

18 February 2025

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

Director Shareholding & Issue of Equity

Springfield Properties plc (AIM: SPR), leading housebuilder in Scotland focused on delivering private and affordable housing, announces that, on 17 February 2025, certain employees, including Innes Smith, Chief Executive Officer, exercised options over a total of 138,693 ordinary shares of 0.125 pence each in the Company ("**Ordinary Shares**") under the Company's Performance Share Plan ("**PSP**"). Admission of the 138,693 new Ordinary Shares has been satisfied via the block listing for the Company's PSP.

Director Shareholding

Innes Smith exercised options over 85,585 Ordinary Shares and, on the same day, subsequently sold 85,585 Ordinary Shares at a price of 106.82 pence per Ordinary Share. Following these transactions, Mr Smith continues to have an interest in 996,374 Ordinary Shares¹ 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.

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>

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	21380026UDE3LKFSDP68

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	1. Exercise of options pursuant to the Springfield Properties plc Performance Share Plan 2. Disposal of Ordinary Shares		
c)	Price(s) and volume(s)	1.	Price(s) 0.125p	Volume(s) 85,585
		2.	Price(s) 106.8197p	Volume(s) 85,585
d)	Aggregated information - Aggregated volume - Price	N/A - single transactions		
e)	Date of the transaction	17 February 2025		
f)	Place of the transaction	1. Off market 2. London Stock Exchange		

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