RNS Number : 5440B
Roadside Real Estate PLC
23 April 2026

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Roadside Real Estate PLC

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

Director Dealings

Roadside (AIM: ROAD), the UK energy forecourt real estate business, was notified on 20 April 2026 that Charles Dickson, Chief Executive Officer, purchased a total of 125,000 ordinary shares of £0.00860675675675676 pence each in the Company (**"Ordinary Shares")** at a price of 61.76 pence per Ordinary Share.

Following this purchase, Mr Dickson's interests in Ordinary Shares are as follows:

Name	Number of Ordinary Shares held	Number of Ordinary Shares purchased	Resultant interest in Ordinary Shares	% of issued share capital
Mr Charles Dickson	41,852,766	125,000	41,977,766	23.55
Tarncourt Capital Ltd[1]	10,833,334	-	10,833,334	6.08

Note [1] - Company which is owned and controlled by Charles Dickson

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

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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:

1	**Details of the person discharging managerial responsibilities/person closely associated**	
a)	**Name**	1. Charles Dickson
2	**Reason for the notification**	
a)	**Position/status**	1. Chief Executive Officer
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**	1. Purchase of shares
c)	**Price(s) and volume(s)**	**Price(s)**: 1. 61.76 pence **Volume(s)**: 1. 125,000
d)	**Aggregated information** - **Aggregated volume** - **Price**	 125,000 61.76 pence
e)	**Date of the transaction**	1. 20 April 2026
f)	**Place of the transaction**	1. London Stock Exchange

END

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