

THIS ANNOUNCEMENT CONTAINS INSIDE INFORMATION FOR THE PURPOSES OF ARTICLE 7 OF EU REGULATION 596/2014 (AS AMENDED) (WHICH FORMS PART OF DOMESTIC UK LAW PURSUANT TO THE EUROPEAN UNION (WITHDRAWAL) ACT 2018 (AS AMENDED)). UPON THE PUBLICATION OF THIS ANNOUNCEMENT VIA A REGULATORY INFORMATION SERVICE, THIS INSIDE INFORMATION IS NOW CONSIDERED TO BE IN THE PUBLIC DOMAIN.

17 June 2026

## **Roadside Real Estate PLC**

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

### **Acquisition of Ross Road Petrol Filling Station**

Roadside (AIM: ROAD), the UK energy forecourt real estate business, is pleased to announce it has entered into an agreement to acquire a standalone Petrol Filling Station ("PFS") located on Ross Road in Huntley, Gloucester from Jets Trading Ltd. The total cash consideration of £2.9 million is for the freehold interest, fixtures & fittings and associated intangible assets. This acquisition is expected to be immediately accretive to the Group's earnings.

The PFS, which currently handles c. 4.5 million litres of fuel sales per annum, offers an attractive return profile, generating profit before tax in the year to June 2025 of £373k. The site which will be rebranded from TotalEnergies to Valero also benefits from a Morrisons Daily convenience store.

The acquisition is expected to complete early July 2026.

Commenting, Charles Dickson CEO said:

*"This acquisition is fully aligned with Roadside's strategic ambition to capture value through the ownership and operation of strategic roadside assets and is an accretive addition to the Gardner portfolio."*

## **Enquiries**

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