

## Director/PDMR Shareholding

The British Land Company PLC (the "Company") announces that on 16 July 2025, William Rucker, Chair, purchased 29,000 Ordinary Shares in the Company at a purchase price of 344.8 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

<b>1 Details of the person discharging managerial responsibilities/person closely associated</b>								
a)	Name	William Rucker						
<b>2 Reason for the notification</b>								
a)	Position/status	Chair						
b)	Initial notification/Amendment	Initial notification						
<b>3 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						
<b>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</b>								
a)	Description of financial instrument, type of financial instrument	Ordinary shares of 25 pence each						
	Identification code	GB0001367019						
b)	Nature of the transaction	Purchase of ordinary shares						
c)	Price(s) and volume(s)	<table border="1"><thead><tr><th>Nature of transaction</th><th>Price(s) (pence)</th><th>Volume(s)</th></tr></thead><tbody><tr><td>Purchase</td><td>344.8</td><td>29,000</td></tr></tbody></table>	Nature of transaction	Price(s) (pence)	Volume(s)	Purchase	344.8	29,000
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Purchase	344.8	29,000						
d)	Aggregated information - Aggregated volume - Price (pence)	N/A						
e)	Date of the transaction	2025-07-16						
f)	Place of the transaction	London Stock Exchange (XLON)						

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