

14 November 2024

Notice of Annual General Meeting

BLACK SEA PROPERTY PLC

Notice is hereby given that the Annual General Meeting of Black Sea Property Plc (the “Company”) will be held at 6th floor, Victory House, Prospect Hill, Douglas IM1 1EQ, Isle of Man on 29 November 2024 at 10.30 a.m. for the following purposes:

ORDINARY BUSINESS

To consider and, if thought fit, to pass the following resolutions which will be proposed as ordinary resolutions:

- Resolution 1.** To receive and adopt the audited accounts of the Company for the year ended 31 December 2023 together with the Directors’ and Auditor’s reports thereon.
- Resolution 2.** To re-appoint Grant Thornton as Auditors to the Company and to authorise the Directors to determine the Auditors’ remuneration.
- Resolution 3.** To re-appoint Simon Hudd as a Director who retires in accordance with Article 78 at the commencement of the 2024 Annual General Meeting and submits himself for immediate reappointment to the board.

SPECIAL BUSINESS

- Resolution 4.** To authorise the issue (for cash or non-cash consideration) by the directors of ordinary shares to a maximum aggregate value of up to €28,000,000, to enable the conversion of any outstanding Loan Notes issued by the Company and otherwise to raise funds.

This authority requires renewal every five years.

- Resolution 5.** To authorise the dis-application of pre-emption rights on ordinary shares to a maximum aggregate value of up to €28,000,000, to enable the conversion of any outstanding Loan Notes issued by the Company and otherwise to raise funds.

This authority requires renewal every fifteen months.

The Directors of the issuer accept responsibility for the contents of this announcement.

For further information, please visit www.blackseapropertyplc.com or contact the following:

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Market Abuse Regulation (MAR) Disclosure

The information contained within this announcement is deemed by the Company to constitute inside information. Upon the publication of this announcement via a Regulatory Information Service, this inside information is now considered to be in the public domain