

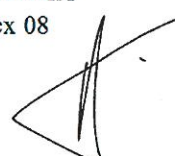
NOTIFICATION OF MANAGERS' TRANSACTIONS

Identification of the notifying person	
a) Name and first name(s) of the person making the notification; if legal person: company name and registered office	ROXANNIA ENTERPRISES COMPANY LIMITED, incorporated under the laws of Cyprus, with its registered office at Panteli Katelari 16, Diagoras House, 7th floor, 1097, Nicosia, Cyprus
b) If the notifying person is referred to in article 1(12) ¹¹ , please specify the functions within the issuer	
c) If the notifying person is referred to in article 1(13) ¹² , please indicate: "one of the persons closely associated with" and the name, first name(s) and functions of the person with whom they are personally closely associated	One of the persons closely associated with Jean-Francois Ott, Director and CEO of Orco Property Group S.A.
Name of the issuer	Orco Property Group S.A.
Reason for notification	Acquisition of issuer's securities by a legal person closely associated with Jean-Francois Ott, Director and CEO of the issuer
Description of the financial instrument	ORCOBSAAR1219 (Isin XS0290764728)
Nature of the transaction Acquisition ¹³ Disposal ¹⁴	Acquisition
Date of the transaction	8. November 2012
Place of the transaction ¹⁵	Euronext
Negotiated quantity	42 091
Price per security	EUR 0,60
Total amount of the transaction (fees excluded)	€ 25 254,6

Details of the person making notification or of his representative (name, address, telephone number, fax):

Jean-François Ott, representative of ROXANNIA
c/o Orco, 25 rue Balzac, 75406 Paris Cedex 08

8. November 2012



¹¹ - a member of the administrative, management or supervisory bodies of the issuer;

- a senior executive, who is not a member of the bodies as referred to above, having regular access to inside information relating, directly or indirectly, to the issuer, and the power to make managerial decisions affecting the future developments and business prospects of this issuer.

¹² - the spouse of the person discharging managerial responsibilities, or any partner of that person considered by national law of the concerned person as equivalent to the spouse;

- according to their national law, dependent children of the person discharging managerial responsibilities;

- other relatives of the person discharging managerial responsibilities, who have shared the same household as that person for at least one year on the date of the transaction;

- any legal person, trust or partnership, or any legally dependent association whose managerial responsibilities are discharged by a person referred to in point 2) of this article or in the preceding three indents of this point, or which is directly or indirectly controlled by such a person, or that is set up to the benefit of such a person, or whose economic interests are substantially equivalent to those of such person.

¹³ Acquisition shall mean purchase, but also any other transaction the result of which is the acquisition of financial instruments.

¹⁴ Disposal shall mean sale, but also any other transaction the result of which is the transfer of financial instruments.

¹⁵ Any useful information relating to the place of the transaction, mainly the concerned market.