RAVEN PROPERTY GROUP LIMITED Incorporated in Guernsey Company number 43371 LSE share code: RAV JSE share code: RAV ISIN: GB00B0D5V538 ("Raven" or the "Company")



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	Ordinary Shares	Percentage of issued
	tendered	held after the tender	share capital
		offer	
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%

1 July 2021

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) David Pipia	Tel: + 7 495 258 7770
Ravenscroft (TISE sponsor) Semelia Hamon	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 discharg	ng managerial respo	nsibilities / person closely	associated
a)	Name	Sir Richard Jewson		
2	Reason for the notification	Reason for the notification		
a)	Position/status	Director/ PDMR		
b)	Initial notification	Initial notification		
	/Amendment			
3	Details of the issuer, emission	allowance market pa	rticipant, auction platforn	n, auctioneer or
	auction monitor			
a)	Name	Raven Property Gro	up Limited	
b)	LEI	213800YJ5HI5CBX	CYJ65	
4	Details of the transaction(s): s	ection to be repeated	for (i) each type of instrum	nent; (ii) each type
	of transaction; (iii) each date;	and (iv) each place w	where transactions have be	en conducted
a) Description of the financial				
	instrument, type of instrument	Ordinary shares of 1	p each	
	Identification code	GB00B0D5V538		
b)	Nature of the transaction	Tender offer take up		
c)	Price(s) and volume(s)			
		Price(s)	Volume(s)	
		40p	3,765	
d)	Aggregated information			
	- Aggregated volume	Not applicable		
	- Price			
e)	Date of the transaction	28/06/2021		
f)	Place of the transaction	Outside of Trading V	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	Initial notification		
	/Amendment			
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	Tender offer take up	
c)	Price(s) and volume(s)			
		Price(s)	Volume(s)	
		40p	2,633	
d)	Aggregated information			
	- Aggregated volume	Not applicable		
	- Price			
e)	Date of the transaction	28/06/2021		
f)	Place of the transaction	Outside of Trading	g 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 P	DMR		
b)	Initial notification	Initial notification			
	/Amendment				
3	Details of the issuer, emission	allowance market particij	pant, auction platform, au	ictioneer or	
	auction monitor				
a)	Name	Raven Property Group Lin			
b)	LEI	213800YJ5HI5CBXCYJ6			
4	Details of the transaction(s): s	-	• •	•••	
	of transaction; (iii) each date;	and (iv) each place where	transactions have been c	onducted	
a)	Description of the financial				
	instrument, type of instrument	Ordinary shares of 1p eac	h		
	Identification code	GB00B0D5V538			
b)	Nature of the transaction	Tender offer take up			
c)	Price(s) and volume(s)		T	1	
		Price(s)	Volume(s)		
		40p	127,920		
-					
d)	Aggregated information				
	A	N. (
	- Aggregated volume	Not applicable			
	Drice				
	- Price	28/06/2021			
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 P	PCA of Anton Bilton, a PDMR		
b)	Initial notification	Initial notification	Initial notification		
	/Amendment				
3	Details of the issuer, emission	allowance market particij	pant, auction platform, au	ictioneer or	
	auction monitor				
a)	Name	Raven Property Group Li	mited		
b)	LEI	213800YJ5HI5CBXCYJ6	55		
4	Details of the transaction(s): s	ection to be repeated for ((i) each type of instrument	t; (ii) each type	
	of transaction; (iii) each date;	and (iv) each place where	e transactions have been co	onducted	
a) Description of the financial					
	instrument, type of instrument	Ordinary shares of 1p eac	h		
	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	Not applicable			
	- Price				
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	Initial notification		
	/Amendment			
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): set	ection 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)		
		40	1 707	
		40p	1,787	
d)	Aggregated information			
	- Aggregated volume	Not applicable		
	- Price			
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	Initial notification				
	/Amendment					
3		allowance market particip	llowance market participant, auction platform, auctioneer or			
	auction monitor					
a)	Name	Raven Property Group Lin				
b)	LEI	213800YJ5HI5CBXCYJ6	55			
4	Details of the transaction(s): s	• ·	• •	•••		
	of transaction; (iii) each date;	and (iv) each place where	transactions have been c	onducted		
a)	Description of the financial					
	instrument, type of instrument	Ordinary shares of 1p each	h			
	Identification code	GB00B0D5V538				
b)	Nature of the transaction	Tender offer take up				
c)	Price(s) and volume(s)		1	٦		
		Price(s)	Volume(s)			
				-		
		40p	80,895			
d)	Aggregated information					
		NY . 11 11				
	- Aggregated volume	Not applicable				
	- Price					
e)	Date of the transaction	28/06/2021				
(c) f)	Place of the transaction	Outside of Trading Venue				
1)	Place of the transaction Outside of frauing 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 PI	OMR		
b)	Initial notification	Initial notification			
	/Amendment				
3	Details of the issuer, emission	allowance market particij	pant, auction platform, au	ctioneer or	
	auction monitor				
a)	Name	Raven Property Group Li	mited		
b)	LEI	213800YJ5HI5CBXCYJ6	55		
4	Details of the transaction(s): s	ection 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 co	onducted	
a)	Description of the financial				
	instrument, type of instrument	Ordinary shares of 1p eac	h		
	Identification code	GB00B0D5V538			
b)	Nature of the transaction	Tender offer take up			
c)	Price(s) and volume(s)				
		Price(s)	Volume(s)		
		40p	8,140		
d)	Aggregated information				
	- Aggregated volume	Not applicable			
	- Price	20/05/2021			
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	Initial notification	
	/Amendment		
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): set	ection 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	Tender offer take up	
c)	Price(s) and volume(s)			
		Price(s)	Volume(s)	
		40p	3,155	
d)	Aggregated information			
	- Aggregated volume	Not applicable		
	- Price			
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	Reason for the notification		
a)	Position/status	Director/ PDMR		
b)	Initial notification	Initial notification	Initial notification	
	/Amendment			
3	Details of the issuer, emission	allowance market partic	ipant, auction platforr	n, auctioneer or
	auction monitor			
a)	Name	Raven Property Group L	Limited	
b)	LEI	213800YJ5HI5CBXCY.		
4	Details of the transaction(s): s	-	•••	•••
	of transaction; (iii) each date;	and (iv) each place wher	e transactions have be	en conducted
a)	Description of the financial			
	instrument, type of instrument	Ordinary shares of 1p ea	ich	
• `	Identification code	GB00B0D5V538		
b)	Nature of the transaction	Tender offer take up		
c)	Price(s) and volume(s)			
		Price(s)	Volume(s)	
		40	40.407	
		40p	40,407	
/L				
d)	Aggregated information			
	- Aggregated volume	Not applicable		
	- Aggregated volume			
	- Price			
e)	Date of the transaction	28/06/2021		
f)	Place of the transaction	Outside of Trading Venu	ıe	

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 F	PDMR	
b)	Initial notification	Initial notification		
	/Amendment			
3	Details of the issuer, emission	allowance market particip	oant, auction platform, au	ctioneer or
	auction monitor			
a)	Name	Raven Property Group Lin	nited	
b)	LEI	213800YJ5HI5CBXCYJ6	5	
4	Details of the transaction(s): s	ection 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 co	onducted
a)	Description of the financial			
	instrument, type of instrument	Ordinary shares of 1p each	h	
	Identification code	GB00B0D5V538		
b)	Nature of the transaction	Tender offer take up		
c)	Price(s) and volume(s)			
		Price(s)	Volume(s)	
		40p	865	
d)	Aggregated information			
		NY . 11 11		
	- Aggregated volume	Not applicable		
	D			
	- Price	20/06/2021		
e)	Date of the transaction	28/06/2021		
f)	Place of the transaction	Outside of Trading Venue	;	

1	Details of the person discharge	ing 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	Initial notification	
	/Amendment		
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): set	ection 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		
	A garageted volume	Not appliaable	
	- Aggregated volume	Not applicable	
	- Price		
e)	Date of the transaction	28/06/2021	
		20/00/2021	
f)	Place of the transaction	Outside of Trading Venue	

Details of the person discharging managerial responsibilities / person closely associated			
Name	New Street Trust Limited as trustees of The Brooklands Trust		
Reason for the notification			
Position/status	PCA of Mark Sinclair, a	PDMR	
Initial notification	Initial notification		
/Amendment			
,	allowance market partici	ipant, auction platform,	auctioneer or
auction monitor			
Name			
LEI	213800YJ5HI5CBXCYJ	65	
	-	•••	•••
	and (iv) each place wher	e transactions have been	conducted
-			
instrument, type of instrument	Ordinary shares of 1p each	ch	
	Tender offer take up		
Price(s) and volume(s)			
	Price(s)	Volume(s)	
	40p	1,431	
Aggregated information			
	NY . 11 11		
- Aggregated volume	Not applicable		
- Price			
	28/06/2021		
Place of the transaction	Outside of Trading Venue		
	NameReason for the notificationPosition/statusInitial notification/AmendmentDetails of the issuer, emission a auction monitorNameLEIDetails of the transaction(s): se of transaction; (iii) each date;Description of the financial instrument, type of instrumentIdentification codeNature of the transactionPrice(s) and volume(s)Aggregated information- Aggregated volume- PriceDate of the transaction	NameNew Street Trust LimitedReason for the notificationNew Street Trust LimitedPosition/statusPCA of Mark Sinclair, aInitial notificationInitial notification/AmendmentInitial notificationDetails of the issuer, emission allowance market particiatucion monitorNameRaven Property Group LLEI213800YJ5HI5CBXCYJDetails of the transaction(s): section to be repeated for of transaction; (iii) each date; and (iv) each place whereDescription of the financial instrument, type of instrumentOrdinary shares of 1p eachIdentification codeGB00B0D5V538Nature of the transactionTender offer take upPrice(s) and volume(s)Price(s)Aggregated information	NameNew Street Trust Limited as trustees of The BrookReason for the notificationPCA of Mark Sinclair, a PDMRPosition/statusPCA of Mark Sinclair, a PDMRInitial notificationInitial notification/AmendmentInitial notificationDetails of the issuer, emission allowance market participant, auction platform, a auction monitorNameRaven Property Group LimitedLEI213800YJ5HI5CBXCYJ65Details of the transaction(s): section to be repeated for (i) each type of instrume of transaction; (iii) each date; and (iv) each place where transactions have been Description of the financial instrument, type of instrumentIdentification codeGB00B0D5V538Nature of the transactionTender offer take upPrice(s) and volume(s)Price(s)Volume(s)Volume(s)- Aggregated informationNot applicable- Arice28/06/2021

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	ison for the notification		
a)	Position/status	PCA of Mark Sinclair, a H	PDMR	
b)	Initial notification	Initial notification		
	/Amendment			
3	Details of the issuer, emission	allowance market particij	pant, auction platform, au	ctioneer or
	auction monitor			
a)	Name	Raven Property Group Lin	mited	
b)	LEI	213800YJ5HI5CBXCYJ6	55	
4	Details of the transaction(s): s	ection 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 co	onducted
a)	Description of the financial			
	instrument, type of instrument	Ordinary shares of 1p eac	h	
	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			
		XX . 11 11		
	- Aggregated volume	Not applicable		
	- Price	28/06/2021		
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	Initial notification	
	/Amendment		
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): set	ection 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	Tender offer take up	
c)	Price(s) and volume(s)			
		Price(s)	Volume(s)	
		40p	36,536	
d)	Aggregated information			
	- Aggregated volume	Not applicable		
	- Price			
e)	Date of the transaction	28/06/2021		
f)	Place of the transaction	Outside of Trading	g 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 PD	OMR	
b)	Initial notification	Initial notification		
	/Amendment			
3	Details of the issuer, emission	allowance market particip	pant, auction platform, auctioneer or	
	auction monitor			
a)	Name	Raven Property Group Lin	mited	
b)	LEI	213800YJ5HI5CBXCYJ6	55	
4		_	i) each type of instrument; (ii) each type	
		and (iv) each place where	transactions have been conducted	
a)	Description of the financial			
	instrument, type of instrument	Ordinary shares of 1p each	h	
	Identification code	GB00B0D5V538		
b)	Nature of the transaction	Tender offer take up		
c)	Price(s) and volume(s)			
		Price(s)	Volume(s)	
		40p	6,890	
d)	Aggregated information			
	- Aggregated volume	Not applicable		
	- Price			
e)	Date of the transaction	28/06/2021		
f)	Place of the transaction	Outside of Trading Venue	Outside of Trading Venue	