

**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**

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## **DIRECTOR'S DEALING**

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

The Company was notified on 31 December 2021, that Colin Smith, Chief Operating Officer transferred 260,033 ordinary shares of 1p each in the capital of the Company ("Ordinary Shares") and 41,220 cumulative redeemable preference shares of 1p each in the capital of the Company ("Preference Shares") at a price of 33.25p and 115.5p respectively to a pension scheme of which Colin Smith is a trustee and sole beneficiary.

These transactions result in no change in the beneficial interest of Colin Smith and his immediate family, which remains at 1,322,187 Ordinary Shares being 0.2334% of the total Ordinary Shares in issue and 1,185,206 Preference Shares being 0.5473% of the total Preference Shares in issue.

\*Colin Smith has an interest of 0.94% in Raven Holdings Limited which owns 148,248,105 Ordinary Shares (26.1694% of the Ordinary Shares in issue).

31 December 2021

### **Enquiries**

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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](http://www.theravenpropertygroup.com)

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

|          |  |                              |
|----------|--|------------------------------|
| <b>1</b> | <b>Details of the person discharging managerial responsibilities / person closely associated</b>   |                              |
| a)       | Name   | Colin Smith                  |
| <b>2</b> | <b>Reason for the notification</b>   |                              |
| a)       | Position/status  | Director/ PDMR               |
| b)       | Initial notification /Amendment  | Initial notification         |
| <b>3</b> | <b>Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor</b>   |                              |
| a)       | Name   | Raven Property Group Limited |
| b)       | LEI  | 213800YJ5HI5CBXCYY65         |
| <b>4</b> | <b>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</b> |                              |
| a)       | Description of the financial instrument, type of instrument  | Ordinary shares of 1p each   |
|          | Identification code  | GB00B0D5V538                 |

|          |  |   |  |          |           |        |         |
|----------|--|---|--|----------|-----------|--------|---------|
| b)       | Nature of the transaction  | Transfer to a PCA   |  |          |           |        |         |
| c)       | Price(s) and volume(s)   | <table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>33.25p</td><td>260,033</td></tr></table> |  | Price(s) | Volume(s) | 33.25p | 260,033 |
| Price(s) | Volume(s)  |   |  |          |           |        |         |
| 33.25p   | 260,033  |   |  |          |           |        |         |
| d)       | Aggregated information<br><br>- Aggregated volume<br><br>- Price | Not applicable - single transaction   |  |          |           |        |         |
| e)       | Date of the transaction  | 31/12/2021  |  |          |           |        |         |
| f)       | Place of the transaction   | Outside of trading venue  |  |          |           |        |         |

|          |  |                                 |
|----------|--|---------------------------------|
| <b>1</b> | <b>Details of the person discharging managerial responsibilities / person closely associated</b>   |                                 |
| a)       | Name   | Lorier Retirement Annuity Trust |
| <b>2</b> | <b>Reason for the notification</b>   |                                 |
| a)       | Position/status  | A PCA of Colin Smith, a PDMR    |
| b)       | Initial notification /Amendment  | Initial notification            |
| <b>3</b> | <b>Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor</b>   |                                 |
| a)       | Name   | Raven Property Group Limited    |
| b)       | LEI  | 213800YJ5HI5CBXCYJ65            |
| <b>4</b> | <b>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</b> |                                 |

|          |  |   |          |           |        |         |
|----------|--|---|----------|-----------|--------|---------|
|          |  |   |          |           |        |         |
| a)       | Description of the financial instrument, type of instrument<br><br>Identification code | Ordinary shares of 1p each<br><br>GB00B0D5V538  |          |           |        |         |
| b)       | Nature of the transaction  | Transfer from a PDMR  |          |           |        |         |
| c)       | Price(s) and volume(s)   | <table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>33.25p</td><td>260,033</td></tr></table> | Price(s) | Volume(s) | 33.25p | 260,033 |
| Price(s) | Volume(s)  |   |          |           |        |         |
| 33.25p   | 260,033  |   |          |           |        |         |
| d)       | Aggregated information<br><br>- Aggregated volume<br><br>- Price                       | Not applicable - single transaction   |          |           |        |         |
| e)       | Date of the transaction  | 31/12/2021  |          |           |        |         |
| f)       | Place of the transaction   | Outside of trading venue  |          |           |        |         |

|          |  |                              |
|----------|--|------------------------------|
| <b>1</b> | <b>Details of the person discharging managerial responsibilities / person closely associated</b>                     |                              |
| a)       | Name   | Colin Smith                  |
| <b>2</b> | <b>Reason for the notification</b>   |                              |
| a)       | Position/status  | Director/ PDMR               |
| b)       | Initial notification /Amendment  | Initial notification         |
| <b>3</b> | <b>Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor</b> |                              |
| 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<br><br>Identification code  | Cumulative Redeemable Preference Shares of 1p each<br><br>GG00B55K7B92                             |          |           |        |        |
| b)       | Nature of the transaction   | Transfer to a PCA  |          |           |        |        |
| c)       | Price(s) and volume(s)  | <table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>115.5p</td><td>41,220</td></tr></table> | Price(s) | Volume(s) | 115.5p | 41,220 |
| Price(s) | Volume(s)   |  |          |           |        |        |
| 115.5p   | 41,220  |  |          |           |        |        |
| d)       | Aggregated information<br><br>- Aggregated volume<br><br>- Price  | Not applicable - single transaction  |          |           |        |        |
| e)       | Date of the transaction   | 31/12/2021   |          |           |        |        |
| f)       | Place of the transaction  | Outside of trading venue   |          |           |        |        |

|          |  |                                 |
|----------|--|---------------------------------|
| <b>1</b> | <b>Details of the person discharging managerial responsibilities / person closely associated</b> |                                 |
| a)       | Name   | Lorier Retirement Annuity Trust |
| <b>2</b> | <b>Reason for the notification</b>   |                                 |
| a)       | Position/status  | A PCA of Colin Smith, 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): 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<br><br>Identification code  | Cumulative Redeemable Preference Shares of 1p each<br><br>GG00B55K7B92                             |  |          |           |        |        |
| b)       | Nature of the transaction   | Transfer from a PDMR   |  |          |           |        |        |
| c)       | Price(s) and volume(s)  | <table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>115.5p</td><td>41,220</td></tr></table> |  | Price(s) | Volume(s) | 115.5p | 41,220 |
| Price(s) | Volume(s)   |  |  |          |           |        |        |
| 115.5p   | 41,220  |  |  |          |           |        |        |
| d)       | Aggregated information<br><br>- Aggregated volume<br><br>- Price  | Not applicable - single transaction  |  |          |           |        |        |
| e)       | Date of the transaction   | 31/12/2021   |  |          |           |        |        |
| f)       | Place of the transaction  | Outside of trading venue   |  |          |           |        |        |