

Date: 12 April 2017
On behalf of: First Property Group plc ("First Property", "the Company" or the "Group")
Embargoed: 0700hrs

First Property Group plc

First Property wins two prestigious awards from MSCI

First Property Group plc (AIM: FPO), the property fund manager and investor, is pleased to announce that its fund, UK Pension Property Portfolio LP (UK PPP LP), has been awarded best "Small Specialist Fund" by MSCI as part of its annual UK Property Investment Awards 2017. The measurement period for the award was over the three years to 31 December 2016, during which the annualised total return earned by the fund, which is unleveraged, was 8.9%.

In addition, First Property Asset Management Ltd was one of ten fund managers, out of a pool of 95 such managers, to be awarded a Data Quality Award. This award recognises data-management efficiency, governance and transparency.

MSCI Inc, is a leading provider of research-based indexes and analytics. The awards, established in association with the Investment Property Forum (IPF), are determined strictly in accordance with MSCI's globally defined data standards and performance measurement procedures, and are based upon independently verified direct real estate investment performance.

Commenting on the awards, Ben Habib, Group Chief Executive, said:

"I am delighted to receive this recognition from such a respected organisation as MSCI. It is testament to our disciplined investment process and the timely and efficient manner in which we manage properties and report on them."

-Ends-

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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 ten funds which are invested across the United Kingdom, Poland and Romania. FPAM funds rank No.1 versus MSCI's 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 ten 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.