

[THIS ANNOUNCEMENT CONTAINS INSIDE INFORMATION FOR THE PURPOSES OF ARTICLE 7 OF THE MARKET ABUSE REGULATION (EU) 596/2014 AS IT FORMS PART OF UK DOMESTIC LAW BY VIRTUE OF THE EUROPEAN UNION (WITHDRAWAL) ACT 2018 ("MAR"), AND IS DISCLOSED IN ACCORDANCE WITH THE COMPANY'S OBLIGATIONS UNDER ARTICLE 17 OF MAR.]

**Roadside Real Estate plc**  
("Roadside", the "Group" or the "Company")

#### Director/PDMR Shareholding

Roadside, (AIM: ROAD) the roadside real estate business, was notified on 26 March 2025 that on the same day, Charles Dickson, Executive Chairman of the Company, purchased a total of 2,700,000 ordinary shares of £0.00860675675675676 each in the Company ("Ordinary Shares") at an average price of 30.77 pence per Ordinary Share.

Following these purchases, Mr Dickson and persons closely associated with him own a total of 36,859,435 Ordinary Shares, representing approximately 25.7% of the Company's total issued share capital.

The Notification of Dealing Form set out below is provided in accordance with the requirements of the EU Market Abuse Regulation.

1.	Details of the person discharging managerial responsibilities/person closely associated		
a)	Name:	Charles Dickson	
2.	Reason for the notification		
a)	Position/status:	Executive Chairman	
b)	Initial notification/Amendment:	Initial notification	
3.	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor		
a)	Name:	Roadside Real Estate plc	
b)	LEI:	213800X57YXZVILB9E84	
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: Identification code:	Ordinary Shares of £0.00860675675675676 GB00BL6TZZ70	
b)	Nature of the transaction:	Purchase of Ordinary Shares	
c)	Price(s) and volume(s):	No. of shares	Price (p)
		1,666,667	30.0
		1,033,333	32.0
d)	Aggregated information:		
	Aggregated volume:	2,700,000	
	Average Price:	30.77 pence	
	Total Value	£830,666.66	
e)	Date of the transactions:	26/03/2025	
f)	Place of the transaction:	London Stock Exchange, AIM Market (XLON)	

#### Enquiries:

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