31 July 2026

BLACK SEA PROPERTY PLC

("**Black Sea Property**" or the "**Company**")

Board Changes

The Board of Black Sea Property announces that Simon Hudd is stepping down from the Board as Non-executive Director and Chairman of the Company with effect from 30th July 2026 to pursue other interests. The Board thanks Simon for his contribution to the Company during his tenure as Chairman over the last 5 years and wishes him well for the future.

The Company is also pleased to announce the appointment of Sean Andrew Scott as Non-Executive Director and Chairman with effect from 30th July 2026.

Mr. Scott is a highly experienced international lawyer with expertise in the area of investment funds, corporate governance and corporate transactions, gained over the past 25 years acting for many of the world's leading fund managers, investment banks and financial institutions across Australia, the USA, the UK, Europe and the Middle East.

The Board is very pleased to welcome Mr. Scott and believes that his extensive international experience will be invaluable for the Company.

Disclosures required pursuant to Rule 4.9 of the Aquis Growth Market Access Rulebook

The names of all companies of which Sean Scott is or has been a director at any time in the previous five years are set out below:

Current Directorships	**Previous Directorships**
Opal Enterprises Limited	Ampa Holdings LLP
BEEBI Ltd	Irwin Mitchell LLP

Sean Scott otherwise has no current or previous directorships, over the last five years, to declare. He does not hold any securities issued by the Company.

Save as set out in this announcement, Sean Scott has confirmed there are no further details to be disclosed in connection with his appointment as a director of the Company pursuant to Rule 4.9 of the Aquis Growth Market Access Rulebook.

Enquiries:

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Market Abuse Regulation (MAR) Disclosure

This announcement contains inside information for the purposes of Article 7 of the Market Abuse Regulation EU 596/2014 as it forms part of retained EU law (as defined in the European Union (Withdrawal) Act 2018).

The directors of the Company accept responsibility for this announcement.