

Date: 28 November 2017
 On behalf of: First Property Group plc ("First Property", "the Company" or the "Group")
 Embargoed: Immediate release

First Property Group plc Director / PDMR shareholding

First Property Group plc (AIM: FPO), the property fund manager and investor, was notified that Jeremy Barkes, a person discharging managerial responsibilities (PDMR), has acquired 70,350 ordinary shares ("Ordinary Shares") at an average price of 50.90 pence. Following this transaction, Jeremy Barkes's beneficial interest in the Company has increased to 1,263,606 Ordinary Shares, representing 1.09 per cent. of the total issued share capital of the Company.

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	Jeremy Barkes
2	Reason for the notification	
a)	Position/status	PDMR
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	213800O4C71RSRQVHH77
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	Ordinary shares of 1p each
	Identification code	ISIN : GB0004109889

b)	Nature of the transaction	Acquisition of shares	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		51.275p	3,572
		51.425p	20,850
		50.625p	45,928
d)	Aggregated information		
	- Aggregated volume	70,350	
	- Price	50.895p	
e)	Date of the transaction	24 November 2017 and 28 November 2017	
f)	Place of the transaction	London Stock Exchange (XLON)	

-Ends-

For further information please contact:

First Property Group plc

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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 twelve 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 non-controlling interests in nine other funds managed by FPAM.

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