

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**

ISSUE OF PREFERENCE SHARES (RAVP)

The Company announces that it has approved the issue and allotment of 95,675 new preference shares of 1 pence each in the Company with ticker RAVP (the "Preference Shares") following payment of the scrip preference share dividend. These new Preference Shares will rank pari passu with all existing Preference Shares. Application has been made to the Financial Conduct Authority, the London Stock Exchange and The International Stock Exchange Authority Limited (TISEA) for admission of new Preference Shares to the Official List of the UK Listing Authority, trading on the main market of the London Stock Exchange and admission to the official list of the TISEA. Dealing is expected to commence on 31 December 2021.

Following admission of the new Preference Shares, the total number of Preference Shares in issue is 216,634,485.

30 December 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