RNS Number : 1567A
Roadside Real Estate PLC
13 April 2026

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Roadside Real Estate PLC

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

Grant of Share Options

Roadside (AIM: ROAD), the UK energy forecourt real estate business, announces the award of 7,637,158 share options (the "Share Options") over ordinary shares of £0.00860675675675676 each in the capital of the Company (the "Ordinary Shares") to certain directors and PDMRs of the Company, as set out below.

Director/PDMR	Position	Number of Share Options	Exercise Price
Steve Carson	Chairman	3,947,367	£0.00861
Douglas Benzie	CFO	1,315,789	£0.00861
David Phillpot	COO	909,090	£0.00861
Simon Jones	Property Director	1,315,789	£0.00861
James Shrager	Group FD	149,123	£0.00861

Pursuant to the terms of the Group's Long Term Incentive Plan 2025 scheme (the "LTIP"), the Share Options have been granted at nominal cost and are exercisable as follows:

- The Share Options awarded to Steve Carson, Douglas Benzie and Simon Jones will vest in two tranches, with two-thirds vesting on 31 May 2027 and one-third on 31 May 2028.
- The Share Options awarded to David Phillpot will vest in two tranches, with two-thirds vesting on 10 November 2027 and one-third on 10 November 2028.
- The Share Options awarded to James Shrager will vest on 31 March 2029.

The Share Options vest on the above dates subject to continued employment. Each tranche of Share Options may be exercised within six months following the respective vesting dates. The Share Options are free of any holding period but are subject to clawback and malus provisions.

Following the issue of these options, the Company has outstanding options over a total of up to 7,637,158 Ordinary Shares, representing approximately 4.3% of its issued share capital.

Enquiries

Roadside Real Estate PLC

Steve Carson, Chairman

Charles Dickson, Chief Executive Officer

Douglas Benzie, Chief Financial Officer

c/o Montfort

Montfort

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The Company makes the following disclosures in accordance with article 19(3) of the Market Abuse Regulation:

1	**Details of the person discharging managerial responsibilities/person closely associated**		
a)	**Name**	1. Steve Carson 2. Douglas Benzie 3. David Phillpot 4. Simon Jones 5. James Shrager	
2	**Reason for the notification**		
a)	**Position/status**	1. Chairman 2. CFO 3. COO	

		4. Property Director 5. Group FD
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 shares
c)	**Price(s) and volume(s)**	**Price(s)**: 1. £0.00861 2. £0.00861 3. £0.00861 4. £0.00861 5. £0.00861 **Volume(s)**: 1. 3,947,367 2. 1,315,789 3. 909,090 4. 1,315,789 5. 149,123
d)	**Aggregated information** - **Aggregated volume** - **Price**	- 7,637,158 - £0.00861
e)	**Date of the transaction**	13 April 2026
f)	**Place of the transaction**	Outside a trading venue

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