

Date: 3 February 2017
On behalf of: First Property Group plc ("First Property", "the Company" or the "Group")
Embargoed: 0700hrs

First Property Group plc

Director's Shareholding and Ordinary Shares in Issue

The Board of First Property Group plc (AIM:FPO) announces that the Company has issued from Treasury 12,659 Ordinary Shares of one pence each in the Company to Mr Peter Moon, a non-executive Director, in satisfaction of part of his emoluments for the six months ended 31 October 2016.

Under the terms of his appointment Mr Moon receives 40% of his emoluments (£12,000 was the relevant annual value to 30 September 2016), in Ordinary Shares based on the average closing price of the Company's Ordinary Shares for the five day period following the announcement of the half year and annual results. In this case the average closing mid-price per Ordinary Share for the five business days between 24 November 2016 and 30 November 2016 was 47.40 pence. A similar announcement is expected in July 2017 following the publication of the Group's preliminary results.

As a result of this allotment of shares, Mr Moon's shareholding in the Company is 422,172 Ordinary Shares, which equates to 0.36% of the issued Ordinary Share capital.

Following the sale from Treasury, the Company has in issue 115,992,699 Ordinary Shares. The figure of 115,992,699 Ordinary Shares may be used by shareholders as the denominator for calculations by which to determine if they are required to notify their interest in, or a change to their interest in the Company under the FCA's Disclosure and Transparency Rules. 608,416 Ordinary Shares remain in Treasury.

-Ends-

For further information please contact:

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Notes to Investors and Editors:

First Property Group plc is an award winning property fund manager and investor with operations in the United Kingdom and Central Europe. Around one third of the shares in the Company are owned by management and their families.

Its focus is on higher yielding commercial property with sustainable cash flows. The company is flexible and takes an active approach to asset management. Its earnings are derived from:

- Fund management - via its FCA regulated and AIFMD approved subsidiary, First Property Asset Management Ltd (FPAM), which earns fees from investing for third parties in property. FPAM currently manages nine funds which are invested across the United Kingdom, Poland and Romania. FPAM funds rank No.1 versus MSCI's Investment Property Databank (IPD) Central & Eastern Europe (CEE) universe for the ten years from the commencement of its operations in Poland in 2005 to 31 December 2015, and for the annualised periods from 2005 to the end of each of the years between 31 December 2008 and 31 December 2015.
- Group Properties - principal investments by the Group, to earn a return on its own capital, usually in partnership with third parties. Investments include eleven directly held properties in Poland and Romania (including five held by Fprop Opportunities plc [FOP], in which the Group is currently the majority shareholder), and interests in six other funds managed by FPAM.

Listed on AIM the Company has offices in London and Warsaw. Further information about the Company and its products can be found at: www.fprop.com.

The information set out below is provided in accordance with the requirements of Article 19(3) of the EU Market Abuse Regulation No 596/2014.

1	Details of the person discharging managerial responsibilities / person closely associated	
a)	Name	Peter Moon
2	Reason for the notification	
a)	Position/status	Director
b)	Initial notification /Amendment	Initial notification
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor	
a)	Name	First Property Group plc
b)	LEI	
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 Identification code	Ordinary shares of 1p each ISIN : GB0004109889				
b)	Nature of the transaction	Issue of shares from treasury				
c)	Price(s) and volume(s)	<table border="1"> <thead> <tr> <th>Price(s)</th> <th>Volume(s)</th> </tr> </thead> <tbody> <tr> <td>£0.00</td> <td>12,659</td> </tr> </tbody> </table>	Price(s)	Volume(s)	£0.00	12,659
Price(s)	Volume(s)					
£0.00	12,659					
d)	Aggregated information - Aggregated volume - Price	N/A (Single transaction)				
e)	Date of the transaction	2 February 2017				
f)	Place of the transaction	Outside of a trading venue				