

7 January 2026

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

Director/PDMR Shareholding

Springfield Properties plc (AIM: SPR), a leading housebuilder in Scotland focused on delivering private and affordable housing, announces that, as part of routine financial planning, Innes Smith, Chief Executive Officer, sold 100,000 ordinary shares of 0.125 pence each ("Ordinary Shares") in the capital of the Company at a price of 132.5 pence per Ordinary Share on 6 January 2026.

Following this transaction, Innes Smith has an interest in 896,644 Ordinary Shares¹ in the Company, representing 0.8% of its 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 produces 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 ("PDMRs") 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 in the capital of the Company	
b)	Identification code	GB00BF1QPG26	
c)	Nature of the transaction	Sale of Ordinary Shares	
d)	Price(s) and volume(s)	Price(s) 132.5 pence	Volume(s) 100,000
d)	Aggregated information - Aggregated volume - Price	N/A	
e)	Date of the transaction	6 January 2026	
f)	Place of the transaction	London Stock Exchange, AIM	

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