

**Share Incentive Plan ("SIP") Dividend Share Purchase**

The British Land Company PLC (the "Company") announces that it has been notified by Equiniti Share Plan Trustees Limited, trustees of the British Land SIP, of the purchase on 16 January 2025 of Dividend Shares at a price of 355 pence per share on behalf of the Company's Executive Directors and Persons Discharging Managerial Responsibilities ("PDMRs").

Details of the Dividend Shares purchased following the payment of the Interim Dividend for 2025, are outlined below:

	SIP Dividend Shares
<b>Executive Directors</b>	
S Carter	325
D Walker	285
<b>PDMRs</b>	
E Cariaga	512
K Cleveland	661
D Lockyer	680
R Madelin	124
B McKeown	354

These transactions took place on the London Stock Exchange (XLON).

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

020 7486 4466

1	Details of the person discharging managerial responsibilities/person closely associated	
a)	Name	1. Simon Carter 2. David Walker 3. Emma Cariaga 4. Kelly Cleveland 5. David Lockyer 6. Roger Madelin 7. Brona McKeown
2	Reason for the notification	
a)	Position/status	1. PDMR - Chief Executive Officer 2. PDMR - Chief Financial 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

b)	Initial notification/Amendment	Initial notification																								
3	<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																								
4	<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 the financial instrument, type of instrument Identification code	Ordinary shares of 25 pence each ISIN: GB0001367019																								
b)	Nature of the transaction	Purchase of Dividend Reinvestment Shares																								
c)	Price(s) and volume(s)	<table> <tr> <th>Nature of Transaction</th><th>Price(s) (pence)</th><th>Volume(s)</th></tr> <tr> <td>Purchase</td><td>1. 355.04</td><td>1. 325</td></tr> <tr> <td>Purchase</td><td>2. 355.04</td><td>2. 285</td></tr> <tr> <td>Purchase</td><td>3. 355.04</td><td>3. 512</td></tr> <tr> <td>Purchase</td><td>4. 355.04</td><td>4. 661</td></tr> <tr> <td>Purchase</td><td>5. 355.04</td><td>5. 680</td></tr> <tr> <td>Purchase</td><td>6. 355.04</td><td>6. 124</td></tr> <tr> <td>Purchase</td><td>7. 355.04</td><td>7. 354</td></tr> </table>	Nature of Transaction	Price(s) (pence)	Volume(s)	Purchase	1. 355.04	1. 325	Purchase	2. 355.04	2. 285	Purchase	3. 355.04	3. 512	Purchase	4. 355.04	4. 661	Purchase	5. 355.04	5. 680	Purchase	6. 355.04	6. 124	Purchase	7. 355.04	7. 354
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d)	Aggregated information - Aggregated volume - Price	N/A N/A																								
e)	Date of the transaction	2025-01-16																								
f)	Place of the transaction	London Stock Exchange (XLON)																								

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