

1	Details of the person discharging managerial responsibilities		
a)	Name	Vanessa Simms	
2	Reason for the notification		
a)	Position/status	Chief Financial Officer	
b)	Initial notification/Amendment	Initial	
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor		
a)	Name	Land Securities Group PLC	
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 GB00BYW0PQ60	
	b) Nature of transaction	Acquisition of Shares in the Company following the exercise of Options granted under a Long Term Incentive Plan award and under the Company's 2015 Deferred Share Bonus Plan	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
d)		£n/a	175,796
	Aggregated information		
	- Aggregated volume - Price	- £ per share n/a - Total Price £n/a	
e)	Date of the transaction	2/7/2024	
f)	Place of the transaction	N/A	

1	Details of the person discharging managerial responsibilities	
a)	Name	Vanessa Simms
2	Reason for the notification	
a)	Position/status	Chief Financial Officer
b)	Initial notification/Amendment	Initial
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor	

a)	Name	Land Securities Group PLC	
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 GB00BYW0PQ60	
b)	Nature of transaction	Sale of Ordinary Shares in the Company to cover tax liability as a result of exercising the options set out above.	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
d)		£6.3075	82,790
	Aggregated information - Aggregated volume - Price	Total Price £522,197.93	as above
e)	Date of the transaction	2/7/2024	
f)	Place of the transaction	London	

For further information, please contact:

**Land Securities Group PLC**

Maria Smout

Senior Assistant Company Secretary

Tel: 020-7024 5264

This information is provided by RNS, the news service of the London Stock Exchange. RNS is approved by the Financial Conduct Authority to act as a Primary Information Provider in the United Kingdom. Terms and conditions relating to the use and distribution of this information may apply. For further information, please contact [ms@seg.com](mailto:ms@seg.com) or visit [www.ms.com](http://www.ms.com).

RNS may use your IP address to confirm compliance with the terms and conditions, to analyse how you engage with the information contained in this communication, and to share such analysis on an anonymised basis with others as part of our commercial services. For further information about how RNS and the London Stock Exchange use the personal data you provide us, please see our [Privacy Policy](#).

END

DSHQXLFBZDLBBBF