

17 June 2026

Roadside Real Estate PLC

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

Completion of Acquisition

Roadside (AIM: ROAD), the UK energy forecourt real estate business, is pleased to announce that, further to the announcement on 13 April 2026, it has now completed the £28.6m acquisition of Hoch Group Ltd ("Hoch"). The Hoch portfolio comprises of 12 premium-quality, operational petrol station forecourts ("PFS") and a standalone convenience store, which are strategically clustered predominantly in Cumbria, Northwest England.

The Group has also agreed a new £25 million revolving credit facility, with an additional £10 million accordion facility from HSBC (the 'HSBC Facility') to fund its acquisition pipeline, including Hoch.

The acquisition has been funded through a combination of (i) a drawdown of £12.5 million from the new HSBC Facility; (ii) £14 million of cash proceeds from CGV Ventures 1 Ltd ("CGV") following the exercise of the Put Option Agreement relating to the second tranche of its shareholding in Cambridge Sleep Sciences ("CSS") and (iii) a drawdown of £2.1 million under the Company's existing debt facility with Tamcourt (the 'Tamcourt Facility').

The Group has also refinanced the existing £3.5 million Barclays facility, acquired as part of the Gardner Retail acquisition in February 2026, via a drawdown of a further £1.9 million of the Tamcourt Facility and also utilising part of the proceeds from the sale of the first tranche of its shareholding in CSS.

The HSBC Facility has an initial term of three years which can be extended for a further two, one-year periods if the Company so requests and HSBC agrees to such request. The interest rate will be calculated on the basis of a margin plus compounded SONIA, with the margin ranging from 1.5% per annum to 2.6% per annum dependent on the Company's leverage ratio. The starting margin is expected to be 2.6%. Following completion of the acquisition, the Company's total drawdown under the HSBC Facility is £12.5 million.

Following completion, the Company's total drawdown under the Tamcourt Facility is £4 million. The interest rate attached to the Tamcourt Facility is fixed at Bank of England base rate at the time of each drawdown plus 3% per annum and the facility has a maturity date of 1 April 2028.

Enquiries

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