

24 March 2026

Roadside Real Estate PLC
("Roadside", the "Company" and the "Group")

AGM Statement

Roadside (AIM: ROAD), the UK energy forecourt real estate business, is pleased to make the following statement ahead of its Annual General Meeting later today.

Steve Carson, Chairman, said:

"My first full year as Chairman of Roadside has been a transformational one for the business, repositioning its strategy to build a scalable, energy forecourt and convenience retail platform and building out a management team to deliver the vision.

In that time, the Company has focused on developing a strong acquisition pipeline of forecourt opportunities, predominantly petrol filling stations ("PFS"). The acquisition of the former Sainsbury's PFS at the Coventry site from the Meadow J-V in July 2025, marked the start of our energy forecourt roll-up.

In late December 2025, we announced the proposed acquisition of Gardner Retail Ltd, a portfolio of six premium operational sites across the wider Cheltenham area. Following a successful £20.75 million placing and subscription, this transaction completed in February 2026. At the same time, we entered into a binding agreement to acquire D.A. Roberts Fuels Ltd, a strategic PFS asset with strong revenue and development potential, together with a bulk fuel distribution business.

While integration of these recent acquisitions is in the early stages, we are working in close partnership with the incumbent teams to optimise fuel sales and drive operational efficiencies.

The fragmented UK energy forecourt market presents a compelling opportunity to build a resilient, income-generative portfolio of desirable freehold assets. Our buy-and-build strategy leverages our collective experience to acquire sites that are immediately earnings accretive to the Group, while offering long-term development potential through enhanced convenience retail and ancillary services.

We look forward to the future with much optimism. There is significant opportunity with favourable M&A tailwinds and we have already begun to create a solid foundation for future value creation."

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