RNS Number : 1086N
Roadside Real Estate PLC
20 July 2026

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Roadside Real Estate PLC

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

Director/PDMR Notification

Roadside (AIM: ROAD), the UK energy forecourt real estate business, was notified on 16 July 2026 that Apache Capital Partners ("Apache"), an entity/person closely associated ("**PCA**") with Charles Dickson, CEO of the Company, sold a total of 1,166,665 ordinary shares of £0.00860675675675676 pence each in the Company ("**Ordinary Shares**") at a price of 56.8 pence per Ordinary Share.

Apache invested in the Company at its Admission to AIM in January 2020. Charles Dickson is a non-executive director and shareholder of Apache.

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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Cavendish Capital Markets Limited (Nomad & Joint Corporate Broker)

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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**	Apache Capital Partners
2	**Reason for the notification**	
a)	**Position/status**	PCA of Charles Dickson, CEO of the Company
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**	Sale of shares
c)	**Price(s) and volume(s)**	**Price(s)**: 56.80 pence; **Volume(s)**: 1,166,665

		56.80 pence | 1,166,665
d)	**Aggregated information** - **Aggregated volume** - **Price**	 1,166,665 56.80 pence
e)	**Date of the transaction**	16 July 2026
f)	**Place of the transaction**	London Stock Exchange

END

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