

Date: 4 May 2017  
On behalf of: First Property Group plc ("First Property", "the Company" or the "Group")  
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## **First Property Group plc** **Fprop retains its No.1 ranking versus MSCI CEE Benchmark**

First Property Group plc (AIM: FPO), the property fund manager and investor, is pleased to announce that it has retained its position as the best performing fund manager versus MSCI's Central and Eastern European (CEE) Benchmark, now for the eleven years to 31 December 2016.

First Property is also the best performing fund manager over the annualised periods from the commencement of its operations in Poland in 2005 to the end of each of the years from 31 December 2008.

For the year to 31 December 2016 it ranked second out of nineteen contributors.

MSCI is a leading provider of research-based indices and analytics. Performance is determined strictly in accordance with MSCI's globally defined data standards and performance measurement procedures, and is based upon independently verified direct real estate investment performance.

Today's announcement follows the recent news that First Property's UK Pension Property Portfolio LP was 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 time the annualised total return earned by the fund, which is unleveraged, was 8.9%.

Commenting on the Group's ranking in CEE, Ben Habib, Chief Executive, said:

"I am delighted to have retained our number one spot in CEE for the eleventh straight year. We have no intention of resting on our laurels and will continue to focus on providing consistently high investment returns for clients and shareholders."

**-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.
- 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](http://www.fprop.com).