

### Share Incentive Plan ("SIP") Free Share Award

The British Land Company PLC (the "Company") has been notified by Equiniti Share Plan Trustees Limited, trustees of the British Land SIP that on 28 August 2025, Free Shares were purchased at a price of 337.40 pence per share and awarded to the Company's Persons Discharging Managerial Responsibilities ("PDMRs") as outlined below:

| <b>PDMRs</b> | <b>Free Shares</b> |
|--------------|--------------------|
| E Cariaga    | 1,066              |
| S Carter     | 1,066              |
| K Cleveland  | 1,066              |
| D Lockyer    | 1,066              |
| R Madelin    | 1,066              |
| B McKeown    | 1,066              |
| D Walker     | 1,066              |

The awards were made outside of a trading venue.

This notification is made in accordance with the requirements of the UK Market Abuse Regulation. The Identification Code for ordinary shares of 25 pence each in the Company is GB0001367019.

#### Enquiries:

Company Secretariat 020 7486 4466

|          |  |  |
|----------|--|--|
| <b>1</b> | <b>Details of the person discharging managerial responsibilities/person closely associated</b>   |  |
| a)       | Name   | 1. Emma Cariaga<br>2. Simon Carter<br>3. Kelly Cleveland<br>4. David Lockyer<br>5. Roger Madelin<br>6. Brona McKeown<br>7. David Walker  |
| <b>2</b> | <b>Reason for the notification</b>   |  |
| a)       | Position/status  | 1. PDMR - Executive Committee member<br>2. PDMR - Chief Executive Officer<br>3. PDMR - Executive Committee member<br>4. PDMR - Executive Committee member<br>5. PDMR - Executive Committee member<br>6. PDMR - Executive Committee member<br>7. PDMR - Chief Financial Officer |
| b)       | Initial notification/Amendment   | Initial notification   |
| <b>3</b> | <b>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</b> | <b>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                                | Annual Award of Free Shares under the HMRC Approved Share Incentive Plan  |                  |           |           |          |           |          |           |          |           |          |           |          |           |          |           |          |
|------------------|--|---|------------------|-----------|-----------|----------|-----------|----------|-----------|----------|-----------|----------|-----------|----------|-----------|----------|-----------|----------|
| c)               | Price(s) and volume(s)                                   | <table border="1"> <thead> <tr> <th>Price(s) (pence)</th> <th>Volume(s)</th> </tr> </thead> <tbody> <tr> <td>1. 337.40</td> <td>1. 1,066</td> </tr> <tr> <td>2. 337.40</td> <td>2. 1,066</td> </tr> <tr> <td>3. 337.40</td> <td>3. 1,066</td> </tr> <tr> <td>4. 337.40</td> <td>4. 1,066</td> </tr> <tr> <td>5. 337.40</td> <td>5. 1,066</td> </tr> <tr> <td>6. 337.40</td> <td>6. 1,066</td> </tr> <tr> <td>7. 337.40</td> <td>7. 1,066</td> </tr> </tbody> </table> | Price(s) (pence) | Volume(s) | 1. 337.40 | 1. 1,066 | 2. 337.40 | 2. 1,066 | 3. 337.40 | 3. 1,066 | 4. 337.40 | 4. 1,066 | 5. 337.40 | 5. 1,066 | 6. 337.40 | 6. 1,066 | 7. 337.40 | 7. 1,066 |
| Price(s) (pence) | Volume(s)  |   |                  |           |           |          |           |          |           |          |           |          |           |          |           |          |           |          |
| 1. 337.40        | 1. 1,066   |   |                  |           |           |          |           |          |           |          |           |          |           |          |           |          |           |          |
| 2. 337.40        | 2. 1,066   |   |                  |           |           |          |           |          |           |          |           |          |           |          |           |          |           |          |
| 3. 337.40        | 3. 1,066   |   |                  |           |           |          |           |          |           |          |           |          |           |          |           |          |           |          |
| 4. 337.40        | 4. 1,066   |   |                  |           |           |          |           |          |           |          |           |          |           |          |           |          |           |          |
| 5. 337.40        | 5. 1,066   |   |                  |           |           |          |           |          |           |          |           |          |           |          |           |          |           |          |
| 6. 337.40        | 6. 1,066   |   |                  |           |           |          |           |          |           |          |           |          |           |          |           |          |           |          |
| 7. 337.40        | 7. 1,066   |   |                  |           |           |          |           |          |           |          |           |          |           |          |           |          |           |          |
| d)               | Aggregated information<br>- Aggregated volume<br>- Price | N/A (single transaction)  |                  |           |           |          |           |          |           |          |           |          |           |          |           |          |           |          |
| e)               | Date of the transaction                                  | 2025-08-28  |                  |           |           |          |           |          |           |          |           |          |           |          |           |          |           |          |
| f)               | Place of the transaction                                 | Outside a trading venue   |                  |           |           |          |           |          |           |          |           |          |           |          |           |          |           |          |

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