

20 July 2026

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 £0.0086067567567567 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

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c/o Montfort

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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	Ordinary Shares of £0.00860675675675676		
	Identification code	GB00BL6TZZ70		
b)	Nature of the transaction	Sale of shares		
c)	Price(s) and volume(s)	Price(s)	Volume(s)	
		56.80	1,166,665	

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

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