

Date: 8 May 2013  
On behalf of: First Property Group plc ("First Property" or the "Group")  
Embargoed for: 07:00

## **First Property Group plc IPD Performance Ranking**

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 seven years to 31 December 2012. The Group's performance had previously been ranked No.1 versus the IPD CEE universe over the three, four, five and six years to 31 December 2008, 2009, 2010 & 2011 respectively.

At 31 December 2012 IPD's CEE universe comprised a total value of €14.63 billion in property assets invested across Poland, Czech Republic, Slovakia, Hungary, and Romania.

### **Ben Habib, CEO of the Group and CIO of FPAM, said:**

*"Investment Property Databank's independent assessment that our investment performance once again ranks No.1 versus its Central European universe, now over the last seven years, is a tremendous endorsement of our investment philosophy and asset management skills. Whilst capital values have been volatile in these difficult markets, our resolute targeting of high sustainable income streams has meant that we have been able to deliver superior total returns."*

**-Ends-**

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

First Property Group plc is a co-investing direct commercial property fund manager with operations in the United Kingdom and Central Europe.

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

The business model of First Property Group is to:

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

Further information about the Company and its products can be found at: [www.fprop.com](http://www.fprop.com).