

TR-1: Standard form for notification of major holdings

**1. Issuer Details**

**ISIN**

GB0001367019

**Issuer Name**

BRITISH LAND COMPANY PUBLIC LIMITED COMPANY(THE)

**UK or Non-UK Issuer**

UK

**2. Reason for Notification**

An acquisition or disposal of financial instruments

**3. Details of person subject to the notification obligation**

**Name**

Bank of America Corporation

**City of registered office (if applicable)**

**Country of registered office (if applicable)**

US

**4. Details of the shareholder**

**Full name of shareholder(s) if different from the person(s) subject to the notification obligation, above**

**City of registered office (if applicable)**

**Country of registered office (if applicable)**

**5. Date on which the threshold was crossed or reached**

08-Dec-2025

**6. Date on which Issuer notified**

09-Dec-2025

**7. Total positions of person(s) subject to the notification obligation**

|   | % of voting rights attached to shares (total of 8.A) | % of voting rights through financial instruments (total of 8.B 1 + 8.B 2) | Total of both in % (8.A + 8.B) | Total number of voting rights held in issuer |
|---|--|---|--------------------------------|--|
| Resulting situation on the date on which threshold was crossed or reached | 0.002994   | 3.024130  | 3.027124                       | 30265776                                     |
| Position of previous notification (if applicable)                         | 0.002870   | 2.428878  | 2.431748                       |  |

**8. Notified details of the resulting situation on the date on which the threshold was crossed or reached****8A Voting rights attached to shares**

| Class/Type of shares<br>ISIN code(if possible) | Number of direct<br>voting rights (DTR5.1) | Number of indirect<br>voting rights (DTR5.2.1) | % of direct voting<br>rights (DTR5.1) | % of indirect voting<br>rights (DTR5.2.1) |
|--|--|--|---------------------------------------|---|
| GB0001367019                                   |  | 5286   |                                       | 0.000529                                  |
| US1108281007                                   |  | 24645  |                                       | 0.002465                                  |
| Sub Total 8.A                                  | 29931                                      |  | 0.002994%                             |   |

**8B1. Financial Instruments according to (DTR5.3.1R.(1) (a))**

| Type of financial<br>instrument | Expiration date | Exercise/conversion<br>period | Number of voting<br>rights that may be<br>acquired if the<br>instrument is<br>exercised/converted | % of voting rights |
|---------------------------------|-----------------|-------------------------------|---|--------------------|
| Physical Swap                   | 19/02/2026      | n/a                           | 1241253   | 0.124148           |
| Physical Swap                   | 09/04/2026      | n/a                           | 1435000   | 0.143526           |
| Sub Total 8.B1                  |                 |                               | 2676253   | 0.267674%          |

**8B2. Financial Instruments with similar economic effect according to (DTR5.3.1R.(1) (b))**

| Type of<br>financial<br>instrument | Expiration date | Exercise/conversion<br>period | Physical or cash<br>settlement | Number of voting<br>rights | % of voting<br>rights |
|------------------------------------|-----------------|-------------------------------|--------------------------------|----------------------------|-----------------------|
| Swaps                              | 31/12/2025      | n/a                           | Cash                           | 2571782                    | 0.257225              |
| Swaps                              | 02/02/2026      | n/a                           | Cash                           | 1513961                    | 0.151423              |
| Swaps                              | 13/02/2026      | n/a                           | Cash                           | 650000                     | 0.065012              |
| Swaps                              | 24/02/2026      | n/a                           | Cash                           | 1213275                    | 0.121349              |
| Swaps                              | 16/03/2026      | n/a                           | Cash                           | 1733250                    | 0.173356              |
| Swaps                              | 27/03/2026      | n/a                           | Cash                           | 123758                     | 0.012378              |
| Swaps                              | 02/04/2026      | n/a                           | Cash                           | 7975000                    | 0.797644              |
| Swaps                              | 05/05/2026      | n/a                           | Cash                           | 173325                     | 0.017336              |
| Swaps                              | 14/05/2026      | n/a                           | Cash                           | 2150061                    | 0.215045              |
| Swaps                              | 04/06/2026      | n/a                           | Cash                           | 762160                     | 0.076230              |
| Swaps                              | 10/06/2026      | n/a                           | Cash                           | 2896208                    | 0.289673              |
| Swaps                              | 12/06/2026      | n/a                           | Cash                           | 2935625                    | 0.293615              |
| Swaps                              | 31/07/2026      | n/a                           | Cash                           | 513552                     | 0.051364              |
| Swaps                              | 15/04/2027      | n/a                           | Cash                           | 106696                     | 0.010672              |
| Swaps                              | 15/10/2027      | n/a                           | Cash                           | 1843783                    | 0.184412              |
| Swaps                              | 15/11/2027      | n/a                           | Cash                           | 397156                     | 0.039722              |
| Sub Total 8.B2                     |                 |                               |                                | 27559592                   | 2.756456%             |

**9. Information in relation to the person subject to the notification obligation**

2. Full chain of controlled undertakings through which the voting rights and/or the financial instruments are effectively held starting with the ultimate controlling natural person or legal entities (please add additional rows as necessary)

| Ultimate controlling<br>person | Name of<br>controlled<br>undertaking | % of voting rights if<br>it equals or is<br>higher than the<br>notifiable threshold | % of voting rights through<br>financial instruments if it<br>equals or is higher than the<br>notifiable threshold | Total of both if it<br>equals or is<br>higher than the<br>notifiable<br>threshold |
|--------------------------------|--------------------------------------|---|---|---|
| Bank of<br>America             | Bank of<br>America,                  |   | 2.024120  | 2.025600%   |

|                             |                              |  |          |           |
|-----------------------------|------------------------------|--|----------|-----------|
| America Corporation         | National Association         |  | 3.024130 | 3.020300% |
| Bank of America Corporation | U.S. Trust Co of Delaware    |  |          |           |
| Bank of America Corporation | Managed Account Advisors LLC |  |          |           |

#### 10. In case of proxy voting

Name of the proxy holder

The number and % of voting rights held

The date until which the voting rights will be held

#### 11. Additional Information

#### 12. Date of Completion

09-Dec-2025

#### 13. Place Of Completion

United Kingdom

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