

The British Land Company PLC (the 'Company')

Annual Incentive Plan

In accordance with the Remuneration Policy approved by shareholders on 12 July 2022 ("the Policy"), on 27 June 2025, one third of the cash bonus awarded to Simon Carter and David Walker (after the deduction of income tax and employee NIC) was used to purchase Ordinary Shares of 25 pence each in the Company at a price of 376p per share. These shares must be held for a minimum of three years in accordance with the Policy.

David joined the Board as Chief Financial Officer on 20 November 2024. As a result, his bonus in respect of the financial year ended 31 March 2025 is prorated to reflect his service during the year, as disclosed in the 2025 Remuneration Report.

Details of the purchases referenced above are included below in accordance with the UK Market Abuse Regulation.

Enquiries:

Company Secretariat, British Land 020 7486 4466

1	Details of the person discharging managerial responsibilities/person closely associated							
a)	Name	1. Simon Carter 2. David Walker						
2	Reason for the notification							
a)	Position/status	1. PDMR - Chief Executive Officer 2. PDMR - Chief Financial Officer						
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 Identification code	Ordinary shares of 25 pence each GB0001367019						
b)	Nature of the transaction	Acquisition of Annual Incentive Shares under the Annual Incentive Plan						
c)	Price(s) and volume(s)	<table><tr><td>Price(s) (pence)</td><td>Volume(s)</td></tr><tr><td>1. 376</td><td>1. 43,822</td></tr><tr><td>2. 376</td><td>2. 9,935</td></tr></table>	Price(s) (pence)	Volume(s)	1. 376	1. 43,822	2. 376	2. 9,935
Price(s) (pence)	Volume(s)							
1. 376	1. 43,822							
2. 376	2. 9,935							
d)	Aggregated information - Aggregated volume - Price	n/a						
e)	Date of the transaction	27 June 2025						

f)	Place of the transaction	London Stock Exchange (XLON)
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