

**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	James Andrew Clarke					
<b>2</b>	<b>Reason for the notification</b>						
a)	Position/status	Chairman of the Board					
b)	Initial notification/ Amendment	Initial notification					
<b>3</b>	<b>Details of the issuer</b>						
a)	Name	Baltic Sea Properties AS					
b)	LEI	213800T94A9GIDX12C20					
<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	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.