue				
c)	Price(s) and volume(s)	<table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <tr> <td style="width: 50%; text-align: center;">Price(s)</td> <td style="width: 50%; text-align: center;">Volume(s)</td> </tr> <tr> <td style="text-align: center;">0.05</td> <td style="text-align: center;">3,000,000</td> </tr> </table>	Price(s)	Volume(s)	0.05	3,000,000
Price(s)	Volume(s)					
0.05	3,000,000					
d)	Aggregated information - Aggregated volume - Price	Subscription of a total of 3,000,000 new shares, each at a subscription price of NOK 0.05, for a total subscription amount of NOK 150,000.				
e)	Date of the transaction	15 October 2025				
f)	Place of the transaction	Outside a trading venue MIC: XOFF				