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Roadside Real Estate PLC

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

Operational Update and Declaration of Maiden Dividend

Roadside (AIM: ROAD), the UK energy forecourt real estate business, today provides an update on operational progress made since the completion of four acquisitions in the last nine months.

Coventry Opening and Capital Expenditure Review

Following the £1.25m acquisition of the former Sainsbury's site in Coventry last year, the redevelopment is now complete, and the site has reopened after a further £1.7m of capital investment.

The redeveloped site offers Valero-branded fuel alongside a Londis convenience store, complemented by four branded parcel lockers, two jet wash bays and a laundromat. A grid connection and planning permission have also been secured for up to eight ultrafast EV charging bays, which are expected to be installed in the coming months. Together, these facilities create a well-invested, modern roadside destination serving the needs of the local community.

The site has made a strong start since reopening, with encouraging early fuel volumes.

Including Coventry, the Group now operates a portfolio of 21 energy forecourt sites following completion of Gardner Retail Ltd ("Gardner Retail"), D A Roberts Fuels Limited ("DAR"), Hoch Group Limited ("Hoch") and the Ross Road Petrol Filling Station.

Furthermore, Roadside has completed a detailed review of the potential of every site in its portfolio. We are already acting on the findings of the review, which have improved how our sites operate and shaped a clear, prioritised investment programme. Initial capex is under way at several sites where we see the greatest opportunity for growth.

As announced on 28 September 2026, the Company intends to release a full trading update during November 2026.

Maiden Dividend

As set out at the time of the Company's fundraising in February 2026, the Board intended to implement a progressive dividend policy once the acquisitions of Gardner Retail and DAR were complete. With both acquisitions having now completed, the Board intends to recommend a maiden final dividend in respect of FY26 of at least 0.36 pence per share, subject to shareholder approval at the Company's next Annual General Meeting in 2027. The amount and proposed timetable will be confirmed on publication of the Company's final results for the year ended 26 September 2026 in January 2027.

Charles Dickson, CEO, commented: " *When we raised capital in February, we told shareholders that the businesses we were buying would generate the cash both to reinvest in our sites and to reward investors. Today we are delivering on both. Having reviewed every site in detail, we now have a clear plan to unlock value across the estate and Coventry shows what that investment can achieve.*

Recommending our first dividend is an important milestone for Roadside and reflects the Board's confidence in the cash generation of the portfolio as we continue to build scale."

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