



DIRECTORS' DEALINGS

Pursuant to Disclosure Guidance and Transparency Rule 3.1.2, the following information falls to be disclosed:

The Company was notified on 29 June 2021 that the Directors of the Company and their immediate family participated in the tender offer.

The table below sets out the number of Ordinary Shares tendered and resultant number of Ordinary Shares held by each Director or in which they are interested.

	Ordinary Shares tendered	Ordinary Shares held after the tender offer	Percentage of issued share capital
Sir Richard Jewson ⁽¹⁾	6,398	198,381	0.0350%
Anton Bilton ^(1,2)	210,602	6,547,240	1.1557%
Glyn Hirsch ^(1,2)	92,190	2,857,966	0.5045%
Mark Sinclair ^(1,2)	56,394	1,748,271	0.3086%
Colin Smith ^(1,2)	43,426	1,322,187	0.2334%
Raven Holdings Limited	4,782,196	148,248,105	26.1694%

- (1) includes ordinary shares held by trusts or pension schemes where the individual or close family members are beneficiaries;
- (2) does not include the interests of Ordinary Shares held through Raven Holdings Limited as set out in the Company's announcement dated 11 May 2021 with RNS reference 2270Y and repeated below

Each of the Executive Directors has an interest in Raven Holdings Limited as disclosed in the table below:

	Interest in Raven Holdings Limited
Anton Bilton	34.30%
Glyn Hirsch	7.25%
Mark Sinclair	2.48%
Colin Smith	0.94%

Enquiries

Raven Property Group Limited

Anton Bilton
Glyn Hirsch

Tel: + 44 (0) 1481 712955

Novella Communications (public relations adviser)

Tim Robertson
Fergus Young

Tel: +44 (0) 203 151 7008

N+1 Singer (UK joint broker)

Corporate Finance - James Maxwell / Alex Bond
Sales - Alan Geeves / James Waterlow

Tel: +44 (0) 20 7496 3000

Numis Securities Limited (UK joint broker)

Alex Ham / Jamie Loughborough / Nathan Brown /
George Shiel

Tel: + 44 (0) 207 260 1000

Java Capital (South African Sponsor)

Jean Tyndale-Biscoe / Andrew Brooking

Tel: +27 (11) 722 3050

Renaissance Capital (Russian broker)

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Ravenscroft (TISE sponsor)

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Tel: + 44 (0) 1481 732746

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 UK Listing 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

**Notification and public disclosure of transactions by persons discharging managerial responsibilities
and persons closely associated with them**

1	Details of the person discharging managerial responsibilities / person closely associated						
a)	Name	Sir Richard Jewson					
2	Reason for the notification						
a)	Position/status	Director/ PDMR					
b)	Initial notification /Amendment	Initial notification					
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor						
a)	Name	Raven Property Group Limited					
b)	LEI	213800YJ5HI5CBXCYJ65					
4	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						
a)	Description of the financial instrument, type of instrument	Ordinary shares of 1p each					
	Identification code	GB00B0D5V538					
b)	Nature of the transaction	Tender offer take up					
c)	Price(s) and volume(s)	<table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>40p</td><td>3,765</td></tr></table>		Price(s)	Volume(s)	40p	3,765
Price(s)	Volume(s)						
40p	3,765						
d)	Aggregated information - Aggregated volume - Price	Not applicable					
e)	Date of the transaction	28/06/2021					
f)	Place of the transaction	Outside of Trading Venue					

1	Details of the person discharging managerial responsibilities / person closely associated	
a)	Name	Lady Sarah Jewson
2	Reason for the notification	
a)	Position/status	PCA of Richard Jewson a Director/ PDMR
b)	Initial notification /Amendment	Initial notification
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor	
a)	Name	Raven Property Group Limited
b)	LEI	213800YJ5HI5CBXCYJ65
4	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	
a)	Description of the financial	

	instrument, type of instrument	Ordinary shares of 1p each					
	Identification code	GB00B0D5V538					
b)	Nature of the transaction	Tender offer take up					
c)	Price(s) and volume(s)	<table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>40p</td><td>2,633</td></tr></table>		Price(s)	Volume(s)	40p	2,633
Price(s)	Volume(s)						
40p	2,633						
d)	Aggregated information - Aggregated volume - Price	Not applicable					
e)	Date of the transaction	28/06/2021					
f)	Place of the transaction	Outside of Trading Venue					

1	Details of the person discharging managerial responsibilities / person closely associated						
a)	Name	Anton Bilton QROPS					
2	Reason for the notification						
a)	Position/status	PCA of Anton Bilton, a PDMR					
b)	Initial notification /Amendment	Initial notification					
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor						
a)	Name	Raven Property Group Limited					
b)	LEI	213800YJ5HI5CBXCXYJ65					
4	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						
a)	Description of the financial instrument, type of instrument	Ordinary shares of 1p each					
	Identification code	GB00B0D5V538					
b)	Nature of the transaction	Tender offer take up					
c)	Price(s) and volume(s)	<table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>40p</td><td>127,920</td></tr></table>		Price(s)	Volume(s)	40p	127,920
Price(s)	Volume(s)						
40p	127,920						
d)	Aggregated information - Aggregated volume - Price	Not applicable					
e)	Date of the transaction	28/06/2021					
f)	Place of the transaction	Outside of Trading Venue					

1	Details of the person discharging managerial responsibilities / person closely associated						
a)	Name	Praxis Trustees Limited & Truchot Trustees Limited					
2	Reason for the notification						
a)	Position/status	PCA of Anton Bilton, a PDMR					
b)	Initial notification /Amendment	Initial notification					
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor						
a)	Name	Raven Property Group Limited					
b)	LEI	213800YJ5HI5CBXCYJ65					
4	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						
a)	Description of the financial instrument, type of instrument	Ordinary shares of 1p each					
	Identification code	GB00B0D5V538					
b)	Nature of the transaction	Tender offer take up					
c)	Price(s) and volume(s)	<table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>40p</td><td>80,895</td></tr></table>		Price(s)	Volume(s)	40p	80,895
Price(s)	Volume(s)						
40p	80,895						
d)	Aggregated information - Aggregated volume - Price	Not applicable					
e)	Date of the transaction	28/06/2021					
f)	Place of the transaction	Outside of Trading Venue					

1	Details of the person discharging managerial responsibilities / person closely associated	
a)	Name	Lisa Bilton
2	Reason for the notification	
a)	Position/status	PCA of Anton Bilton, a PDMR
b)	Initial notification /Amendment	Initial notification
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor	
a)	Name	Raven Property Group Limited
b)	LEI	213800YJ5HI5CBXCYJ65
4	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	
a)	Description of the financial instrument, type of instrument	Ordinary shares of 1p each

	Identification code	GB00B0D5V538	
b)	Nature of the transaction	Tender offer take up	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		40p	1,787
d)	Aggregated information - Aggregated volume - Price	Not applicable	
e)	Date of the transaction	28/06/2021	
f)	Place of the transaction	Outside of Trading Venue	

1	Details of the person discharging managerial responsibilities / person closely associated		
a)	Name	Glyn Hirsch	
2	Reason for the notification		
a)	Position/status	Director/ PDMR	
b)	Initial notification /Amendment	Initial notification	
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor		
a)	Name	Raven Property Group Limited	
b)	LEI	213800YJ5HI5CBXCYJ65	
4	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		
a)	Description of the financial instrument, type of instrument	Ordinary shares of 1p each	
	Identification code	GB00B0D5V538	
b)	Nature of the transaction	Tender offer take up	
c)	Price(s) and volume(s)		
		Price(s)	Volume(s)
		40p	80,895
d)	Aggregated information - Aggregated volume - Price	Not applicable	
e)	Date of the transaction	28/06/2021	
f)	Place of the transaction	Outside of Trading Venue	

1	Details of the person discharging managerial responsibilities / person closely associated						
a)	Name	New Street Trust Limited as trustees of the GVH RAT					
2	Reason for the notification						
a)	Position/status	PCA of Glyn Hirsch, a PDMR					
b)	Initial notification /Amendment	Initial notification					
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor						
a)	Name	Raven Property Group Limited					
b)	LEI	213800YJ5HI5CBXCYJ65					
4	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						
a)	Description of the financial instrument, type of instrument	Ordinary shares of 1p each					
	Identification code	GB00B0D5V538					
b)	Nature of the transaction	Tender offer take up					
c)	Price(s) and volume(s)	<table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>40p</td><td>8,140</td></tr></table>		Price(s)	Volume(s)	40p	8,140
Price(s)	Volume(s)						
40p	8,140						
d)	Aggregated information - Aggregated volume - Price	Not applicable					
e)	Date of the transaction	28/06/2021					
f)	Place of the transaction	Outside of Trading Venue					

1	Details of the person discharging managerial responsibilities / person closely associated	
a)	Name	New Street Trust Limited as trustees of Emisan Trust
2	Reason for the notification	
a)	Position/status	PCA of Glyn Hirsch, a PDMR
b)	Initial notification /Amendment	Initial notification
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor	
a)	Name	Raven Property Group Limited
b)	LEI	213800YJ5HI5CBXCYJ65
4	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	
a)	Description of the financial instrument, type of instrument	Ordinary shares of 1p each
	Identification code	GB00B0D5V538

b)	Nature of the transaction	Tender offer take up	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		40p	3,155
d)	Aggregated information - Aggregated volume - Price	Not applicable	
e)	Date of the transaction	28/06/2021	
f)	Place of the transaction	Outside of Trading Venue	

1	Details of the person discharging managerial responsibilities / person closely associated		
a)	Name	Mark Sinclair	
2	Reason for the notification		
a)	Position/status	Director/ PDMR	
b)	Initial notification /Amendment	Initial notification	
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor		
a)	Name	Raven Property Group Limited	
b)	LEI	213800YJ5HI5CBXCYJ65	
4	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		
a)	Description of the financial instrument, type of instrument	Ordinary shares of 1p each	
	Identification code	GB00B0D5V538	
b)	Nature of the transaction	Tender offer take up	
c)	Price(s) and volume(s)		
		Price(s)	Volume(s)
		40p	40,407
d)	Aggregated information - Aggregated volume - Price	Not applicable	
e)	Date of the transaction	28/06/2021	
f)	Place of the transaction	Outside of Trading Venue	

1	Details of the person discharging managerial responsibilities / person closely associated						
a)	Name	Annabel Pearl					
2	Reason for the notification						
a)	Position/status	PCA of Mark Sinclair, a PDMR					
b)	Initial notification /Amendment	Initial notification					
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor						
a)	Name	Raven Property Group Limited					
b)	LEI	213800YJ5HI5CBXCYJ65					
4	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						
a)	Description of the financial instrument, type of instrument	Ordinary shares of 1p each					
	Identification code	GB00B0D5V538					
b)	Nature of the transaction	Tender offer take up					
c)	Price(s) and volume(s)	<table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>40p</td><td>865</td></tr></table>		Price(s)	Volume(s)	40p	865
Price(s)	Volume(s)						
40p	865						
d)	Aggregated information - Aggregated volume - Price	Not applicable					
e)	Date of the transaction	28/06/2021					
f)	Place of the transaction	Outside of Trading Venue					

1	Details of the person discharging managerial responsibilities / person closely associated	
a)	Name	Raven Russia Defined Contribution Executive Guernsey Pension Scheme.
2	Reason for the notification	
a)	Position/status	PCA of Mark Sinclair, a PDMR
b)	Initial notification /Amendment	Initial notification
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor	
a)	Name	Raven Property Group Limited
b)	LEI	213800YJ5HI5CBXCYJ65
4	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	
a)	Description of the financial instrument, type of instrument	Ordinary shares of 1p each

	Identification code	GB00B0D5V538	
b)	Nature of the transaction	Tender offer take up	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		40p	12,260
d)	Aggregated information - Aggregated volume - Price	Not applicable	
e)	Date of the transaction	28/06/2021	
f)	Place of the transaction	Outside of Trading Venue	

1	Details of the person discharging managerial responsibilities / person closely associated		
a)	Name	New Street Trust Limited as trustees of The Brooklands Trust	
2	Reason for the notification		
a)	Position/status	PCA of Mark Sinclair, a PDMR	
b)	Initial notification /Amendment	Initial notification	
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor		
a)	Name	Raven Property Group Limited	
b)	LEI	213800YJ5HI5CBXCYJ65	
4	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		
a)	Description of the financial instrument, type of instrument	Ordinary shares of 1p each	
	Identification code	GB00B0D5V538	
b)	Nature of the transaction	Tender offer take up	
c)	Price(s) and volume(s)		
		Price(s)	Volume(s)
		40p	1,431
d)	Aggregated information - Aggregated volume - Price	Not applicable	
e)	Date of the transaction	28/06/2021	
f)	Place of the transaction	Outside of Trading Venue	

1	Details of the person discharging managerial responsibilities / person closely associated						
a)	Name	New Street Trust Limited as trustees of The Jemco Trust					
2	Reason for the notification						
a)	Position/status	PCA of Mark Sinclair, a PDMR					
b)	Initial notification /Amendment	Initial notification					
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor						
a)	Name	Raven Property Group Limited					
b)	LEI	213800YJ5HI5CBXCYJ65					
4	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						
a)	Description of the financial instrument, type of instrument	Ordinary shares of 1p each					
	Identification code	GB00B0D5V538					
b)	Nature of the transaction	Tender offer take up					
c)	Price(s) and volume(s)	<table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>40p</td><td>1,431</td></tr></table>		Price(s)	Volume(s)	40p	1,431
Price(s)	Volume(s)						
40p	1,431						
d)	Aggregated information - Aggregated volume - Price	Not applicable					
e)	Date of the transaction	28/06/2021					
f)	Place of the transaction	Outside of Trading Venue					

1	Details of the person discharging managerial responsibilities / person closely associated	
a)	Name	Colin Smith
2	Reason for the notification	
a)	Position/status	Director/PDMR
b)	Initial notification /Amendment	Initial notification
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor	
a)	Name	Raven Property Group Limited
b)	LEI	213800YJ5HI5CBXCYJ65
4	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	
a)	Description of the financial instrument, type of instrument	Ordinary shares of 1p each
	Identification code	GB00B0D5V538

b)	Nature of the transaction	Tender offer take up	
c)	Price(s) and volume(s)		
		Price(s)	Volume(s)
		40p	36,536
d)	Aggregated information - Aggregated volume - Price	Not applicable	
e)	Date of the transaction	28/06/2021	
f)	Place of the transaction	Outside of Trading Venue	

1	Details of the person discharging managerial responsibilities / person closely associated						
a)	Name	New Street Trust Limited as trustees of the Lorier Discretionary Trust					
2	Reason for the notification						
a)	Position/status	PCA of Colin Smith, a PDMR					
b)	Initial notification /Amendment	Initial notification					
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor						
a)	Name	Raven Property Group Limited					
b)	LEI	213800YJ5HI5CBXCYJ65					
4	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						
a)	Description of the financial instrument, type of instrument	Ordinary shares of 1p each					
	Identification code	GB00B0D5V538					
b)	Nature of the transaction	Tender offer take up					
c)	Price(s) and volume(s)	<table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>40p</td><td>6,890</td></tr></table>		Price(s)	Volume(s)	40p	6,890
Price(s)	Volume(s)						
40p	6,890						
d)	Aggregated information - Aggregated volume - Price	Not applicable					
e)	Date of the transaction	28/06/2021					
f)	Place of the transaction	Outside of Trading Venue					