

**Springfield Properties plc**  
**(“Springfield” or the “Company”)**

**Grant of Options**

Springfield Properties plc (AIM:SPR) announces that, as set out in the Company’s admission document dated 10 October 2017, on 16 October 2017 the Company granted options over ordinary shares of 0.125 pence each in the capital of the Company (“**Options**”) to directors, pursuant to its newly established Company Share Option Plan and Employee Share Option Plan (the “**Plans**”), the details of which are set out below:

<b>Name</b>	<b>Role</b>	<b>Options</b>
Innes Smith	Chief Executive Officer	236,320
Michelle Motion	Finance Director	113,207

All Options are exercisable at a price of 106 pence, being the placing price paid by investors in connection with the Company’s admission to AIM and vest on the third anniversary of their grant. The options are exercisable once vested for a 10 year period from the date of grant.

The following notifications are intended to satisfy the Company’s obligations under Article 19(3) of EU Regulation No 596/2014 (the Market Abuse Regulation).

<b>1</b>	<b>Details of the person discharging managerial responsibilities/person closely associated</b>	
a)	Name	Innes Smith
<b>2</b>	<b>Reason for the notification</b>	
a)	Position/status	Chief Executive Officer
b)	Initial notification/ Amendment	Initial Notification
<b>3</b>	<b>Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor</b>	
a)	Name	Springfield Properties plc
b)	LEI	21380026UDE3LKFSDP68
<b>4</b>	<b>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</b>	

a)	Description of the financial instrument, type of instrument  Identification code	Ordinary shares of 0.125 pence each (“Shares”)  GB00BF1QPG26				
b)	Nature of the transaction	Grant of options				
c)	Price(s) and volume(s)	<table border="1"> <thead> <tr> <th>Price(s)</th> <th>Volume(s)</th> </tr> </thead> <tbody> <tr> <td>106p (exercise price)</td> <td>236,320</td> </tr> </tbody> </table>	Price(s)	Volume(s)	106p (exercise price)	236,320
Price(s)	Volume(s)					
106p (exercise price)	236,320					
d)	Aggregated information — Aggregated volume — Price	N/A				
e)	Date of the transaction	16 October 2017				
f)	Place of the transaction	Off market				

<b>1</b>	<b>Details of the person discharging managerial responsibilities/person closely associated</b>	
a)	Name	Michelle Motion
<b>2</b>	<b>Reason for the notification</b>	
a)	Position/status	Finance Director
b)	Initial notification/ Amendment	Initial Notification
<b>3</b>	<b>Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor</b>	

a)	Name	Springfield Properties plc					
b)	LEI	21380026UDE3LKFSDP68					
<b>4</b>	<b>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</b>						
a)	Description of the financial instrument, type of instrument	Ordinary shares of 0.125 pence each (" <b>Shares</b> ")					
	Identification code	GB00BF1QPG26					
b)	Nature of the transaction	Grant of options					
c)	Price(s) and volume(s)	<table border="1"> <thead> <tr> <th>Price(s)</th> <th>Volume(s)</th> </tr> </thead> <tbody> <tr> <td>106p (exercise price)</td> <td>113,207</td> </tr> </tbody> </table>		Price(s)	Volume(s)	106p (exercise price)	113,207
Price(s)	Volume(s)						
106p (exercise price)	113,207						
d)	Aggregated information — Aggregated volume — Price	N/A					
e)	Date of the transaction	16 October 2017					
f)	Place of the transaction	Off market					