

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**

PREFERENCE SHARE DIVIDEND (RAVP)

The Directors of the Company confirm that the quarterly payment of the preference dividend in respect of the preference shares of 1p each with ticker RAVP (the "Preference Shares") will be made, in accordance with their terms, on 31 March 2022 in respect of the period from 31 December 2021 to (but excluding) 31 March 2022. The record date for the payment of the preference dividend for the Preference Shares is 18 February 2022 with an ex-dividend date of 17 February 2022.

The Preference Shares will be entitled to a gross dividend of 3 pence per Preference Share.

A scrip dividend alternative (to be settled in Preference Shares) will also be available for all preference shareholders in respect of the preference dividend.

The scrip dividend circular will be available on the Investor section of the Company's website (www.theravenpropertygroup.com), and will also be available for viewing on the national storage mechanism (<https://data.fca.org.uk/#/nsm/nationalstoragemechanism>). Letters notifying the holders of Preference Shares of the presence of the scrip dividend circular on the Company's website and how to access it will be sent on or around 24 February 2022. The last date for receipt of completed forms of election (in accordance with the terms thereof) will be 11 March 2022.

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 (UK broker)

Investment Banking - James Maxwell / Alex Bond

Markets - Alan Geeves / James Waterlow

Tel: +44 (0) 207 496 3000

VTB Capital plc (Joint financial adviser)

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

10 February 2022