

24 February 2023

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

Director Shareholdings

Springfield Properties plc (AIM: SPR), a leading housebuilder in Scotland focused on delivering private and affordable housing, announces the following transactions in ordinary shares of 0.125 pence each in the Company ("Ordinary Shares") undertaken by directors of the Company and their PCAs.

A total of 672,584 Ordinary Shares were transferred, yesterday, from the AW Adam Liferent Trust, a trust of Sandy Adam, Chairman of the Company, to Mr. Adam. Following this transfer, Mr. Adam continues to have an interest in 38,013,019¹ Ordinary Shares, representing 32.1% of the Company's issued share capital.

Roger James Eddie, Non-Executive Director of the Company and his PCAs, yesterday sold 47,047 Ordinary Shares at a price of 80 pence per Ordinary Share. Roger and his PCAs yesterday repurchased 47,010 Ordinary Shares at a price of 80 pence per Ordinary Share, in order to affect an ISA transfer. Following these transactions, Roger James Eddie continues to have an interest in 47,133² Ordinary Shares, representing 0.04% of the Company's issued share capital.

¹ Includes the holdings of Anne Adam, The Adam Settlement (of which Sandy Adam's sons are beneficiaries) and AW Adam Liferent Trust (of which Sandy Adam is a beneficiary).

² Includes the holdings of Roger James Eddie's wife, Isabell Davies Eddie.

Enquiries:

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

Notification and public disclosure of transactions by persons discharging managerial responsibilities and persons closely associated with them

Details of the person discharging managerial responsibilities / person closely associated	
Name	AW Adam Liferent Trust
Reason for the notification	
Position/status	PCA of Sandy Adam, Chairman
Initial notification /Amendment	Initial Notification
Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor	

Name	Springfield Properties plc				
LEI	21380026UDE3LKFS DP68				
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					
Description of the financial instrument, type of instrument	Ordinary shares of 0.125 pence each				
Identification code	GB00BF1QPG26				
Nature of the transaction	Transfer of Ordinary Shares				
Price(s) and volume(s)	<table border="1"> <tr> <td>Price(s)</td><td>Volume(s)</td></tr> <tr> <td>N/A</td><td>672,584</td></tr> </table>	Price(s)	Volume(s)	N/A	672,584
Price(s)	Volume(s)				
N/A	672,584				
Aggregated information - Aggregated volume - Price	N/A				
Date of the transaction	23 February 2023				
Place of the transaction	Off market				

Details of the person discharging managerial responsibilities / person closely associated					
Name	Sandy Adam				
Reason for the notification					
Position/status	Chairman				
Initial notification /Amendment	Initial Notification				
Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor					
Name	Springfield Properties plc				
LEI	21380026UDE3LKFS DP68				
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					
Description of the financial instrument, type of instrument	Ordinary shares of 0.125 pence each				
Identification code	GB00BF1QPG26				
Nature of the transaction	Receipt of Ordinary Shares				
Price(s) and volume(s)	<table border="1"> <tr> <td>Price(s)</td><td>Volume(s)</td></tr> <tr> <td>N/A</td><td>672,584</td></tr> </table>	Price(s)	Volume(s)	N/A	672,584
Price(s)	Volume(s)				
N/A	672,584				

Aggregated information - Aggregated volume - Price	N/A
Date of the transaction	23 February 2023
Place of the transaction	Off market

1	Details of the person discharging managerial responsibilities / person closely associated								
a)	Name	Roger James Eddie							
2	Reason for the notification								
a)	Position/status	Non-Executive Director							
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 Identification code	Ordinary shares of 0.125 pence each GB00BF1QPG26							
b)	Nature of the transaction	Sale and repurchase of Ordinary Shares to effect an ISA transfer							
c)	Price(s) and volume(s)	<table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>80 pence</td><td>22,170 (sale)</td></tr><tr><td>80 pence</td><td>22,152 (repurchase)</td></tr></table>		Price(s)	Volume(s)	80 pence	22,170 (sale)	80 pence	22,152 (repurchase)
Price(s)	Volume(s)								
80 pence	22,170 (sale)								
80 pence	22,152 (repurchase)								
d)	Aggregated information - Aggregated volume - Price	N/A							
e)	Date of the transaction	23 February 2023 (sale) 23 February 2023 (repurchase)							
f)	Place of the transaction	London Stock Exchange							

1	Details of the person discharging managerial responsibilities / person closely associated	
a)	Name	Isobell Denise Eddie

a)	Name	Isabell James Eddie						
2	Reason for the notification							
a)	Position/status	PCA of Roger James Eddie						
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 Identification code	Ordinary shares of 0.125 pence each GB00BF1QPG26						
b)	Nature of the transaction	Sale and repurchase of Ordinary Shares to effect an ISA transfer						
c)	Price(s) and volume(s)	<table border="1"> <thead> <tr> <th>Price(s)</th> <th>Volume(s)</th> </tr> </thead> <tbody> <tr> <td>80 pence</td> <td>24,877 sale</td> </tr> <tr> <td>80 pence</td> <td>24,858 repurchase</td> </tr> </tbody> </table>	Price(s)	Volume(s)	80 pence	24,877 sale	80 pence	24,858 repurchase
Price(s)	Volume(s)							
80 pence	24,877 sale							
80 pence	24,858 repurchase							
d)	Aggregated information - Aggregated volume - Price	N/A						
e)	Date of the transaction	23 February 2023 (sale) 23 February 2023 (repurchase)						
f)	Place of the transaction	London Stock Exchange						

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