

16 April 2026

## Roadside Real Estate PLC

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

### Director Dealings and Changes to Concert Party

Roadside (AIM: ROAD), the UK energy forecourt real estate business, was notified on 13 April 2026 that Charles Dickson (or "**Mr Dickson**"), Chief Executive Officer, has purchased a total of 1,150,000 ordinary shares of £0.00860675675675676 pence each in the Company ("**Ordinary Shares**") at a price of 61 pence per Ordinary Share (the "**Purchase**"). In addition, the Company was notified that on 13 April 2026, James Dickson sold 1,172,029 Ordinary Shares at a price of 60 pence (the "**Sale**").

Mr Dickson controls Tamcourt Investments LLP and has also notified the Company of the transfer of 1,766,665 shares held by Tamcourt Investments LLP into his own name by way of an off-market transfer at a price of 60 pence per Ordinary Share on 13 April 2026. On the same day, the Company was also notified that Tamcourt Properties Ltd, (which is also controlled by Mr Dickson) transferred 4,166,667 Ordinary Shares to Tamcourt Capital Ltd (also controlled by Mr Dickson) by way of an off-market transfer at a price of 60 pence per Ordinary Share (together, the "**Transfers**").

### Updates to Concert Party

The Company also provides an update on changes to the shareholder concert party established at the time of admission to the AIM on 7 January 2020 ("**Admission**").

At the time of Admission, the Company confirmed, following consultation with the Panel Executive, that several members of the Dickson Family and certain early shareholders in the Company were presumed to be acting in concert (the "**Concert Party**") by virtue of their long-standing business and/or personal relationships with members of the Dickson family. On Admission, the Concert Party was interested in 67.1 per cent. of the Company's issued share capital.

Following recent consultation with the Panel, the Company has now agreed with the Panel that Alan Halsall, Mark Lewis and Richard Burrell are no longer considered to be members of the Concert Party as a result of changes in the nature of the relationships with the Dickson Family. The remaining members of the Concert Party hold, in aggregate, 95,082,019 Ordinary Shares, representing approximately 53.3 per cent. of the Company's issued share capital.

Following this change, the members of the Concert Party hold shares carrying more than 50% of the voting rights of the Company and (for so long as they continue to be acting in concert) no obligation to make an offer under Rule 9 will normally arise from acquisitions of interests in shares carrying voting rights by any member of the concert party.

Accordingly, following the Purchase, Transfers and Sale set out above, together with the changes to the composition of the Concert Party set out above, the resulting interests of members of the Concert Party are as follows:

| Director/PDMR           |  | Number of Ordinary Shares | % of Issued Share Capital |
|-------------------------|--|---------------------------|---------------------------|
| Charles Dickson         | Chief Executive Officer                                  | 41,442,766                | 23.3%                     |
| Tamcourt Group          | Company which is owned and controlled by Charles Dickson | 10,833,334                | 6.1%                      |
| James Dickson           | Member of the Concert Party                              | 8,952,969                 | 5.0%                      |
| Davina Dickson          | Member of the Concert Party                              | 21,567,167                | 12.1%                     |
| David Holdsworth        | Member of the Concert Party                              | 11,119,118                | 6.2%                      |
| Apache Capital Partners | Member of the Concert Party                              | 1,166,665                 | 0.7%                      |
| <b>Total</b>            |  | <b>95,082,019</b>         | <b>53.3%</b>              |

The notification below, made in accordance with the requirements of the EU Market Abuse Regulation, provides further details.

### Enquiries

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c/o Montfort

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

| <b>1</b>        | <b>Details of the person discharging managerial responsibilities/person closely associated</b>   |   |                 |                  |             |              |             |              |             |              |  |
|-----------------|--|---|-----------------|------------------|-------------|--------------|-------------|--------------|-------------|--------------|--|
| a)              | <b>Name</b>  | <ol style="list-style-type: none"> <li>Charles Dickson</li> <li>Tamcourt Investments LLP</li> <li>Tamcourt Properties Ltd</li> </ol>  |                 |                  |             |              |             |              |             |              |  |
| <b>2</b>        | <b>Reason for the notification</b>   |   |                 |                  |             |              |             |              |             |              |  |
| a)              | <b>Position/status</b>   | <ol style="list-style-type: none"> <li>Chief Executive Officer</li> <li>Part of the Tamcourt Group of companies which is owned and controlled by Charles Dickson</li> <li>Part of the Tamcourt Group of companies which is owned and controlled by Charles Dickson</li> </ol>                 |                 |                  |             |              |             |              |             |              |  |
| b)              | <b>Initial notification/ Amendment</b>   | Initial notification  |                 |                  |             |              |             |              |             |              |  |
| <b>3</b>        | <b>Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor</b>   |   |                 |                  |             |              |             |              |             |              |  |
| a)              | <b>Name</b>  | Roadside Real Estate plc  |                 |                  |             |              |             |              |             |              |  |
| b)              | <b>LEI</b>   | 213800X57YXZVILB9E84  |                 |                  |             |              |             |              |             |              |  |
| <b>4</b>        | <b>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</b> |   |                 |                  |             |              |             |              |             |              |  |
| a)              | <b>Description of the financial instrument, type of instrument</b><br><b>Identification code</b>   | <p>Ordinary Shares of £0.00860675675675676</p> <p>GB00BL6TZZ70</p>  |                 |                  |             |              |             |              |             |              |  |
| b)              | <b>Nature of the transaction</b>   | <ol style="list-style-type: none"> <li>Purchase of shares</li> <li>Transfer of shares from Tamcourt Investments LLP to Charles Dickson</li> <li>Transfer of shares from Tamcourt Properties Ltd to Tamcourt Capital Ltd</li> </ol>  |                 |                  |             |              |             |              |             |              |  |
| c)              | <b>Price(s) and volume(s)</b>  | <table border="1"> <thead> <tr> <th><b>Price(s)</b></th> <th><b>Volume(s)</b></th> </tr> </thead> <tbody> <tr> <td>1. 61 pence</td> <td>1. 1,150,000</td> </tr> <tr> <td>2. 60 pence</td> <td>2. 1,766,665</td> </tr> <tr> <td>3. 60 pence</td> <td>3. 4,166,667</td> </tr> </tbody> </table> | <b>Price(s)</b> | <b>Volume(s)</b> | 1. 61 pence | 1. 1,150,000 | 2. 60 pence | 2. 1,766,665 | 3. 60 pence | 3. 4,166,667 |  |
| <b>Price(s)</b> | <b>Volume(s)</b>   |   |                 |                  |             |              |             |              |             |              |  |
| 1. 61 pence     | 1. 1,150,000   |   |                 |                  |             |              |             |              |             |              |  |
| 2. 60 pence     | 2. 1,766,665   |   |                 |                  |             |              |             |              |             |              |  |
| 3. 60 pence     | 3. 4,166,667   |   |                 |                  |             |              |             |              |             |              |  |
| d)              | <b>Aggregated information</b><br>- <b>Aggregated volume</b><br>- <b>Price</b>  | <p>7,083,332</p> <p>60.2 pence</p>  |                 |                  |             |              |             |              |             |              |  |
| e)              | <b>Date of the transaction</b>   | <ol style="list-style-type: none"> <li>13 April 2026</li> <li>13 April 2026</li> <li>13 April 2026</li> </ol>   |                 |                  |             |              |             |              |             |              |  |
| f)              | <b>Place of the transaction</b>  | <ol style="list-style-type: none"> <li>London Stock Exchange</li> <li>Outside a trading venue</li> <li>Outside a trading venue</li> </ol>   |                 |                  |             |              |             |              |             |              |  |

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