

**The British Land Company plc (the "Company")**

**Restricted Share Plan and Long-Term Incentive Plan Vesting**

On 24 June 2024 conditional awards of Ordinary Shares of 25 pence each in the Company, that were granted on 24 June 2021 under the Company's Restricted Share Plan ("RSP") and Long-Term Incentive Plan ("LTIP"), vested. The awards granted under the RSP were not subject to performance conditions and vested in full. The awards granted under the LTIP vested at a rate of 40% following the partial satisfaction of performance conditions that were attached to them.

Subsequent sales that were made by Persons Discharging Managerial Responsibilities ("PDMRs") upon the awards' vesting are detailed below. The shares retained by Simon Carter must be held for at least two years in accordance with the terms of the grant that apply to Executive Directors.

Name of PDMR	Number of shares that vested under the RSP	Number of shares that vested under the LTIP	Number of shares sold	Number of shares retained
Emma Cariaga	24,233	19,386	43,619	0
Simon Carter	-	151,066	71,144	79,922
Kelly Cleveland	22,030	17,624	18,675	20,979
David Lockyer	24,233	19,386	33,363	10,256
Roger Madelin	25,212	20,170	45,382	0
Brona McKeown	24,718	19,774	20,954	23,538
Darren Richards	37,766	30,213	51,995	15,984
David Walker	20,142	-	20,142	0

This disclosure is made in accordance with the UK Market Abuse Regulation.

1	Details of the person discharging managerial responsibilities/person closely associated																	
a)	Name	1. Emma Cariaga 2. Simon Carter 3. Kelly Cleveland 4. David Lockyer 5. Roger Madelin 6. Brona McKeown 7. Darren Richards 8. David Walker																
2	Reason for the notification																	
a)	Position/status	1. PDMR - Executive Committee member 2. PDMR - Chief Executive Officer 3. PDMR - Executive Committee member 4. PDMR - Executive Committee member 5. PDMR - Executive Committee member 6. PDMR - Executive Committee member 7. PDMR - Executive Committee member 8. PDMR - Executive Committee member																
b)	Initial notification/Amendment	Initial notification																
3	Details of the issuer; emission allowance market participant, auction platform, auctioneer or auction monitor																	
a)	Name	The British Land Company PLC																
b)	LEI	RV5B68J2GV3QGMRPW209																
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 financial instrument, type of financial instrument	Ordinary shares of 25 pence each																
	Identification code	GB0001367019																
b)	Nature of the transaction	Sale of ordinary shares of 25 pence each upon the vesting of conditional share awards																
c)	Price(s) and volume(s)	<table><tr><th>Price(s) (pence)</th><th>Volume(s)</th></tr><tr><td>1. 412</td><td>1. 43,619</td></tr><tr><td>2. 412</td><td>2. 71,144</td></tr><tr><td>3. 412</td><td>3. 18,675</td></tr><tr><td>4. 412</td><td>4. 33,363</td></tr><tr><td>5. 412</td><td>5. 45,382</td></tr><tr><td>6. 412</td><td>6. 20,954</td></tr><tr><td>7. 412</td><td>7. 51,995</td></tr></table>	Price(s) (pence)	Volume(s)	1. 412	1. 43,619	2. 412	2. 71,144	3. 412	3. 18,675	4. 412	4. 33,363	5. 412	5. 45,382	6. 412	6. 20,954	7. 412	7. 51,995
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d)	Aggregated information - Aggregated volume - Price	N/A (single transaction)	
e)	Date of the transaction	2024-06-24	
f)	Place of the transaction	London Stock Exchange (XLON)	

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