

20 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 15 April 2026 that Charles Dickson (or "**Mr Dickson**"), Chief Executive Officer, has purchased a total of 410,000 ordinary shares of £0.00860675675675676 pence each in the Company ("**Ordinary Shares**") at a price of 60.15 pence per Ordinary Share (the "**Purchase**").

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

### **Enquiries**

#### **Roadside Real Estate PLC**

Steve Carson, Chairman

Charles Dickson, Chief Executive Officer

Douglas Benzie, Chief Financial Officer

c/o Montfort

#### **Montfort**

Ann-marie Wilkinson

+44 (0)7730 623815

Alex Everett

+44 (0)7780 431533

#### **Cavendish Capital Markets Limited** (Nomad & Joint Corporate Broker)

Matt Goode / Seamus Fricker / Elysia Bough (Corporate Finance)

Matt Lewis / Harriet Ward (ECM)

+44 (0) 20 7220 0500

#### **Shore Capital** (Joint Corporate Broker)

Ben Canning (Corporate Broking)

+44 (0)20 7408 4050

Stephane Auton / James Thomas / Harry Davies-Ball (Corporate Advisory)

**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>                                                                                                           |                                         |
| <b>a)</b> | <b>Name</b>                                                                                                                                                                                              | 1. Charles Dickson                      |
| <b>2</b>  | <b>Reason for the notification</b>                                                                                                                                                                       |                                         |
| <b>a)</b> | <b>Position/status</b>                                                                                                                                                                                   | 1. Chief Executive Officer              |
| <b>b)</b> | <b>Initial notification/<br/>Amendment</b>                                                                                                                                                               | Initial notification                    |
| <b>3</b>  | <b>Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor</b>                                                                                     |                                         |
| <b>a)</b> | <b>Name</b>                                                                                                                                                                                              | Roadside Real Estate plc                |
| <b>b)</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> |                                         |
| <b>a)</b> | <b>Description of the financial instrument, type of instrument</b>                                                                                                                                       | Ordinary Shares of £0.00860675675675676 |
|           | <b>Identification code</b>                                                                                                                                                                               | GB00BL6TZZ70                            |

|    |                                                                               |                                   |                                |  |
|----|-------------------------------------------------------------------------------|-----------------------------------|--------------------------------|--|
| b) | <b>Nature of the transaction</b>                                              | 1. Purchase of shares             |                                |  |
| c) | <b>Price(s) and volume(s)</b>                                                 | <b>Price(s)</b><br>1. 60.15 pence | <b>Volume(s)</b><br>1. 410,000 |  |
| d) | <b>Aggregated information</b><br>- <b>Aggregated volume</b><br>- <b>Price</b> | 410,000<br>60.15 pence            |                                |  |
| e) | <b>Date of the transaction</b>                                                | 1. 15 April 2026                  |                                |  |
| f) | <b>Place of the transaction</b>                                               | 1. London Stock Exchange          |                                |  |

This information is provided by RNS, the news service of the London Stock Exchange. RNS is approved by the Financial Conduct Authority to act as a Primary Information Provider in the United Kingdom. Terms and conditions relating to the use and distribution of this information may apply. For further information, please contact [ms@seg.com](mailto:ms@seg.com) or visit [www.ms.com](http://www.ms.com).

RNS may use your IP address to confirm compliance with the terms and conditions, to analyse how you engage with the information contained in this communication, and to share such analysis on an anonymised basis with others as part of our commercial services. For further information about how RNS and the London Stock Exchange use the personal data you provide us, please see our [Privacy Policy](#).

END

DSHGLGDSLGDGDLG