

RAVEN PROPERTY GROUP LIMITED

Incorporated in Guernsey

Company number 43371

LSE share code: RAV JSE share code: RAV

ISIN: GB00B0D5V538

("Raven" or the "Company")



NOTICE OF DELAY TO PUBLICATION OF ANNUAL ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2021

The Company announces that due to the ongoing situation in Ukraine which began on 24 February 2022 and the subsequent impact of sanctions and counter-sanctions the Company is unable to publish its Annual Accounts for the year ended 31 December 2021 within the 4 month period as prescribed under DTR4.1.3.

A further announcement on the timing of the financial statements will be made when the circular in connection with the proposed delisting of the Company's shares is published which is expected in early May.

28 April 2022

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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