

RAVEN PROPERTY GROUP LIMITED

Incorporated in Guernsey

Company number 43371

LSE share code: RAV JSE share code: RAV

ISIN: GB00B0D5V538

(“**Raven**” or the “**Company**”)



RAVEN PROPERTY GROUP

DIRECTOR’S DEALING

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

The Company was notified yesterday, 1 November 2021, that Mark Sinclair, Chief Financial Officer, and his wife sold 45,000 and 5,555 cumulative redeemable preference shares of 1p each in the capital of the Company (“Preference Shares”) respectively at a price of 122p per Preference Share to the Raven Russia Defined Contribution (Executive Guernsey) Pension Scheme (the “Scheme”), a pension scheme of which Mark Sinclair is a trustee and sole beneficiary.

At the same time, his wife also sold 26,818 ordinary shares of 1p each in the capital of the Company (“Ordinary Shares”) at a price of 35p to the Scheme.

These transactions result in no change in the beneficial interest of Mark Sinclair and his immediate family, which remains at 1,748,271 Ordinary Shares being 0.3086% of the total Ordinary Shares in issue and 1,662,313 Preference Shares being 0.7677% of the total Preference Shares in issue.

*Mark Sinclair has an interest of 2.48% in Raven Holdings Limited which owns 148,248,105 Ordinary Shares (26.1694% of the Ordinary Shares in issue).

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

Singer Capital Markets (Joint corporate broker)

Investment Banking - James Maxwell / Alex Bond

Markets - Alan Geeves / James Waterlow

Tel: +44 (0) 207 496 3000

VTB Capital plc (Joint corporate broker)

Alexander Metherell

Tel: +44 (0) 203 334 8000

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

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	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	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	Cumulative Redeemable Preference Shares of 1p each
	Identification code	GG00B55K7B92

b)	Nature of the transaction	Sale to a PCA	
c)	Price(s) and volume(s)		
		Price(s)	Volume(s)
		122p	45,000
d)	Aggregated information - Aggregated volume - Price	Not applicable - single transaction	
e)	Date of the transaction	01/11/2021	
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 Identification code	Cumulative Redeemable Preference Shares of 1p each GG00B55K7B92				
b)	Nature of the transaction	Purchase from a PDMR				
c)	Price(s) and volume(s)	<table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>122p</td><td>45,000</td></tr></table>	Price(s)	Volume(s)	122p	45,000
Price(s)	Volume(s)					
122p	45,000					
d)	Aggregated information - Aggregated volume - Price	Not applicable - single transaction				
e)	Date of the transaction	01/11/2021				
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 Identification code	Cumulative Redeemable Preference Shares of 1p each GG00B55K7B92					
b)	Nature of the transaction	Sale to a PCA					
c)	Price(s) and volume(s)	<table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>122p</td><td>5,555</td></tr></table>		Price(s)	Volume(s)	122p	5,555
Price(s)	Volume(s)						
122p	5,555						
d)	Aggregated information - Aggregated volume - Price	Not applicable - single transaction					
e)	Date of the transaction	01/11/2021					
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 Identification code	Cumulative Redeemable Preference Shares of 1p each GG00B55K7B92				
b)	Nature of the transaction	Purchase from a PCA				
c)	Price(s) and volume(s)	<table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>122p</td><td>5,555</td></tr></table>	Price(s)	Volume(s)	122p	5,555
Price(s)	Volume(s)					
122p	5,555					
d)	Aggregated information - Aggregated volume - Price	Not applicable - single transaction				
e)	Date of the transaction	01/11/2021				
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	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 Identification code	Ordinary shares of 1p each GB00B0D5V538				
b)	Nature of the transaction	Sale to a PCA				
c)	Price(s) and volume(s)	<table border="1"> <tr> <td>Price(s)</td> <td>Volume(s)</td> </tr> <tr> <td>35p</td> <td>26,818</td> </tr> </table>	Price(s)	Volume(s)	35p	26,818
Price(s)	Volume(s)					
35p	26,818					
d)	Aggregated information - Aggregated volume - Price	Not applicable - single transaction				

e)	Date of the transaction	01/11/2021
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	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 Identification code	Ordinary shares of 1p each GB00B0D5V538				
b)	Nature of the transaction	Purchase from a PCA				
c)	Price(s) and volume(s)	<table border="1"> <tr> <td>Price(s)</td> <td>Volume(s)</td> </tr> <tr> <td>35p</td> <td>26,818</td> </tr> </table>	Price(s)	Volume(s)	35p	26,818
Price(s)	Volume(s)					
35p	26,818					

d)	Aggregated information - Aggregated volume - Price	Not applicable - single transaction
e)	Date of the transaction	01/11/2021
f)	Place of the transaction	Outside of trading venue

2 November 2021