

31 March 2026

Roadside Real Estate PLC

("Roadside", the "Company" and the "Group")

Exercise of First Tranche of Put Option Agreement

Roadside (AIM: ROAD) confirms that, pursuant to the amended put option agreement with CGV Ventures 1 Ltd ("CGV") in regard to the sale of the Company's remaining 48% investment in Cambridge Sleep Sciences ("CSS") - announced on 9 February 2026 - the put option over the first tranche, representing 14% of the issued share capital of CSS, has been exercised.

CGV is undertaking the necessary drawdown procedures from its underlying investors, with the consideration of £14 million expected to be received by the Company by the end of April 2026. The Company will complete the acquisition of D. A. Roberts Fuels Ltd shortly after the receipt of the funds from CGV.

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