

Date: 3 April 2018
On behalf of: First Property Group plc ("First Property", "the Company" or the "Group")
Embargoed: Immediate release

First Property Group plc

Director's Share Dealing in Company

First Property Group plc (the "Company") (AIM: FPO) announces that it received notification on 29 March 2018 that on 28 March 2018 Mr. Ben Habib, Chief Executive Officer of the Company, acquired 50,000 ordinary shares of 1 pence each ("Ordinary Shares") in the Company at a price of 45.75p per Ordinary Share and on 29 March 2018 he acquired a further 100,000 Ordinary Shares at a price of 46.25p per Ordinary Share. The transactions took place on the London Stock Exchange.

Following this notification, the total beneficial holding of Mr. Habib is now 16,850,000 Ordinary Shares representing 14.52% of the issued ordinary share capital of the Company.

-Ends-

For further information please contact:

First Property Group plc

Ben Habib (Chief Executive Officer)
George Digby (Group Finance Director)
Jeremy Barkes (Director, Business Development)

Tel: +44 (20) 7340 0270

www.fprop.com
investor.relations@fprop.com

Arden Partners (NOMAD & Broker)

Chris Hardie (Director, Corporate Finance)
Ben Cryer (Corporate Finance)

Tel: + 44 (20) 7614 5900

Redleaf Communications (PR)

Robin Tozer / Elisabeth Cowell

Tel:+ 44 (20) 3757 6865

firstproperty@redleafpr.com

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, Warsaw and Bucharest. Further information about the Company and its products can be found at: www.fprop.com.

The notification below is made in accordance with the requirements of MAR.

1.	Details of the person discharging managerial responsibilities / person closely associated							
a)	Name	Ben Habib						
2.	Reason for the Notification							
a)	Position/status	Chief Executive Officer						
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 1 pence each						
	Identification code	GB0004109889						
b)	Nature of the Transaction	Purchase of ordinary shares						
c)	Price(s) and volume(s)	<table border="1"> <thead> <tr> <th>Price(s)</th> <th>Volume(s)</th> </tr> </thead> <tbody> <tr> <td>45.75p</td> <td>50,000</td> </tr> <tr> <td>46.25p</td> <td>100,000</td> </tr> </tbody> </table>	Price(s)	Volume(s)	45.75p	50,000	46.25p	100,000
		Price(s)	Volume(s)					
		45.75p	50,000					
46.25p	100,000							
d)	Aggregated information Aggregated volume Price	<table border="1"> <thead> <tr> <th>Price(s)</th> <th>Volume(s)</th> </tr> </thead> <tbody> <tr> <td>46.08p</td> <td>150,000</td> </tr> </tbody> </table>	Price(s)	Volume(s)	46.08p	150,000		
		Price(s)	Volume(s)					
46.08p	150,000							
e)	Date of the transaction	28 March 2018 and 29 March 2018						
f)	Place of the transaction	London Stock Exchange, AIM Market (XLON)						