

**Land Securities Group PLC  
(Company)**

**Notification of transactions by  
Persons Discharging Managerial Responsibilities (PDMRs)**

Following the transaction below the PDMRs shown holds the following shares in the Company:

<b>PDMR</b>	<b>Holding (ordinary shares) following the transaction below</b>	<b>Value of Holding (£)<sup>1</sup></b>
Mark Allan	678,138	£4,194,283.53
Vanessa Simms	319,886	£1,978,494.91

<sup>1</sup> Using a share price of £6.185

<b>1</b>	<b>Details of the person discharging managerial responsibilities</b>		
a)	Name		Mark Allan
<b>2</b>	<b>Reason for the notification</b>		
a)	Position/status		Chief Executive Officer
b)	Initial notification/Amendment		Initial
<b>3</b>	<b>Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor</b>		
a)	Name		Land Securities Group PLC
<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 the financial instrument, type of instrument Identification code	Ordinary Shares	
		GB00BYW0PQ60	
b)	Nature of transaction		Monthly Purchase of Partnership Shares under the Company's Share Incentive Plan.
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		£6.185	24
d)	Aggregated information		
	- Aggregated volume	- £ per share n/a single transaction	
	- Price	- Total Price £n/a single transaction	
e)	Date of the transaction	05/01/2026	
f)	Place of the transaction	London Stock Exchange	
<b>1</b>	<b>Details of the person discharging managerial responsibilities</b>		
a)	Name		Mark Allan
<b>2</b>	<b>Reason for the notification</b>		
a)	Position/status		Chief Executive Officer
b)	Initial notification/Amendment		Initial
<b>3</b>	<b>Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor</b>		
a)	Name	Land Securities Group PLC	

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4	<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 the financial instrument, type of instrument Identification code	Ordinary Shares GB00BYW0PQ60	
b)	Nature of transaction	Monthly Award of Matching Shares under the Company's Share Incentive Plan	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		Nil	24
d)	Aggregated information		
	- Aggregated volume	- £ per share n/a single transaction	
	- Price	- Total Price £n/a single transaction	
e)	Date of the transaction	05/01/2026	
f)	Place of the transaction	N/A	
<b>1</b>	<b>Details of the person discharging managerial responsibilities</b>		
a)	Name	Vanessa Simms	
<b>2</b>	<b>Reason for the notification</b>		
a)	Position/status	Chief Financial Officer	
b)	Initial notification/Amendment	Initial	
<b>3</b>	<b>Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor</b>		
a)	Name	Land Securities Group PLC	
4	<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 the financial instrument, type of instrument Identification code	Ordinary Shares GB00BYW0PQ60	
b)	Nature of transaction	Monthly Purchase of Partnership Shares under the Company's Share Incentive Plan.	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		£6.185	24
d)	Aggregated information		
	- Aggregated volume	- £ per share n/a single transaction	
	- Price	- Total Price £n/a single transaction	
e)	Date of the transaction	05/01/2026	
f)	Place of the transaction	London Stock Exchange	
<b>1</b>	<b>Details of the person discharging managerial responsibilities</b>		
a)	Name	Vanessa Simms	
<b>2</b>	<b>Reason for the notification</b>		
a)	Position/status	Chief Financial Officer	
b)	Initial notification/Amendment	Initial	
<b>3</b>	<b>Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor</b>		

	auctioneer or auction monitor		
a)	Name	Land Securities Group PLC	
4	<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 the financial instrument, type of instrument Identification code	Ordinary Shares GB00BYW0PQ60	
b)	Nature of transaction	Monthly Award of Matching Shares under the Company's Share Incentive Plan	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		Nil	24
d)	Aggregated information		
	- Aggregated volume	- £ per share n/a single transaction	
	- Price	- Total Price £n/a single transaction	
e)	Date of the transaction	05/01/2026	
f)	Place of the transaction	N/A	

For further information, please contact:

**Land Securities Group PLC**

Susannah Garland

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