

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

<b>1</b>	<b>Details of the person discharging managerial responsibilities/person closely associated</b>					
a)	Name	Rødningen Invest AS				
<b>2</b>	<b>Reason for the notification</b>					
a)	Position/status	Close associate of Board member Kåre Rødningen				
b)	Initial notification/ Amendment	Initial notification				
<b>3</b>	<b>Details of the issuer</b>					
a)	Name	Black Sea Property AS				
b)	LEI	213800HELCJXXWXSP608				
<b>4</b>	<b>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</b>					
a)	Description of the financial instrument, type of instrument Identification code	Shares of Black Sea Property AS  ISIN: NO0010755101				
b)	Nature of the transaction	Subscription of shares in private placement				
c)	Price(s) and volume(s)	<table border="1"> <thead> <tr> <th>Price(s)</th> <th>Volume(s)</th> </tr> </thead> <tbody> <tr> <td>0.25</td> <td>560,000</td> </tr> </tbody> </table>	Price(s)	Volume(s)	0.25	560,000
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0.25	560,000					
d)	Aggregated information  - Aggregated volume  - Price	A total of 560,000 new shares subscribed at a price per share of NOK 0.25, corresponding to a total subscription amount of NOK 140,000.				
e)	Date of the transaction	17 October 2023				
f)	Place of the transaction	Outside of trading venue  MIC: XOFF				