

23 March 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, on 19 March 2026, Sandy Adam, Chairman, and Anne Adam, the wife of Mr Adam, transferred a total of 15,000,000 ordinary shares of 0.125 pence each in the Company ("Ordinary Shares") at nil cost to a family trust.

Following these transfers, Mr Adam continues to have an interest in 25,040,120 Ordinary Shares¹ in the Company, representing 21.0% of its issued share capital.

¹ Includes the direct and indirect holdings of Mr Adam and Anne Adam.

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	Sandy Adam
2	Reason for the notification	
a)	Position/status	Chairman
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	Transfer of Ordinary Shares for nil consideration
d)	Price(s) and volume(s)	Price(s) Nil Volume(s) 10,000,000
d)	Aggregated information - Aggregated volume - Price	N/A
e)	Date of the transaction	19 March 2026
f)	Place of the transaction	Off market transfer

1	Details of the person discharging managerial responsibilities / person closely associated	
a)	Name	Anne Adam
2	Reason for the notification	
a)	Position/status	Wife of Sandy Adam, Chairman
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	21380026UDE3LKFS6P68
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	Transfer of Ordinary Shares for nil consideration
d)	Price(s) and volume(s)	Price(s) Nil Volume(s) 5,000,000
d)	Aggregated information - Aggregated volume - Price	N/A
e)	Date of the transaction	19 March 2026
f)	Place of the transaction	Off market transfer

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