

Date: 7 April 2014  
On behalf of: First Property Group plc ("First Property" or the "Group")  
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## **First Property Group plc** **Investment Performance vs IPD CEE universe**

First Property Group plc (AIM: FPO), the commercial property fund management group, is pleased to announce that the investment performance of its funds under management in Poland and in Central Europe has again been ranked No.1 versus the Investment Property Databank (IPD) universe for Central & Eastern Europe (CEE), now for the eight years to 31 December 2013. The Group's performance had previously been ranked No.1 versus the IPD CEE universe over the three, four, five, six and seven years to 31 December 2008, 2009, 2010, 2011 and 2012 respectively.

At 31 December 2013 IPD's CEE universe comprised a total value of €12.84 billion in some 561 property assets invested across Poland, Czech Republic, Slovakia, Hungary, Romania and Bulgaria.

**-Ends-**

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### **Notes to investors and editors:**

First Property Group plc is a commercial property fund manager with operations in the United Kingdom and Central Europe. Its business model is to:

- Raise third party funds to invest in commercial property;
- Co-invest in these funds and thereby earn a return on its own capital invested; and
- Earn fees from the management of these funds. Fees earned are typically a function of the value of assets under management as well as the performance of the funds.

The investment performance of its funds under management in Poland and in Central Europe is ranked No.1 versus the Investment Property Databank (IPD) universe for Central & Eastern Europe (CEE) for the eight years to 31 December 2013, having previously been ranked No.1 versus the IPD CEE universe over the three, four, five, six and seven years to 31 December 2008, 2009, 2010, 2011 and 2012 respectively.

First Property Asset Management Limited is authorised and regulated by the Financial Conduct Authority. Further information about the Company and its products can be found at: [www.fprop.com](http://www.fprop.com).