

RAVEN PROPERTY GROUP LIMITED

Incorporated in Guernsey

Company number 43371

LSE share code: RAV JSE share code: RAV

ISIN: GB00B0D5V538

LEI: 213800YJ5HI5CBXCXYJ65

("Raven" or the "Company")

**RAVEN PROPERTY GROUP**

2020 ANNUAL REPORT, NOTICE OF 2021 ANNUAL GENERAL MEETING AND PROPOSED PURCHASE OF 1 IN EVERY 32 ORDINARY SHARES OF 1p EACH IN THE COMPANY ("ORDINARY SHARES") AT 40p PER SHARE BY WAY OF A TENDER OFFER ("THE TENDER OFFER")

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On 15 March 2021, the Board of Raven announced in its results for the year ended 31 December 2020, that the Company intended to offer to purchase 1 in every 32 Ordinary Shares by way of a tender offer at a price of 40p per share. The Tender Offer is open to all holders of Ordinary Shares on the Company's register at 7.00 p.m. on Thursday 17 June 2021, who may participate by tendering all or a proportion of their pro rata entitlement of Ordinary Shares at 1 for 32 at 40p per share.

If the maximum number of 18,171,981 Ordinary Shares is acquired this will result in an amount of £7.3 million being paid by the Company to its shareholders. It is intended that the Ordinary Shares purchased under the Tender Offer will be cancelled and not available for re-issue. No Ordinary Shares will be purchased in relation to the Tender Offer unless the relevant resolution to be proposed at the Annual General Meeting is passed.

Raven announces that it has published today a circular containing full details of the Tender Offer, a separate circular containing the notice of Annual General Meeting convened for 11.30 a.m. on Friday 18 June 2021 and its 2020 Annual Report.

Expected timetable of events for SA Shareholders

	2021
Record date to receive the Notice of Annual General Meeting	Friday, 7 May
Announcement on SENS of the posting of the Circular incorporating a Notice of Annual General Meeting and the Tender Forms to shareholders on or about	Wednesday, 19 May
Tender Offer open	Wednesday, 19 May
Last day to trade in order to be eligible to vote at the Annual General Meeting	Tuesday, 8 June
Announcement of the Rand equivalent Tender Price on SENS	Thursday, 10 June
Last day to trade on the JSE in order to participate in the Tender Offer	Friday, 11 June
Shares trade "ex" the Tender Offer	Monday, 14 June
No removal requests permitted between the UK Register and the SA Branch Register (both dates inclusive)	Tuesday, 8 June – Tuesday, 15 June
Record Date in order to be eligible to vote at the Annual General Meeting	Friday 11 June
Latest time and date for receipt of forms of proxy for the Annual General Meeting	11.30 a.m. on Tuesday, 15 June
Latest time and date for receipt of Tender Forms and instructions from dematerialised SA Shareholders	12:00 noon on Thursday, 17 June

Record Date and closing the Tender Offer	7:00 p.m. on Thursday, 17 June
Annual General Meeting	11.30 a.m. on Friday, 18 June
Results of Annual General Meeting and outcome of Tender Offer announced	By 9:00 a.m. on Monday, 21 June
Accounts credited for Ordinary Shares purchased pursuant to Tender Offer by	Monday, 28 June
Accounts of dematerialised SA Shareholders credited for revised holdings of Ordinary Shares by	Monday, 28 June
Despatched of balance share certificates for unsold Ordinary Shares by	Monday, 28 June
Cancellation and termination of SA listing of Ordinary Shares repurchased in terms of the Tender Offer expected on or about	Monday, 28 June

If any of the above times and/or dates change, the revised times and/or dates will be notified to SA Shareholders by an announcement via SENS. All references in this document to specific times are to SAST unless otherwise stated.

Copies of the circulars and the 2020 Annual Report will be submitted to the National Storage Mechanism and will shortly be available for inspection at <https://data.fca.org.uk/#/nsm/nationalstoragemechanism>. In addition, the circulars and 2020 Annual Report will be available on the Company's website (www.theravenpropertygroup.com) and each of the documents may also be obtained from the Company Secretary.

19 May 2021

Contacts / Enquiries

Raven Property Group Limited

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Fergus Young

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About Raven Property Group

Raven Property Group Limited was founded in 2005 to invest in class A warehouse complexes in Russia and lease to Russian and International tenants. Its Ordinary Shares and Preference Shares are listed on the Main Market of the London Stock Exchange and admitted to the Official List of the Financial Conduct Authority and the Official List of The International Stock Exchange ("TISE"). Its Ordinary Shares also have a secondary listing on the main board of the Johannesburg Stock Exchange and the Moscow Stock Exchange. The Group operates out of offices in Guernsey, Moscow and Cyprus and has an investment portfolio of circa 1.9 million square metres of Grade "A" warehouses in Moscow, St Petersburg, Rostov-on-Don, Novosibirsk and Nizhny Novgorod and 49,000 square metres of commercial office space in St Petersburg. For further information visit the Company's website: www.theravenpropertygroup.com