

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**

SCRIP DIVIDEND CIRCULAR (RAVP)

Further to the Company's announcement on 11 November 2021, the circular relating to the scrip dividend in respect of the preference shares of 1p each with ticker RAVP (the "Preference Shares") for the period from 30 September 2021 to (but excluding) 31 December 2021 (the "Circular") is now available on the investors page of the Company's website, www.theravenpropertygroup.com and is also available to view on the national storage mechanism (<https://data.fca.org.uk/#/nsm/nationalstoragemechanism>). A letter notifying holders of Preference Shares of the presence of the Circular on the Company's website and how to access it has been posted today together with a form of election (or an entitlement advice to the extent shareholders have already elected to participate in the scrip dividend mandate scheme).

The last date for receipt of completed forms of election (in accordance with the terms thereof) will be 10 December 2021.

25 November 2021

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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 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