

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

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|-----------|--|---|----------|-----------|-----------|--------|
| 1 | Details of the person discharging managerial responsibilities/person closely associated | | | | | |
| a) | Name | James Andrew Clarke | | | | |
| 2 | Reason for the notification | | | | | |
| a) | Position/status | Chairman of the Board | | | | |
| b) | Initial notification/ Amendment | Initial notification | | | | |
| 3 | Details of the issuer | | | | | |
| a) | Name | <i>Baltic Sea Properties AS</i> | | | | |
| b) | LEI | 213800T94A9GIDXI2C20 | | | | |
| 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 | Share ISIN: NO0010810476 | | | | |
| b) | Nature of the transaction | Acquisition | | | | |
| c) | Price(s) and volume(s) | <table border="1"> <tr> <td>Price(s)</td> <td>Volume(s)</td> </tr> <tr> <td>NOK 49,00</td> <td>40.000</td> </tr> </table> | Price(s) | Volume(s) | NOK 49,00 | 40.000 |
| Price(s) | Volume(s) | | | | | |
| NOK 49,00 | 40.000 | | | | | |
| d) | Aggregated information - Aggregated volume - Price | 40.000 shares NOK 1.960.000 (NOK 49.00 each) | | | | |
| e) | Date of the transaction | 14 December 2022 | | | | |
| f) | Place of the transaction | Euronext Growth Oslo | | | | |

The shares were acquired by UAB Baltic Equity where Mr. Clarke is the largest shareholder.