

Date: 25 August 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 today notified that George Digby, Group Finance Director, has yesterday transferred into his SIPP 45,000 ordinary shares ("Ordinary Shares") by way of a sale and buy back at prices of 55.35 pence and 58.5 pence, respectively. Following this transaction, George Digby's beneficial interest in the Company remains unchanged at 620,000 Ordinary Shares, representing 0.53 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	George Digby
2	Reason for the notification	
a)	Position/status	Director
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 Identification code	Ordinary shares of 1p each ISIN : GB0004109889

b)	Nature of the transaction	Disposal of shares	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		55.35p	45,000
d)	Aggregated information - Aggregated volume - Price	N/A (Single transaction)	
e)	Date of the transaction	24 August 2017	
f)	Place of the transaction	London Stock Exchange (XLON)	

1	Details of the person discharging managerial responsibilities / person closely associated	
a)	Name	George Digby
2	Reason for the notification	
a)	Position/status	Director
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 Identification code	Ordinary shares of 1p each ISIN : GB0004109889				
b)	Nature of the transaction	Acquisition by SIPP of George Digby				
c)	Price(s) and volume(s)	<table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>58.5p</td><td>45,000</td></tr></table>	Price(s)	Volume(s)	58.5p	45,000
Price(s)	Volume(s)					
58.5p	45,000					
d)	Aggregated information - Aggregated volume - Price	N/A (Single transaction)				
e)	Date of the transaction	24 August 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 eleven 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 nine 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.