

**Land Securities Group PLC  
(Company)**

**Notification of transactions by  
Persons Discharging Managerial Responsibilities (PDMRs)**

Following the transaction below the PDMR shown holds the following shares in the Company:

<b>PDMR</b>	<b>Holding (ordinary shares) following the transaction below</b>	<b>Value of Holding (£)<sup>1</sup></b>
Vanessa Simms	222,487	£1,282,637.55

<sup>1</sup> Using a share price of £ 5.765

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	Monthly Purchase of Partnership Shares under the Company's Share Incentive Plan.	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		£5.765	26
d)	Aggregated information		
	- Aggregated volume	- £ per share n/a single transaction	
	- Price	- Total Price £n/a single transaction	
e)	Date of the transaction	04/02/2025	
f)	Place of the transaction	London Stock Exchange	
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	
	Details of the transaction(s): section to be repeated for (i) each type of instrument;		

<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 the financial instrument, type of instrument Identification code	Ordinary Shares	
		GB00BYW0PQ60	
b)	Nature of transaction	Monthly Award of Matching Shares under the Company's Share Incentive Plan	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		Nil	26
d)	Aggregated information		
	- Aggregated volume	- £ per share n/a single transaction	
	- Price	- Total Price £n/a single transaction	
e)	Date of the transaction	04/02/2025	
f)	Place of the transaction	N/A	

For further information, please contact:  
**Land Securities Group PLC**

Catherine Sayers

Assistant Company Secretary

Tel: 020-74139000

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