

## Director/PDMR Shareholding

The British Land Company PLC (the "Company") announces that on 11 July 2025, Simon Carter, Chief Executive Officer, purchased 30,115 Ordinary Shares in the Company at a purchase price of 348.66 pence per share.

This notification is made in accordance with the requirements of the UK Market Abuse Regulation. Full details of the purchase are below.

### Enquiries:

Company Secretariat 020 7486 4466

| 1                     | Details of the person discharging managerial responsibilities/person closely associated                                                                                                           |                                                                                                                                                           |  |                       |                  |           |          |        |        |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------|------------------|-----------|----------|--------|--------|
| a)                    | Name                                                                                                                                                                                              | Simon Carter                                                                                                                                              |  |                       |                  |           |          |        |        |
| 2                     | Reason for the notification                                                                                                                                                                       |                                                                                                                                                           |  |                       |                  |           |          |        |        |
| a)                    | Position/status                                                                                                                                                                                   | Chief Executive 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<br><br>Identification code                                                                                                      | Ordinary shares of 25 pence each<br><br>GB0001367019                                                                                                      |  |                       |                  |           |          |        |        |
| b)                    | Nature of the transaction                                                                                                                                                                         | Purchase of ordinary 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>348.66</td><td>30,115</td></tr></table> |  | Nature of transaction | Price(s) (pence) | Volume(s) | Purchase | 348.66 | 30,115 |
| Nature of transaction | Price(s) (pence)                                                                                                                                                                                  | Volume(s)                                                                                                                                                 |  |                       |                  |           |          |        |        |
| Purchase              | 348.66                                                                                                                                                                                            | 30,115                                                                                                                                                    |  |                       |                  |           |          |        |        |
| d)                    | Aggregated information <ul style="list-style-type: none"><li>- Aggregated volume</li><li>- Price (pence)</li></ul>                                                                                | N/A                                                                                                                                                       |  |                       |                  |           |          |        |        |
| e)                    | Date of the transaction                                                                                                                                                                           | 2025-07-11                                                                                                                                                |  |                       |                  |           |          |        |        |
| f)                    | Place of the transaction                                                                                                                                                                          | London Stock Exchange (XLON)                                                                                                                              |  |                       |                  |           |          |        |        |

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