

17 February 2026

Roadside Real Estate plc
("Roadside" or "the Company")

Board Appointment & Notice of Annual General Meeting ("AGM")

Roadside, (AIM: ROAD) is delighted to announce the appointment of Swarupa Pathakji as Non-executive Director, and chair of the Audit Committee, effective following conclusion of the Company's AGM to be held at its registered office at 115b Innovation Drive, Milton, Abingdon, OX14 4RZ on 24 March 2026 at 10.00 a.m.

Swarupa brings extensive board level experience across multiple sectors, underpinned by over 20 years in finance and private equity. She currently serves as a Non-executive Director at Motorpoint Group plc, the UK's leading independent omnichannel vehicle retailer, and Albion Technology & General plc ("AATG"), a UK listed venture capital trust that invests in unquoted growth and technology businesses. Swarupa previously served as Non-executive Director at ScS plc, during which time the company was sold to a subsidiary of Poltronesofà SpA, at Albion Kings Arms Yard plc prior to its merger with AATG, and at OFS (DS) Holdings Ltd.

Prior to this, Swarupa was at Duke Street, a midmarket private equity firm, where she managed portfolio companies through growth strategies, acquisitions and complex exits. Swarupa started her career at Deloitte, where she qualified as a Chartered Accountant, before joining the investment banking team at Merrill Lynch.

Separately, Non-executive Director, Matthew Wood has notified the Company that he intends to step down from his position, at the conclusion of the Company's forthcoming 2026 AGM.

Steve Carson, Non-Executive Chair of Roadside, commented:

"We are delighted to welcome Swarupa to the Board as a Non-executive Director. She brings a strong financial background alongside valuable experience of different public and private markets at different stages of growth. Her breadth of knowledge and perspective will be highly complementary to the existing Board, and we believe her insight and experience will be critical to our journey as we continue to execute our strategy."

"On behalf of myself and the Board, I would like to take this opportunity to thank Matt Wood for his contribution and support over the past six years and wish him well in his future endeavours."

Swarupa Pathakji commented:

"I am excited to join the Board of Roadside at such a pivotal time. The management's vision for building a scalable energy forecourt business is ambitious and exciting. I am looking forward to working with Steve and the other board members and to playing an active role in the Company's growth and evolution."

Enquiries:

Roadside Real Estate Plc (c/o Montfort)

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Further disclosures pursuant to Rule 17 and Schedule Two, paragraph (g) of the AIM Rules for Companies:

Swarupa Gaurang Pathakji

The following information regarding the appointment of Swarupa Pathakji, aged 46, is disclosed under Schedule 2(g) of the AIM Rules for Companies:

Current directorships and/or partnerships	Past directorships and/or partnerships (within the last five years)
Albion Technology & General VCT plc	OFS (DS) Holdings Limited
Motorpoint Group plc	Albion Kay VCT plc
	SCS Group Limited

Swarupa Gaurang Pathakji does not hold any shares in Roadside.

There are no further disclosures to be made under Rule 17 and Schedule 2(g) of the AIM Rules for Companies.

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