

27 July 2023

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

Director Shareholding, Issue of Equity and Total Voting Rights

Springfield Properties (AIM: SPR), a leading housebuilder in Scotland focused on delivering private and affordable housing, announces that, on 27 July 2023, Innes Smith, Chief Executive Officer, exercised options over 10,648 ordinary shares of 0.125 pence each in the Company ("Ordinary Shares") at a price of 0.125 pence per Ordinary Share under the Company's Performance Share Plan.

Following this exercise, Mr. Smith holds 996,374¹ Ordinary Shares in the Company, representing 0.8% of the enlarged issued share capital.

¹ Includes the holdings of Innes Smith's wife, Eilidh Smith, and his children.

Total Voting Rights

Application has been made to the London Stock Exchange for the 10,648 Ordinary Shares to be admitted to trading on AIM ("Admission") and it is expected that Admission will become effective at 8:00 a.m. on or around 2 August 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 118,506,643. 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 Disclosure and Transparency Rules of the Financial Conduct Authority.

Enquiries

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Analyst Research

Equity Development and Progressive Equity produce freely available research on Springfield Properties plc, including financial forecasts. This is available to view and download here:

<https://www.thespringfieldgroup.co.uk/news/updates-and-analyst-reports>

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

1 Details of the person discharging managerial responsibilities/person closely associated		
a)	Name	Innes Smith

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	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					
	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><tr><th>Price(s)</th><th>Volume(s)</th></tr><tr><td>0.125 pence</td><td>10,648</td></tr></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	27 July 2023					
f)	Place of the transaction	Off market					

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