

The British Land Company plc (the "Company")

Long-Term Incentive Plan Vesting

On 21 July 2025 conditional awards of Ordinary Shares of 25 pence each in the Company, that were granted on 19 July 2022 under the Company's Long-Term Incentive Plan ("LTIP"), vested. The awards granted under the LTIP vested at a rate of 50% following the partial satisfaction of performance conditions that were attached to them.

Subsequent sales were made by Persons Discharging Managerial Responsibilities ("PDMRs") upon the awards' vesting are detailed below. Where shares were retained, the number of shares sold was to satisfy tax, national insurance and associated dealing fees arising on the vesting. Where no shares were sold, tax, national insurance and associated dealing fees have been settled privately. The shares retained by Simon Carter and David Walker must be held for at least two years.

Name of PDMR	Number of shares that vested under the LTIP	Number of shares sold	Number of shares retained
Emma Cariaga	57,556	57,556	-
Simon Carter	205,560	96,808	108,752
Kelly Cleveland	52,760	-	52,760
David Lockyer	55,638	55,638	-
Roger Madelin	56,538	56,538	-
Brona McKeown	59,267	27,912	31,355
David Walker	49,403	23,267	26,136

This disclosure is made in accordance with the UK Market Abuse Regulation.

1	Details of the person discharging managerial responsibilities/person closely associated																
a)	Name	1. Emma Cariaga 2. Simon Carter 3. David Lockyer 4. Roger Madelin 5. Brona McKeown 6. David Walker															
2	Reason for the notification																
a)	Position/status	1. PDMR - Executive Committee member 2. PDMR - Chief Executive Officer 3. PDMR - Executive Committee member 4. PDMR - Executive Committee member 5. PDMR - Executive Committee member 6. 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	Sale of ordinary shares of 25 pence each upon the vesting of conditional share awards															
c)	Price(s) and volume(s)	<table><tr><th>Price(s) (pence)</th><th>Volume(s)</th></tr><tr><td>1. 358.48</td><td>1. 57,556</td></tr><tr><td>2. 358.48</td><td>2. 96,808</td></tr><tr><td>3. 358.48</td><td>3. 55,638</td></tr><tr><td>4. 358.48</td><td>4. 56,538</td></tr><tr><td>5. 358.48</td><td>5. 27,912</td></tr><tr><td>6. 358.48</td><td>6. 23,267</td></tr></table>		Price(s) (pence)	Volume(s)	1. 358.48	1. 57,556	2. 358.48	2. 96,808	3. 358.48	3. 55,638	4. 358.48	4. 56,538	5. 358.48	5. 27,912	6. 358.48	6. 23,267
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d)	Aggregated information - Aggregated volume - Price	N/A (single transaction)															
e)	Date of the transaction	2025-07-21															

e)	Date of the transaction	2020-07-22
f)	Place of the transaction	London Stock Exchange (XLON)

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