

## OUR BUSINESS AT A GLANCE

We specialise in investing in high yielding commercial investment property. When property values fall, yields increase and we consider buying. When property values rise, yields reduce and we consider selling.

# 69

properties managed,  
of which 7 are  
directly owned

# 61

employees in  
2 offices in  
London and  
Warsaw

# 13

funds under management,  
1 new fund in FY 2022

# £559m

total assets under management

### Highlights for the year ended 31 March 2022

## £7.08m

2022	£7.08m
(£5.09m) 2021	

Profit/(loss) before tax

## £559m

2022	£559m
2021	£569m

Total Assets Under Management

## £0.50p (per share)

2022	£0.50p
2021	£0.45p

Total dividend

## £44.14m

2022	£44.14m
2021	£36.79m

Net assets with 7 directly held  
properties at book value

## £53.43m

2022	£53.43m
2021	£48.36m

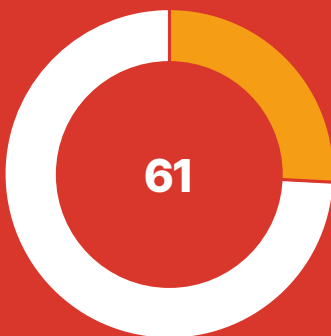
Net assets with 7 directly held  
properties at market value

## £30.60m

2022	£30.60m
2021	£27.47m

Market value of Group investments  
in FPAM managed funds

### Our People



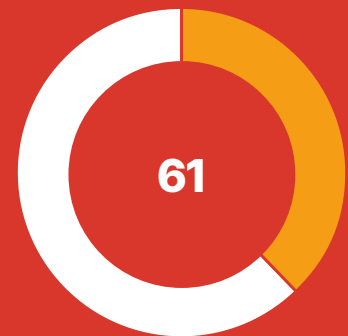
Number of employees by  
country

United Kingdom	26%
Poland	74%



Tenure

<1 year	16%
1-5 years	50%
5-10 years	11%
>10 years	23%



Gender

Male:	38%
Female:	62%

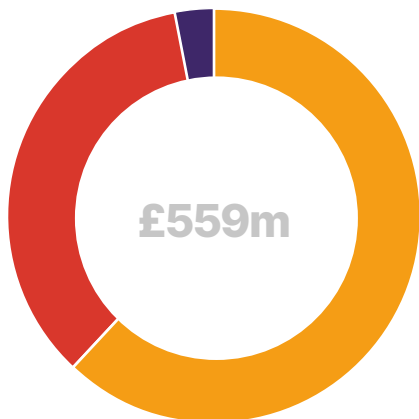
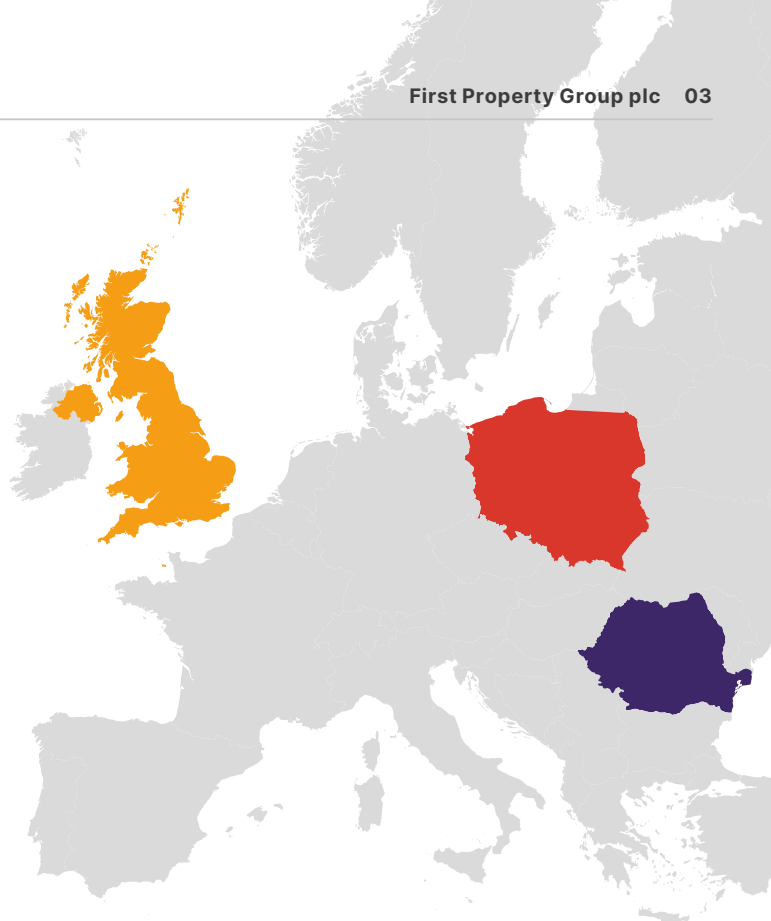
# OUR OPERATIONS

First Property Group plc is an award-winning property fund manager and investor with operations in the United Kingdom and Central Europe. Its focus is on higher yielding commercial property with sustainable cash flow.

A key facet of successful property investing is local knowledge. Our local teams are capable of performing all aspects of property investing and subsequent asset management.

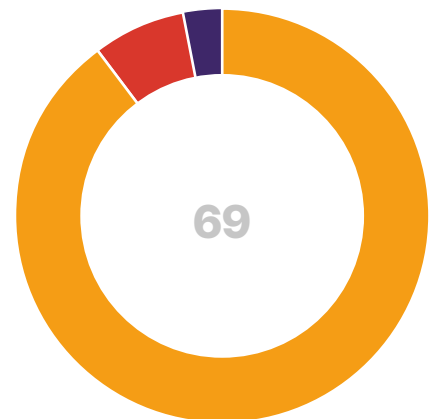
Investments include:

- 7 directly held properties in Poland and Romania;
- Non-controlling interests in eleven of the thirteen funds managed by FPAM.



**Total AUM by region**

● United Kingdom	<b>62%</b>
● Poland	<b>35%</b>
● Romania	<b>3%</b>



**Properties by region**

● United Kingdom	<b>68%</b>
● Poland	<b>28%</b>
● Romania	<b>4%</b>

## Where we operate

The Group operates two divisions:

### Fund Management

FCA regulated and AIFMD approved subsidiary, First Property Asset Management Ltd (FPAM) earns fees from investing for third parties in property. FPAM currently manages thirteen funds which are invested across the United Kingdom, Poland and Romania.

[Read more on pages 8 to 11](#)

### Group Properties

Principal investments by the Group to earn a return on its own capital, usually in partnership with third parties. Investments comprise seven directly owned properties in Poland and Romania and non-controlling interests in eleven of the thirteen funds managed by FPAM.

[Read more on pages 12 to 15](#)