

14 October 2025

**ROADSIDE REAL ESTATE PLC**  
**("Roadside", the "Company" or the "Group")**

**Year End Update and Notice of Results**

Roadside (AIM:ROAD) is pleased to provide a year end update on its recent strategic progress for the year ended 30 September 2025. The Company will announce its full year results before 31 December 2025.

**Key highlights:**

- **Financial strength and flexibility**

Balance sheet bolstered through put option (the "Put Option") to realise a minimum of £48 million from the Company's investment in Cambridge Sleep Sciences ("CSS") (with 50% of the consideration to be received in September 2026 and 50% in September 2027) and through the agreement to dispose of the Group's non-core Commercial Property division for £12m (net consideration £4.7 million).

Assuming the Put Option is exercised for the minimum consideration of £48 million, Roadside would recognise a profit that exceeds £7m aggregate across FY25, FY26 and FY27.

- **Strategic senior appointments**

The Company welcomed Steve Carson as Non-executive Chairman to the Board and David Phillpot as Chief Operating Officer to the senior management team. Their experience in forecourt operations and retail will be instrumental in executing the next phase of the Group's strategy.

- **Acquisition of Coventry Petrol Filling Station**

The acquisition of the Coventry site marks the start of Roadside's energy forecourt roll-up, providing a scalable platform for future growth in multi-fuel roadside destinations with retail infrastructure.

- **Visible and active M&A pipeline**

The Group has a strong acquisition pipeline of forecourt opportunities, providing a clear pathway to national scale and earnings growth.

**Commenting, Charles Dickson, CEO said:**

"Following the end of a successful financial year during in which we continued to simplify the Group and strengthen our balance sheet. We now stand on a solid financial foundation, with strong resources to execute on our acquisition pipeline, and grow our earnings profile.

We are fully focused on deploying capital into building a scalable, next-generation energy forecourt and associated retail business underpinned by a best-in-class management team with deep sector experience to drive operational excellence and shareholder value."

**Enquiries:**

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