

### Long-Term Incentive Plan ('LTIP') Grant

The British Land Company PLC (the 'Company') announces that on 20 June 2024, conditional awards of ordinary shares of 25p each in the Company were granted to Executive Directors and other Persons Discharging Managerial Responsibilities ('PDMRs') under the LTIP as outlined below (the 'Performance Shares').

As disclosed on 17 June 2024, Bhavesh Mistry has informed the Board of his intention to step down as CFO and Executive Director of the Company and is therefore not eligible to receive an LTIP grant.

	Performance Shares at nil consideration
<b>Executive Directors</b>	
Simon Carter	450,101
<b>PDMRs</b>	
Emma Cariaga	126,028
Kelly Cleveland	126,028
David Lockyer	138,672
Brona McKeown	129,773
Roger Madelin	123,799
Darren Richards	189,642
David Walker	122,357

The above Performance Shares conditionally vest on the third anniversary of grant, subject to performance conditions. Those conditions are based 50% on Total Accounting Return, 25% on Total Property Return, and 25% on Environmental, Social, Governance measures. A two-year post-vesting holding period applies to any shares vesting for Executive Directors. A full description of the performance conditions attached to the awards is contained within the 2024 Directors' Remuneration Report.

These transactions took place outside of a trading venue.

<b>1</b>	<b>Details of the person discharging managerial responsibilities/person closely associated</b>	
a)	Name	<ol style="list-style-type: none"> <li>Simon Carter</li> <li>Emma Cariaga</li> <li>Kelly Cleveland</li> <li>David Lockyer</li> <li>Brona McKeown</li> <li>Roger Madelin</li> <li>Darren Richards</li> <li>David Walker</li> </ol>
<b>2</b>	<b>Reason for the notification</b>	
a)	Position/status	<ol style="list-style-type: none"> <li>PDMR - Chief Executive Officer</li> <li>PDMR - Executive Committee member</li> <li>PDMR - Executive Committee member</li> <li>PDMR - Executive Committee member</li> <li>PDMR - Executive Committee member</li> <li>PDMR - Executive Committee member</li> <li>PDMR - Executive Committee member</li> <li>PDMR - Executive Committee member</li> </ol>
b)	Initial notification/Amendment	Initial notification
<b>3</b>	<b>Details of the issuer; emission allowance market participant, auction platform, auctioneer or auction monitor</b>	
a)	Name	The British Land Company PLC
b)	LEI	RV5B68J2GV3QGMRPW209
<b>4</b>	<b>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</b>	
a)	Description of financial instrument, type of financial instrument	Ordinary shares of 25 pence each
	Identification code	GB0001367019
b)	Nature of the transaction	Grant of conditional Performance Share Award under the Long-Term Incentive Plan scheme
c)	Price(s) and volume(s)	

		<table><tr><th>Price(s) (pence)</th><th>Volume(s)</th></tr><tr><td>1. Nil</td><td>1. 450,101</td></tr><tr><td>2. Nil</td><td>2. 126,028</td></tr><tr><td>3. Nil</td><td>3. 126,028</td></tr><tr><td>4. Nil</td><td>4. 138,672</td></tr><tr><td>5. Nil</td><td>5. 129,773</td></tr><tr><td>6. Nil</td><td>6. 123,799</td></tr><tr><td>7. Nil</td><td>7. 189,642</td></tr><tr><td>8. Nil</td><td>8. 122,357</td></tr></table>	Price(s) (pence)	Volume(s)	1. Nil	1. 450,101	2. Nil	2. 126,028	3. Nil	3. 126,028	4. Nil	4. 138,672	5. Nil	5. 129,773	6. Nil	6. 123,799	7. Nil	7. 189,642	8. Nil	8. 122,357
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1. Nil	1. 450,101																			
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6. Nil	6. 123,799																			
7. Nil	7. 189,642																			
8. Nil	8. 122,357																			
d)	Aggregated information <ul style="list-style-type: none"><li>- Aggregated volume</li><li>- Price</li></ul>	N/A (single transaction)																		
e)	Date of the transaction	2024-06-20																		
f)	Place of the transaction	Outside of a trading venue																		

This notification is made in accordance with the requirements of the UK Market Abuse Regulation. The Identification Code for ordinary shares of 25 pence each in the Company is GB0001367019.

#### Enquiries

Company Secretariat

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