

Director/PDMR Shareholding

The British Land Company PLC (the "Company") announces that on 17 July 2025, Alastair Hughes, Non-Executive Director, purchased 14,522 Ordinary Shares in the Company at a purchase price of 344.3 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	Alastair Hughes							
2	Reason for the notification								
a)	Position/status	Non-Executive Director							
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	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><tr><td>Nature of transaction</td><td>Price(s) (pence)</td><td>Volume(s)</td></tr><tr><td>Purchase</td><td>344.3</td><td>14,522</td></tr></table>		Nature of transaction	Price(s) (pence)	Volume(s)	Purchase	344.3	14,522
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Purchase	344.3	14,522							
d)	Aggregated information <ul style="list-style-type: none">- Aggregated volume- Price (pence)	N/A							
e)	Date of the transaction	2025-07-17							
f)	Place of the transaction	London Stock Exchange (XLON)							

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