

1 October 2018

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

**Grant of Options**

Springfield Properties plc (AIM: SPR), a leading housebuilder in Scotland offering private and affordable housing, announces that, on 1 October 2018, the Company granted options over ordinary shares of 0.125 pence each in the capital of the Company (“**Options**”) to certain PDMRs, pursuant to the 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	257,142
Michelle Motion	Finance Director	129,795

All Options are exercisable at a price of 122.5 pence, being the closing share price on 28 September 2018, 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.

**For further information, please contact:**

**Springfield Properties**

Sandy Adam, Executive Chairman

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Innes Smith, Chief Executive Officer

**N+1 Singer**

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**Luther Pendragon**

Harry Chathli, Claire Norbury, Alexis Gore

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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	21380026UDE3LKFS68				
<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>122.5p (exercise price)</td> <td>257,142</td> </tr> </tbody> </table>	Price(s)	Volume(s)	122.5p (exercise price)	257,142
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122.5p (exercise price)	257,142					
d)	Aggregated information — Aggregated volume — Price	N/A				
e)	Date of the transaction	01 October 2018				
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>					
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