



RAVEN PROPERTY GROUP

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19 May 2021

ISIN no: GB00B0D5V538

JSE Share Code: RAV

("Raven Property" or the "Company")

Dear Shareholder,

TENDER OFFER AND 2021 AGM

We write to inform you that the Company has today published two circulars, the first relating to a Tender Offer (as defined below), and the second the notice of the 2021 Annual General Meeting convened for 11.30 a.m. on Friday, 18 June 2021 to be held at the offices of the Company, Second Floor, La Vieille Cour, La Plaiderie, St Peter Port, Guernsey GY1 6EH (the "Tender Offer Circular" and "2021 AGM Circular" respectively and together the "Circulars"). The Circulars set out details of a proposed tender offer by Raven Property Group Limited (the "Company") to purchase 1 in every 32 Ordinary Shares at 40p per share (the "Tender Offer"). The Circulars are available on the Investors page of the Company's website (www.theravenpropertygroup.com) and may be accessed on the website by clicking on the "Investors" tab, then "Shareholder Circulars & Notices" on the left hand menu, and finally by clicking on "Tender Offer Circular – June 2021" and "Notice of 2021 Annual General Meeting".

The purpose of this letter is to provide additional important information relevant to holders of Ordinary Shares on the Company's South African register ("SA Shareholders") and to set out the action that such SA Shareholders need to take in relation to the Annual General Meeting and Tender Offer. This letter should be read in conjunction with the Circulars which set out the terms of the Tender Offer and will apply equally to SA Shareholders.

Terms used in this letter but not defined are as defined in the Circular. All times referred to in this letter are to SAST times.

Expected timetable of events for SA Shareholders

| | 2021 |
|---|------------------------------------|
| Record date to receive the Notice of Annual General Meeting | Friday, 7 May |
| Announcement on SENS of the posting of the Circular incorporating a Notice of Annual General Meeting and the Tender Forms to shareholders on or about | Wednesday, 19 May |
| Tender Offer open | Wednesday, 19 May |
| Last day to trade in order to be eligible to vote at the Annual General Meeting | Tuesday, 8 June |
| Announcement of the Rand equivalent Tender Price on SENS | Thursday, 10 June |
| Last day to trade on the JSE in order to participate in the Tender Offer | Friday, 11 June |
| Shares trade "ex" the Tender Offer | Monday, 14 June |
| No removal requests permitted between the UK Register and the SA Branch Register (both dates inclusive) | Tuesday, 8 June – Tuesday, 15 June |
| Record Date in order to be eligible to vote at the Annual General Meeting | Friday 11 June |
| Latest time and date for receipt of forms of proxy for the Annual General Meeting | 11.30 a.m. on Tuesday, 15 June |
| Latest time and date for receipt of Tender Forms and instructions from dematerialised SA Shareholders | 12:00 noon on Thursday, 17 June |
| Record Date and closing the Tender Offer | 7:00 p.m. on Thursday, 17 June |
| Annual General Meeting | 11.30 a.m. on Friday, 18 June |
| Results of Annual General Meeting and outcome of Tender Offer announced | By 9:00 a.m. on Monday, 21 June |
| Accounts credited for Ordinary Shares purchased pursuant to Tender Offer by | Monday, 28 June |
| Accounts of dematerialised SA Shareholders credited for revised holdings of Ordinary Shares by | Monday, 28 June |
| Despatched of balance share certificates for unsold Ordinary Shares by | Monday, 28 June |
| Cancellation and termination of SA listing of Ordinary Shares repurchased in terms of the Tender Offer expected on or about | Monday, 28 June |

If any of the above times and/or dates change, the revised times and/or dates will be notified to SA Shareholders by an announcement via SENS. All references in this document to specific times are to SAST unless otherwise stated.

Rand equivalent Tender Price

SA Shareholders will receive the Tender Price in respect of any Ordinary Shares they validly tender in Rand. The Rand equivalent Tender Price will be calculated using the Bloomberg GBP/ZAR FX cross rate (as at 7.30 p.m. SAST on Tuesday, 8 June 2021). This will be notified to SA Shareholders by an announcement via SENS by 9.00 a.m. on Wednesday, 9 June 2021.

Action to be taken

Annual General Meeting

SA Shareholders will find enclosed with this letter a Form of Proxy for use at the Annual General Meeting. In the case of certificated shareholders, to be valid the signed Form of Proxy must be sent to JSE Investor Services South Africa Proprietary Limited, 13th Floor, 19 Ameshoff Street, Braamfontein, 2011 (PO Box 4844, Johannesburg, 2000) or emailed to meetfax@jseinvestorservices.co.za so as to be received as soon as possible and by no later than 11:30 a.m. Tuesday, 15 June 2021.

Dematerialised SA Shareholders who wish to attend the Annual General Meeting in person will need to request their Central Securities Depository Participant ("CSDP") or broker to provide them with the necessary letter of representation in terms of the custody agreement entered into between such shareholder and their participant or broker.

Dematerialised SA Shareholders who are unable to attend the Annual General Meeting and who wish to vote at the Annual General Meeting must provide their CSDP or broker with their voting instructions in terms of the custody agreement entered into between such shareholder and their CSDP or broker in the manner and time stipulated therein.

Notice of the Annual General Meeting of the Company convened for 11.30 a.m. on 18 June 2021 is set out in the 2021 AGM Circular. Whilst restrictions within the Bailiwick of Guernsey have been eased, permitting gatherings to take place within the Bailiwick of Guernsey, any persons arriving into the Bailiwick of Guernsey are presently required to self-isolate upon arrival. In light of the restrictions in place, shareholders are strongly encouraged to vote by way of proxy instead of attending the Annual General Meeting in person.

Tender Offer

Qualifying Shareholders who (a) hold Ordinary Shares in certificated form and (b) wish to participate in the Tender Offer, should follow the instructions in the Tender Offer Circular and on the accompanying Tender Form and return it by post in the accompanying pre-paid envelope to JSE Investor Services Proprietary Limited, PO Box 4844 Johannesburg or by hand delivery to JSE Investor Services South Africa Proprietary Limited, 13th Floor, 19 Ameshoff Street, Braamfontein, 2011 to arrive by no later than 11:30 on Tuesday, 15 June 2021. Qualifying Shareholders who hold their Ordinary Shares in certificated form should also send their share certificate(s) or other documents of title in respect of the Ordinary Shares tendered with their Tender Form. Further details of the procedure for tendering and settlement are set below and on the accompanying Tender Form.

Dematerialised SA Shareholders who wish to participate in the Tender Offer should not complete a separate Tender Form but must provide their CSDP or broker with their instructions in terms of the agreement entered into between such shareholder and their CSDP or broker in the manner and time stipulated therein.

Settlement

Settlement of the consideration to which any Qualifying Shareholder is entitled pursuant to valid tenders accepted by the Company, will be made as follows:

- Where an accepted tender relates to Ordinary Shares in certificated form, payment will be made by electronic funds transfers into the Qualifying Shareholder's bank account provided that such shareholder has included their banking details on the Tender Form. Payments to certificated Qualifying Shareholders are dependent on JSE Investor Services South Africa Proprietary Limited being in possession of such certificated Qualifying Shareholders' banking details which must be completed in Box 7 on the Tender Form.
- Where an accepted tender relates to dematerialised Ordinary Shares, the Dematerialised SA Shareholder's account held at their CSDP or broker will be credited by Monday, 28 June 2021.

Delivery of cash for the Ordinary Shares to be purchased by the Company pursuant to the Tender Offer will be made by JSE Investor Services South Africa Proprietary Limited. JSE Investor Services South Africa Proprietary Limited will act as agent for tendering Qualifying Shareholders for the purpose of receiving the cash and transmitting such cash to tendering Qualifying Shareholders. Under no circumstances will interest be paid on the cash to be paid by the Company or JSE Investor Services South Africa Proprietary Limited regardless of any delay in making such payment.

South Africa taxation

The following information, which relates only to South Africa, is applicable to the Company and to persons who are resident in South Africa and who hold Ordinary Shares as investments. It is based on the law and practice currently in force in South Africa. The information is not exhaustive and is intended as a general guide only and does not constitute advice. If any Shareholder is in any doubt as to his taxation position, he should consult his professional adviser without delay. Shareholders should note that tax law and its interpretation can change and that, in particular, the levels and bases of, and reliefs from, taxation may change and such changes may alter the benefits of investment in the Company. These comments do not apply to certain classes of Shareholders, such as dealers in securities, insurance companies, collective investment schemes and Shareholders who have, or are deemed to have, acquired their shares by reason of, or in connection with, an office or employment.

For South African tax purposes, the receipt of the consideration in respect of Ordinary Shares successfully tendered will be regarded as a “foreign return of capital” as defined in the South African Income Tax Act, No. 58 of 1962 (“Income Tax Act”). This is because under Guernsey law the consideration will be regarded as a distribution of a capital nature, and not a dividend.

In terms of the Income Tax Act, such amounts are treated as a reduction in the expenditure (base cost) in respect of a share. If the foreign return of capital amount exceeds the expenditure (base cost), the excess is treated as a capital gain in the shareholder’s hands.

If you have any queries please contact the Company Secretary.

Yours faithfully

A handwritten signature in black ink, appearing to read 'C. Smith', written in a cursive style.

For and on behalf of
Raven Property Group Limited