



The Springfield Group Modern Slavery Transparency Statement

For the financial year ended 31 May 2026

INTRODUCTION

This statement is made by Springfield Properties Plc (SC031286) **on behalf of itself and its subsidiary companies (together, the “Springfield Group”)** for the **financial year ended 31 May 2026**, in accordance with section 54 of the Modern Slavery Act 2015 (the “MSA”).

The entities covered by this statement include Springfield Properties, Springfield Partnerships, Dawn Homes, Walker Group, Tulloch Homes, Mactaggart & Mickel Homes, Springfield Timber Kit Systems and Glassgreen Hire. The full legal names of the companies within scope are listed at the end of this statement.

The Springfield Group supports the objectives of the MSA. We are committed to trading ethically and to the highest standards. We recognise our responsibility under the MSA and aim to ensure that no modern slavery, human trafficking or forced labour is present in any part of our business or supply chain.

ABOUT OUR BUSINESS

The Springfield Group is Scotland’s only listed housebuilder on the AIM market. We are a housebuilder delivering high quality, energy efficient homes in sustainable communities across the country. Our business involves buying land for development, gaining planning consents and building homes across a range of housing tenures. All our active and past sites are in Scotland and we have offices in Elgin, Inverness, Larbert and Glasgow.

Within the Springfield Group we directly employ around 600 employees, with sub-contractors and suppliers visiting our sites on a daily basis to carry out a range of work. The annual turnover of the Group for the financial year ended 31 May 2026 was £243.7m. Further information about our business can be found on our website (www.thespringfieldgroup.co.uk).

We act ethically and with integrity. Our employee recruitment policy requires all potential employees to provide evidence of their entitlement to work in the UK. We are committed to fair employment practices, follow all applicable employment laws and take pride in our approach to supporting our people, including investment in development, health and wellbeing.

SUPPLY CHAIN

Our supply chains include building contractors, sub-contractors, product suppliers and professional consultancies (e.g. engineers and land surveyors). Other suppliers to our business include professional services firms such as lawyers, accountants and other consultants. Most of our onsite construction is carried out through sub-contractors, with building materials sourced through suppliers. We have established and trusted relationships with our sub-contractors and suppliers across Scotland.



ANNUAL REVIEW & GOVERNANCE

Our ESG Committee provides oversight of our approach to modern slavery and human rights risks. The Committee is chaired by our Chief Executive and reports to the Board.

We continue to assess the risk of modern slavery within our Group as low. Our recruitment and employment practices help ensure that everyone working for us is employed fairly and legally. We also raise awareness amongst employees of modern slavery and the signs of exploitation so that concerns can be identified and reported.

While we consider the risk of modern slavery within our supply chain to be low, we recognise that risks can exist across all sectors. We expect our suppliers and contractors to operate responsibly and comply with relevant employment and legal requirements.

We recognise that significant investment and development projects associated with energy upgrades across the North of Scotland are expected to increase demand for labour and place pressure on local labour markets. We therefore continue to engage with relevant public sector bodies, skills organisations and industry groups to monitor developments, raise awareness of modern slavery and support responsible employment practices.

We also remain engaged with Scotland Against Modern Slavery, a cross-sector forum that promotes awareness and the sharing of good practice. This helps us stay informed about emerging risks and supports our ongoing commitment to preventing modern slavery within our business and the communities in which we operate.

FURTHER INFORMATION

Any queries in relation to this Modern Slavery Transparency Statement should be addressed to: Innes Smith, Chief Executive Officer. Email: support@thespringfieldgroup.co.uk

APPROVAL AND SIGN-OFF

This statement relates to the **financial year ended 31 May 2026**. This statement was **approved by the Board of Directors of Springfield Properties Plc on 10 September 2026** and is signed on its behalf by:

Innes Smith
Chief Executive Officer

Date of director sign-off:
15 September 2026



Companies covered by this statement:

Springfield Properties plc	Dawn (Cambuslang) Limited
Tulloch Homes Holdings Limited	Walker Group Springfield Holdings Limited
Tulloch Homes Group Limited	Walker Group (Scotland) Limited
Tulloch Homes Limited	Walker Group (Developments) Limited
Tulloch Limited	Dawn Homes Holdings Limited
Argyll Developments (Scotland) Limited	Dawn Homes Limited
Tulloch Homes (Drumossie) Limited	Dawn Homes (Residential) Limited
Argyll Homes (Hamilton) Limited	Springfield Timber Kit Systems Limited
Glassgreen Hire Limited	Tulloch Homes Express Limited
Springfield M & M Homes Limited	SP Sub 2024 Limited