

23 January 2023

**Springfield Properties plc**  
("Springfield" or the "Company")

**Director Shareholding, Issue of Equity and Total Voting Rights**

Springfield Properties plc (AIM: SPR), a leading housebuilder in Scotland focused on delivering private and affordable housing, announces that, on 19 January 2023, employees of the Company exercised options over a total of 24,171 ordinary shares of 0.125 pence each in the Company ("Ordinary Shares") under the Company's Performance Share Plan, including certain directors as follows:

Director	No. of options exercised	Price at which the options were exercised	No. of Ordinary Shares held after exercise of options	Percentage of enlarged issued share capital held
Innes Smith, CEO	10,648	0.125 pence	985,969 <sup>1</sup>	0.8% <sup>1</sup>
Michelle Motion, CFO	5,679	0.125 pence	139,776 <sup>2</sup>	0.1% <sup>2</sup>

<sup>1</sup> Includes the holdings of Innes Smith's wife, Eilidh Smith.

<sup>2</sup> Includes the holdings of Michelle Motion's husband, Michael Holm.

**Total Voting Rights**

Application has been made to the London Stock Exchange for the 24,171 Ordinary Shares to be admitted to trading on AIM ("Admission") and it is expected that Admission will become effective at 8:00a.m. on or around 25 January 2023. The new Ordinary Shares will rank *pari passu* with the existing Ordinary Shares in the Company.

Following Admission, the total number of Ordinary Shares in issue will be 118,493,564. This figure may be used by shareholders as the denominator for the calculations by which they will determine if they are required to notify their interest in, or a change to their interest in, the share capital of the Company under the FCA's Disclosure and Transparency Rules.

**Enquiries:**

<b>Springfield Properties</b>	
Sandy Adam, Chairman	+44 1343 552550
Innes Smith, Chief Executive Officer	
<b>Singer Capital Markets</b>	
Shaun Dobson, James Moat, Oliver Platts (Investment Banking)	+44 20 7496 3000
<b>Gracechurch Group</b>	
Harry Chathli, Claire Norbury	+44 20 4582 3500

**responsibilities and persons closely associated with them**

<b>1</b>	<b>Details of the person discharging managerial responsibilities/person closely associated</b>					
a)	Name	Innes Smith				
<b>2</b>	<b>Reason for the notification</b>					
a)	Position/status	Chief Executive Officer				
b)	Initial notification/ Amendment	Initial Notification				
<b>3</b>	<b>Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor</b>					
a)	Name	Springfield Properties plc				
b)	LEI	21380026UDE3LKFSDP68				
<b>4</b>	<b>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</b>					
a)	Description of the financial instrument, type of instrument	Ordinary shares of 0.125 pence each				
	Identification code	GB00BF1QPG26				
b)	Nature of the transaction	Exercise of options pursuant to the Springfield Properties plc Performance Share Plan				
c)	Price(s) and volume(s)	<table border="1"> <thead> <tr> <th>Price(s)</th> <th>Volume(s)</th> </tr> </thead> <tbody> <tr> <td>0.125 pence</td> <td>10,648</td> </tr> </tbody> </table>	Price(s)	Volume(s)	0.125 pence	10,648
Price(s)	Volume(s)					
0.125 pence	10,648					
d)	Aggregated information - Aggregated volume - Price	N/A				
e)	Date of the transaction	19 January 2023				
f)	Place of the transaction	Off market				

<b>1</b>	<b>Details of the person discharging managerial responsibilities/person closely associated</b>		
a)	Name	Michelle Motion	
<b>2</b>	<b>Reason for the notification</b>		

a)	Position/status	Chief Financial Officer	
b)	Initial notification/ Amendment	Initial Notification	
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor		
a)	Name	Springfield Properties plc	
b)	LEI	21380026UDE3LKFS DP68	
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 0.125 pence each	
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b)	Nature of the transaction	Exercise of options pursuant to the Springfield Properties plc Performance Share Plan	
c)	Price(s) and volume(s)		
		Price(s)	Volume(s)
		0.125 pence	5,679
d)	Aggregated information - Aggregated volume - Price	N/A	
e)	Date of the transaction	19 January 2023	
f)	Place of the transaction	Off market	

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