

Date: 8 April 2015
On behalf of: First Property Group plc ("First Property", "the Company" or the "Group")
Embargoed: Immediate

First Property Group plc

Exercise of Options and Total Voting Rights

First Property Group plc (AIM: FPO), the property fund management group, was notified on 7 April 2015 that an employee of First Property Asset Management Ltd exercised 400,000 options over Ordinary shares, granted pursuant to the First Property Group Share Option Scheme, at an exercise price of 17.25p pence per Ordinary share.

The Ordinary shares required to satisfy the exercise of these options were today released by the Company from shares held in treasury, following which First Property Group plc's issued share capital remains 114,851,115 Ordinary shares, of which those held in treasury have reduced to 658,574 Ordinary shares, leaving a balance of 114,192,541 Ordinary shares with voting rights. The total number of share options outstanding pursuant to the First Property Group Share Option Scheme has reduced to 4,450,000.

The figure of 114,192,541 Ordinary shares should be used by shareholders as the denominator for calculations to determine if they are required to notify an interest, or a change in their interest, in the Ordinary share capital of First Property Group plc under the Financial Conduct Authority's Disclosure and Transparency rules.

-Ends-

For further information please contact:

First Property Group plc

Ben Habib (Chief Executive & Chief Investment Officer)

George Digby (Group Finance Director)

Jeremy Barkes (Director, Business Development)

Tel: 020 7340 0270

www.fprop.com

investor.relations@fprop.com

Arden Partners

Chris Hardie (Director Corporate Finance)

Michael McNeilly (Corporate Finance)

Tel: 020 7614 5900

Redleaf Polhill

George Parrett / Henry Columbine

Tel: 020 7382 4763

firstproperty@redleafpr.com

Notes to investors and editors:

First Property Group plc is a property fund manager and investor with operations in the United Kingdom and Central Europe. 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 in the UK and Central Europe (principally Poland);
- Group Properties – principal investments by the Group, currently comprising:
 - 6x directly owned properties in Poland and Romania;

- 5x properties in Poland held by Fprop Opportunities plc (FOP), an FPAM managed fund in which the Group is a 76.2% shareholder;
- Shares in 4x funds managed by FPAM.

The investment performance of the Group's 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) over the eight years to 31 December 2013, having previously 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.