29 April 2026

Roadside Real Estate PLC

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

Update on Acquisitions and Debt Facility

Roadside (AIM: ROAD), the UK energy forecourt real estate business provides the following update in respect of the acquisitions of D.A. Roberts Fuels Ltd ("DAR") and Hoch Group Ltd ("HOCH").

Following the exercise of the put option with CGV Ventures 1 Ltd ("CGV"), announced on 31 March 2026, the £14 million proceeds are now expected to be received by the end of May 2026. This is due to the finalisation of recently introduced regulatory requirements in the underlying jurisdictions. The acquisition of DAR will complete shortly after receipt of the funds from CGV. The Company has paid a deposit of £1.36 million to DAR, with the balance of the net cash consideration of £10.5 million due on completion. The Company has extended the latest completion date to 31 May 2026.

The acquisition of HOCH remains on track to complete by 31 May 2026. On 13 April 2026, Roadside announced that the acquisition consideration of £28.6 million would be partly funded by a £25 million debt facility provided by HSBC, with the balance of the consideration of £3.6 million funded by the drawdown of facilities provided by Tarncourt Capital Limited. The terms of the HSBC debt facility are now agreed, and the facility agreement will be executed on the acquisition completion date.

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